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ZONING AND PLATTING COMMISSION SITE PLAN CONDITIONAL USE PERMIT REVIEW SHEET

CASE NUMBER: SPC-2019-0090C **ZAP DATE**: 2/04/2020

PROJECT NAME: Malone Amenity Center

ADDRESS: 1210 Diggy Drive

APPLICANT: Cal Atlantic Homes of Texas, Inc. (Ryan Hall)

13620 N. FM 620, Bldg. D, Suite 150

Austin, TX 78717 (512) 506-4000

AGENT: LJA Engineering, Inc. (Brian Faltesek)

5316 Highway 290 W. Suite 150

Austin, TX 78735 (512) 439-4700

CASE MANAGER: Robert Anderson, (512) 974-3026 or robert.anderson@austintexas.gov

WATERSHED: Slaughter Creek (Suburban)

NEIGHBORHOOD PLAN: N/A

PROJECT DESCRIPTION:

This project consists of a 0.892 acre lot for an amenity center located within Malone Subdivision. The lot will include a one-story, 600 square foot pavilion, a barbeque / picnic area, rest area, and a playground area, and associated utility services and drainage infrastructure. The lot will include parking and sidewalks.

SUMMARY STAFF RECOMMENDATION:

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

SUMMARY STAFF COMMENT ON SITE PLAN:

The applicant proposes a Community Recreation (Private) use on a 0.892 acre lot. Community Recreation (Private) is a Conditional Use in I-SF-4A zoning districts that requires Land Use Commission approval according to Land Development Code section 25-2-625.

PROJECT INFORMATION:

SITE AREA	38,856 SF, 0.892 acres
ZONING	I-SF-4A
PROPOSED USE	Community Recreation (Private)
PROPOSED IMPERVIOUS COVER	6061 SF, 15.6%
PROPOSED BUILDING COVERAGE	600 SF, 1.5%
PROPOSED BUILDING HEIGHT	1 story, 20 feet
PROPOSED F.A.R	N/A (pavilion is open-air)
PROPOSED ACCESS	Diggy Drive
PROPOSED PARKING	4 automobile, 10 bicycle

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NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District Austin Lost and Found Pets Bike Austin Friends of Austin Neighborhoods Neighborhood Empowerment Foundation Onion Creek Homeowners Assoc. Sierra Club, Austin Regional Group South Austin Neighborhood Alliance (SANA) Texas Oaks South Neighborhood Association

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

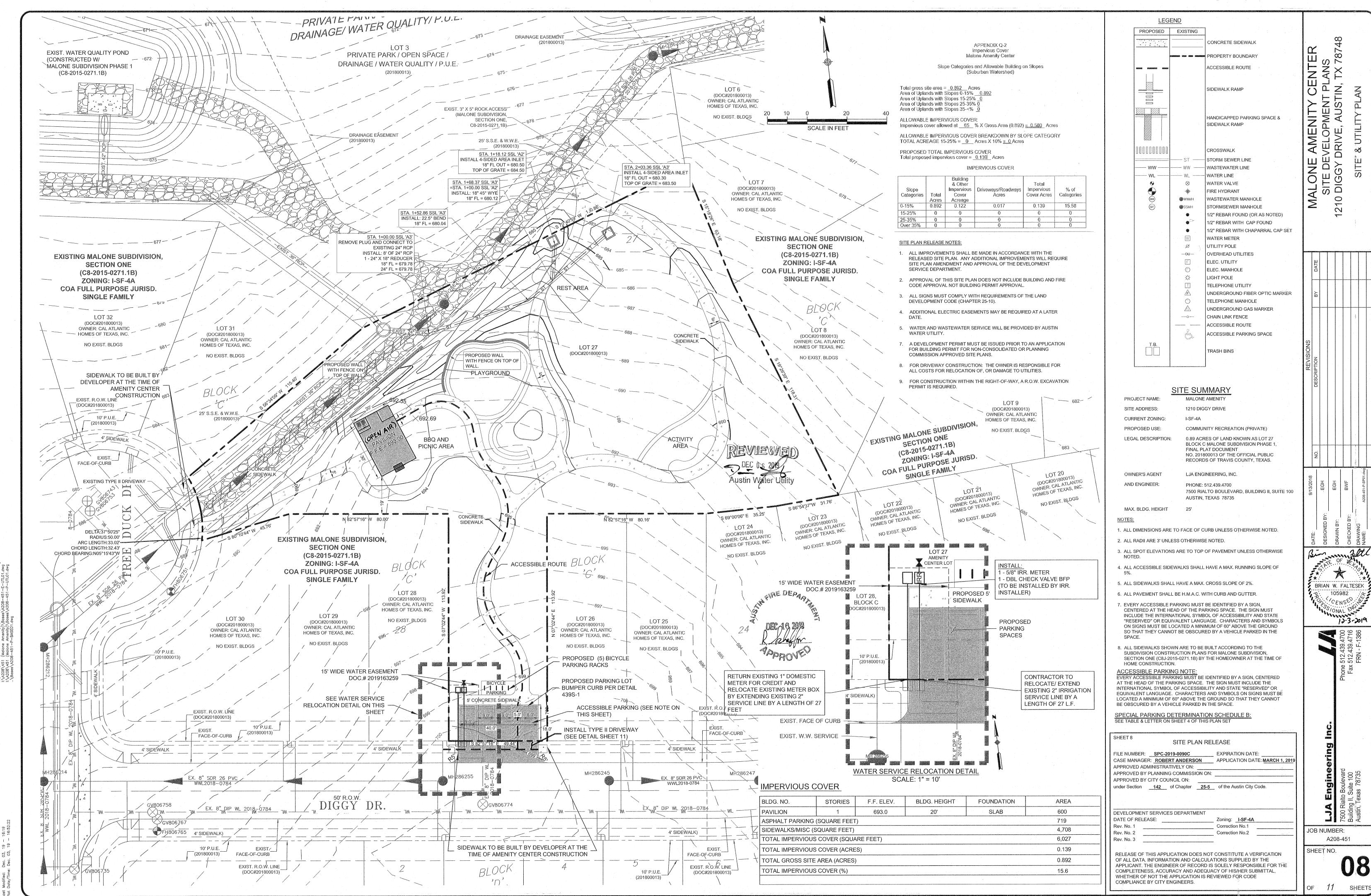
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements 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.



GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.

2. DESIGN PROCEDURES ARE IN COMPLETE COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.

3. BENCHMARKS FOR THE PROJECT ARE AS FOLLOWS:

TBM #1: TRIANGLE CARVED IN BACK-OF-CURB OF NORTH CURBLINE OF 290 WEST ACCESS ROAD, +/- 185' EAST OF THE CENTERLINE OF OAKCLAIRE DRIVE.

VERTICAL DATUM: NAVD 88 (GEOID 99), BASED OFF OF 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK

TBM #2: 1/2" REBAR IN THE WEST SIDE OF A 10" LIVE OAK WITH TREE TAG # 6078.

ELEVATION = 779.79' VERTICAL DATUM: NAVD 88 (GEOID 99). BASED OFF OF 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK

4. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF AUSTIN, CONSULTING ENGINEER, CONTRACTOR, COUNTY ENGINEER (IF APPROPRIATE), AND ANY OTHER AFFECTED PARTIES. NOTIFY DPWT, CONSTRUCTION INSPECTION DIVISION, 974-0170 X 7161, AND WATER AND WASTEWATER DEPARTMENT, 477-5761, AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.

5. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION, CALL CONSTRUCTION INSPECTION DIVISION, 974-0170 X 7161.

6. BARRICADES, BUILT TO CITY OF AUSTIN STANDARD SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY

7. IF BLASTING IS PLANNED BY THE CONTRACTOR, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.

8. THE LOCATION OF ANY WATER AND/OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE WATER AND WASTEWATER DEPARTMENT.

9. USE ONE CALL UTILITY SYSTEM: DIAL 472-2822, 48 HOURS BEFORE YOU DIG. 10. ALL STORM SEWER PIPES SHALL BE CLASS III RCP UNLESS OTHERWISE

11. CONTRACTOR SHALL COORDINATE INSPECTION OF UTILITY AND STORM SEWER LINES WITH THE APPROPRIATE AUTHORITIES AND/OR UTILITY COMPANY

PRIOR TO BACKFILLING TRENCHES. 12. ANY FITTINGS, VALVES, OR OTHER APPURTENANCES NECESSARY FOR TESTING OF UTILITY LINES SHALL BE PROVIDED BY THE CONTRACTOR AT NO

ADDITIONAL COST TO THE OWNER. 13. ALIGNMENT OF UTILITY AND STORM SEWER LINES SHOWN ON PLANS SHALL BE ACHIEVED BY DEFLECTION IN PIPE AND PIPE JOINTS NOT TO EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION, EXCEPT WHERE

SPECIFIC BENDS AND/OR FITTINGS ARE CALLED FOR ON PLANS.

14. THE LOCATION AND TYPE OF UTILITIES AND UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES. IN ADDITION TO NORMAL PRECAUTIONS WHEN EXCAVATING, USE EXTRA CAUTION WHEN EXCAVATING WITHIN 25 FEET OR ANY UTILITIES SHOWN ON THE PLANS.

15. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR, AT HIS EXPENSE, ALL UTILITIES, PAVEMENT, CURB, FENCES, AND ANY OTHER ITEMS DAMAGED DURING CONSTRUCTION REGARDLESS OF WHETHER THESE ITEMS ARE SHOWN ON THE PLANS.

16. WHENEVER EXISTING UTILITIES, INDICATED OR NOT ON PLANS, PRESENT OBSTRUTIONS TO GRADE OR ALIGNMENT OF PROPOSED PIPE, CONTRACTOR IS TO IMMEDIATELY NOTIFY ENGINEER WHO WILL DETERMINE IF EXISTIN IMPROVEMENTS ARE TO BE RELOCATED OR IF THE GRADE AND ALIGNMENT OF PROPOSED PIPE IS TO BE CHANGED.

17. DISPOSAL OF SPOIL MATERIAL WILL BE THE RESPONSIBILTY OF THE CONTRACTOR. SPOIL SHALL BE TEMPORARILY DISPOSED OF AT THE DESIGNATED ONSITE TEMPORARY DISPOSAL AREA, AND PERMANENTLY REMOVED TO A PERMITTED SPOIL DISPOSAL AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS IN CONJUNCTION WITH

18. DUST PREVENTION IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, OR AS OTHERWISE DIRECTED BY THE OWNER OR HIS REPRESENTATIVE, SHALL BE PROVIDED BY THE CONTRACTOR AT HIS EXPENSE. THIS WILL INCLUDE SPRAYING WATER ON ALL DISTURBED AREAS, SPOIL PILES, OR HAUL MATERIALS ASSOCIATED WITH THE PROJECT.

19. CLEANUP - UPON COMPLETION AND BEFORE MAKING APPLICATION FOR ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL CLEAN ALL STREETS AND ALL GROUND OCCUPIED BY HIM IN CONNECTION WITH THE WORK OF ALL RUBBISH, EXCESS MATERIALS, EXCESS EXCAVATED MATERIALS, TEMPORARY STRUCTURES, AND EQUIPMENT. ALL PARTS OF THE WORK SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER AND GOVERNMENTAL BODIES HAVING JURISDICTION PRIOR TO SUBMITTAL OF THE FINAL PAYMENT. FINAL CLEANUP PAYMENT IS CONSIDERED AS INCENDENTAL TO UNIT PRICES ON THE BID PROPOSAL

20. DEWATERING, IF NECESSARY, SHALL BE CONSIDERED INCIDENTAL TO THE WORK AND SHALL NOT CONSTITUTE A BASIS FOR ADDITIONAL PAYMENT.

21. THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE LIMITS OF CONSTRUCTION WHICH ARE GENERALLY DEFINED BY THE LIMITS OF RIGHT-OF-WAY AND/OR EASEMENTS, EXCEPT FOR THE DETOUR ROUTE. THE LIMITS OF CONSTRUCTION FOR THE DETOUR ARE AS INDICATED ON THE PLANS. NO CLEARING IS ALLOWED FOR THE INSTALLATION OF SILT FENCES OR ROCK BERMS WHICH ARE LOCATED OUTSIDE OF THE RIGHT-OF-WAY UNLESS AUTHORIZED BY THE OWNER OR HIS DESIGNATED REPRESENTATIVE.

22. ALL CONCRETE SHALL BE CLASS 'A' WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 P.S.I., UNLESS OTHERWISE NOTED.

23. ALL REINFORCED STEEL SHALL BE ASTM A615M, GRADE 60, UNLESS

TCEQ NOTES:

All newly installed pipes and related products must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61 and must be certified by an organization accredited by ANSI:

2. All plastic pipe for use in public water systems must also bear the National Sanitation Foundation seal of approval (NSF-PW) and have an ASTM design pressure rating of at least 150psi or a standard dimension ratio of 26 or less.

3. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking

4. Water transmission and distribution lines must be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface.

5. The hydrostatic leakage rate shall not exceed the amount allowed or recommended BY AWWA FORMULAS.

6. All water lines shall be hydrostatic leak tested in conformance with AWWA C600-93 for ductile iron pipe and AWWA C605-94 for PVC pipe.

7. All water lines shall be disinfected in conformance with AWWA C651-92.

CONSTRUCTION SEQUENCING

1. Assign an environmental project manager who will be onsite greater than 90% of the time during construction activity and be responsible for the activities listed under section 1.2.3.3. of the environmental criteria manual. Call City Public Works Department (PWD) Construction Inspection at 441-8785, 48 hours prior to beginning any work. Call the TESS at 1-800-344-8377 for utility locations and obtain permit for any work within City right-of-way.

2. Install temporary erosion controls and tree/natural area protection fencing as indicated on the approved plans prior to preconstruction meeting and any site clearing and grubbing.

3. The Environmental Project Manager must contact the Watershed Protection and Development Review Department to schedule a preconstruction coordination

meeting to be held on site. The Environmental Project Manager must also notify City Public Works Department Construction Inspection Division at 441-8785, COA Environmental Inspection at 974-2278 and Project Engineer at 439-4700 for a preconstruction meeting at least 3 days prior to the meeting.

4. Erosion controls will be revised, if needed, to comply with inspector's directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.

5. Rough cut water quality and detention ponds, prior to rough grading site. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of any embankment or excavation that leads to ponding conditions. The outlet system must consist of a low-level outlet and an emergency overflow meeting the requirements of the Drainage Criteria Manual (Section 8.3) and/or the Environmental Criteria Manual (Section 1.4.2.K) as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until final restoration is achieved.

6. Temporary controls to be inspected and maintained weekly and prior to anticipated rainfall events, and after rainfall events, as needed

7. Rough grade streets. Geotechnical Engineers shall verify pavement design is appropriate 8. Install all utilities to be located under the proposed pavement.

9. Environmental Project Manager will schedule a mid-construction conference to coordinate changes in the construction schedule and evaluate effectiveness of the erosion control plan after possible construction alterations to the site. Participants shall include the City Inspector, Project Engineer, General Contractor and Environmental Project Manager. The anticipated completion date and final construction sequence and inspection schedule will be coordinated with the appropriate City Inspector. A mid-construction conference is required for each phase, if phasing is proposed, with the watershed protection and development review department staff, which will be coordinated based upon completion of buildings, drainage facilities, water quality controls and temporary erosion controls by phase.

10. Complete all underground installations within the right-of-way.

Regrade streets to subgrade.

12. Ensure that all underground utility crossings are completed. Lay first course base material on all

13. Install curb.

14. Lay final base course on all streets.

15. Lay asphalt.

16. Permanent controls will be cleaned out and filter media will be installed prior to/concurrently with

17. Complete permanent erosion control and restoration of site vegetation. 18. Revegetate disturbed areas, including the removal of any remaining temporary controls, or execute a developer's contract for the revegetation along with the Engineer's Concurrence Letter

19. Install street signs.

20. Remove and dispose of temporary erosion controls.

submitted to the City after the engineer inspects the site.

21. Complete any necessary final dress up and revegetation of areas disturbed by Item 20.

Rough Grading Only - Steps 1 through 7. Rough Grading and Utilities Only - Steps 1 through 21. Full Development Permit - entire sequencing.

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.

2. Protective fences shall be erected according to City of Austin Standards for Tree

3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the

4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.

5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the limit of Construction line, in order to prevent the following: A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;

B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the

C. Wounds to exposed roots, trunk or limbs by mechanical equipment;

D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.

6. Exceptions to installing fences at tree drip lines may be permitted in the following

A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;

B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root

C. Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;

D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-1876 to discuss alternatives. Special Note: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.

7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft (or to the limits of lower branching) in addition to the reduced fencing provided.

8. Trees approved for removal shall be removed in a manner which does not impact

9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.

10. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.

line of trees. No soil is permitted on the root flare of any tree. 12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).

11. No landscape topsoil dressing greater than 4 inches shall be permitted within the drip

13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).

14. Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

TCEQ 317.13 APPENDIX E - SEPARATION DISTANCES

The following rules apply to separation distances between potable water and wastewater treatment plants, and waterlines and sanitary sewers.

(a) Water line/new sewer line separation. When new sanitary sewers are installed, they shall be installed no closer to waterlines than nine feet in all directions. Sewers that parallel waterlines must be installed in separate trenches. Where the nine foot separation distance cannot be achieved, the following guidelines will apply:

(1) Where a sanitary sewer parallels a waterline, the sewer shall be constructed of cast iron, ductile iron or PVC meeting ASTM specifications with a pressure rating for both the pipe and joints of 150 psi. The vertical separation shall be a minimum of two feet between outside diameters and the horizontal separation shall be a minimum of four feet between outside diameter. The sewer shall be located below the waterline.

(2) Where a sanitary sewer crosses a waterline and the sewer is constructed of cast iron, ductile iron or PVC with a minimum pressure rating of 150 psi, an absolute minimum distance of 6 inches between outside diameters shall be maintained. In addition the sewer shall be located below the waterline where possible and one length of the sewer pipe must be centered on the waterline.

(3) Where the sewer crosses under a waterline and the sewer is constructed of ABS truss pipe, similar semi-rigid plastic composite pipe, clay pipe or concrete pipe with gasketed joints, a minimum two foot separation distance shall be maintained The initial backfill shall be cement stabilized sand (two or more bags of cement per cubic yard of sand) for all sections of sewer within nine feet of the waterline. This initial backfill shall be from one quarter diameter below the centerline of the pipe to one pipe diameter (but not less than 12 inches) above the top of the pipe.

(4) Where a sewer crosses over a waterline all portions of the sewer within nine feet of the waterline shall be constructed of cast iron, ductile iron, or PVC pipe with a pressure rating of at least 150 psi using appropriate adapters. In lieu of this procedure the new conveyance may be encased in a joint of 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at 5 feet intervals with spacers or be filled to the springline with washed sand. The encasement pipe should be centered on the crossing and both ends sealed with cement grout or manufactured

(b) Water line/manhole separation. Unless sanitary sewer manholes and the connecting sewer can be made watertight and tested for no leakage, they must be installed so as to provide a minimum of nine feet of horizontal clearance from an existing or proposed waterline. Where the nine foot separation distance cannot be achieved, a carrier pipe as described in subsection (a) (4) of this section may be

C.O.A. SPECIAL NOTES

1. The subgrade material for Malone Subdivision, was tested by MLA Labs, Inc. Titled Geotechnical Investigation Pavement Thickness Recommendations Malone Tract. Austin, Texas. and the street section designed according to current City of Austin Design Criteria. The street sections are to be constructed as follows:

Street Classification	Subgrade Materall	Hot Mix Asphaltic Concrete, in	Crushed Limestone Base, in	Lime Stabilized Subrade, in	Geograf	GARLIN NASARANNIN A. ANN ASHANNAN ANN ANN ASHANNAN ANN ANN ANN ANN ANN ANN ANN ANN A
Local Streets	Expansive Subgrade PI > 25**	2.0	2	8	Х*	
Residential Collectors	Expansive Subgrade PI > 25**	2.0	11	Ð	Х*	ist attoiche in the contraction and the contra
Neighborhood Collectors	Expansive Subgrade PI > 25**	2.0	15	8	Х*	

1. * - A single layer of biaxial grid meeting TxDOT standard DMS 6240 Type II should be placed

below the crushed limestone base layer. 2. ** - Where the subgrade is composed of limestone after the rough cut of streets, the lime

stabilization and geogrid subgrade improvements may be omitted. 3. The surface clay must first be tested for sulfate reaction and mix design should be completed to determine the proper lime content, lime type, mixing procedure and curing conditions required. 4. The subgrade improvements should be extended 3 feet beyond the back of curb line. 5. These pavement thickness designs are intended to transfer the load from the anticipated traffic

6. The responsibility of assigning street classification to the streets in this project is left to the civil 7. If pavernent designs other than those listed above are desired, please contact MLA labs, Inc.

FIRE DEPARTMENT STANDARD NOTES

PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION, ANY OTHER METHOD OF PROVIDING "ALL-WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATIVE METHOD OF CONSTRUCTION IN ACCORDANCE WITH APPLICABLE RULES FOR TEMPORARY ROADS OUTLINED IN THE CITY OF AUSTIN FIRE PROTECTION CRITERIA MANUAL.

2. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS, AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.

3. TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS. EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.

4. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT

5. FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL

6. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLES. ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR

7. STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3" HIGH AT 35 FOOT INTERVALS ALONG THE CURB. SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT INTERVALS OF 50 FEET OR LESS.



Request for Special Parking Determination

SPC-2019-0090C Case Number:

Applicant's Name: | Kevin Pape **Phone #:** | 512-621-4167 1210 Diggy Drive 5/8/2019 Location: Date:

Proposed Uses

		Office Use Only		
Туре	Size	Parking Ratio	Required Parking	
General Recreation Lawn	SF	5 spaces per acre	3	
Trails	SF	5 spaces per acre	I	
Pavilions	696 SF	1 space per 500 sq ft	1	
Activity Area/Playground	2	1:1 playground/area	2	
		Required Vehicle Parking	7	

Other Information:

Due to the walkability of the neighborhood in relation to the amenity center, we have reduced the required number of vehicle parking for the site to 4 spaces. To encourage bicycle mobility, 5 bicycle parking spaces are required.

Development Services Department

512-974-1684

SHEET 4 SITE PLAN RELEASE FILE NUMBER: SPC-2019-0090C EXPIRATION DATE: CASE MANAGER: ROBERT ANDERSON APPLICATION DATE: MARCH 1, 2019 APPROVED ADMINISTRATIVELY ON: APPROVED BY PLANNING COMMISSION ON: APPROVED BY CITY COUNCIL ON: under Section 142 of Chapter 25-5 of the Austin City Code. **DEVELOPMENT SERVICES DEPARTMENT** Zoning: I-SF-4A Correction No.1 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 OF NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

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JOB NUMBER: A208-451

SHEET NO.

SPC-2019-0090C

SHEETS

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7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735 t 512.439.4700 LJA.com TBPE F-1386

January 17, 2020

Robert Anderson Development Services Department City of Austin 505 Barton Springs Road, Suite 400 Austin, TX 78704

Re:

Malone Amenity Center

City Case No. SPC-2019-0090C Commission Summary Letter

Dear Mr. Anderson:

The proposed Malone Amenity Center is located on 0.8922 acres, known as Lot 27, Block C, Malone Subdivision Section One (C8-2015-0271.1A) recorded in Doc. No. 201800013. The project is located in south Travis County within the City of Austin's Full Purpose Jurisdiction. The project is situated within the Slaughter Creek Watershed and is classified as a suburban watershed within the Desired Development Zone.

The zoning for this lot is I-SF-4A (Single Family – Small Lot). The Malone Amity Center is required to be submitted to the commission for approval, since an amenity center is a conditional use within the I-SF-4A zoning. The Malone Amenity Center consists of a 600 square feet open air pavilion, sidewalks/trails, BBQ/picnic area, playground, and 4 parking spaces.

No portion of this site is within the boundaries of the 100-year floodplain as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number #48453C0590H, dated September 26, 2008, for Travis County, Texas.

If you have any questions, please do not hesitate to contact me at 439-4700.

Sincerely,

Brian Faltesek, P.E. Project Manager

Bin Fall

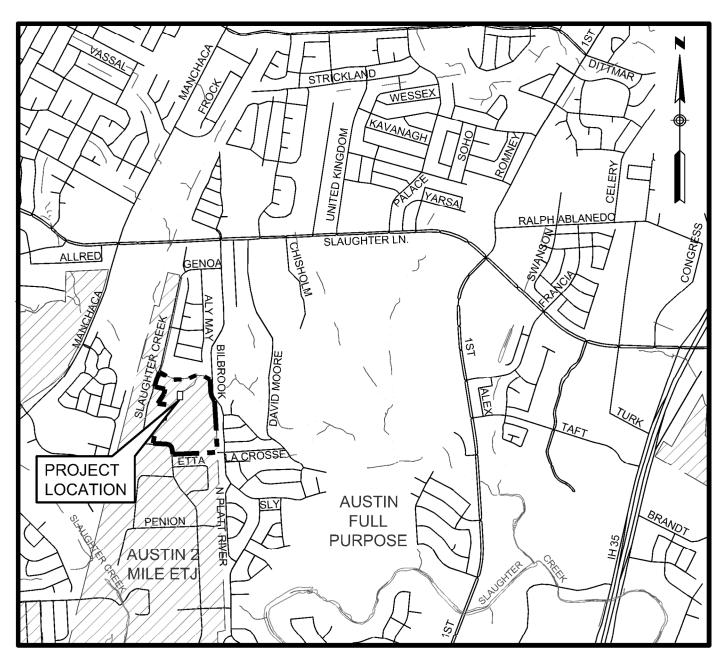
BRIAN W. FALTESEK

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1-17-2020

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LOCATION MAP

SCALE: 1" = 2,000'

CITY OF AUSTIN GRID NO. E-13 MAPSCO: 673