B-7 1 of 11

### ZONING AND PLATTING COMMISSION HILL COUNTRY ROADWAY SITE PLAN REVIEW SHEET

CASE NUMBER: SPC-2019-0147C ZAP COMMISSION DATE: June 16, 2020

**PROJECT NAME**: The Addie

**ADDRESS:** 800 N Capitol of Texas Hwy

**DISTRICT:** 10

**WATERSHED:** Bee Creek (Water Supply Rural)

**AREA:** 16.82 acres

**APPLICANT:** VTC Addie LLC

205 Wild Basin Rd South Bldg 1

Austin, Texas 78746

**AGENT:** Anthony Ennis

LandDev Consulting, LLC 8200 North MOPAC, Ste. 250

Austin, Texas 78759

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP (512) 974-2788

christine.barton-holmes@austintexas.gov

**EXISTING ZONING: PUD** 

**PROPOSED USE:** The applicant proposes to construct commercial multi-family with associated improvement within the Low Intensity Zone of the Loop 360 Hill Country Roadway Corridor.

**REQUEST:** The site is located within the Low Intensity Zone of the Loop 360 Hill Country Roadway Corridor, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

**WAIVER REQUEST:** There are no waiver requests with this application.

**SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:** Staff recommends approval of this Hill Country Roadway site plan. The site plan complies will all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. All comments have been cleared. The focus of granting the request should be based upon the site development regulations meeting the criteria of the Hill Country Ordinance and not the merits of the Council approved PUD. The question is to grant or deny; additional conditions may not be imposed.

B-7 2 of 11

**ZONING AND PLATTING COMMISSION ACTION:** A previous, similar case, SPC-2016-0453C, which proposed 67 units, was postponed from the November 7, 2017 meeting by staff, from the December 5, 2017 meeting by neighborhood request, and from the January 2, 2018 meeting by applicant request. The application was also postponed from the January 16, 2018 agenda by mutual applicant and neighborhood request, and from the February 20, 2018 agenda due to a posting error. The case was withdrawn by staff at the March 8, 2018 hearing and subsequently expired. The case presented here is a new case comprised of only Lot 1, rather than Lots 1 & 5.

**LEGAL DESCRIPTION:** Lot 1, Block A of the Rob Roy 360 Subdivision (200100089)

EXIST. ZONING: PUD

ALLOWED F.A.R.: NA

ALLOWED HEIGHT: 35'

PROPOSED USE: Condominiums
PROPOSED F.A.R.: .1830:1
PROPOSED HEIGHT: 35'

MAX. BLDG. COVERAGE: NA PROPOSED BLDG. CVRG: 10.77% MAX. IMPERV. CVRG.: 20.8% PROPOSED IMP. CVRG.: 19.32%)

MIN. REQ. HC NATURAL AREA: 6.73 ac PROVIDED: 7.40 ac

REQUIRED PARKING: 92 PROPOSED PARKING: 108

#### **SUMMARY COMMENTS ON SITE PLAN:**

Land Use: This site is part of the Davenport West PUD plan, which was approved per Ordinance 89020-B, 010719-115, 0101719-28, 021205-17, 20050825-040, 20070322-059, and 20140306-033. The project is comprised of 47 residential units, with all but 12 of them in a single-family configuration, and complies with the PUD. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan will comply with all requirements of the Land Development Code prior to its release.

**Environmental:** This site is located in the Bee Creek watershed, and is subject to Water Supply Rural Watershed regulations. All environmental comments have been addressed and cleared.

**Transportation:** Access to the proposed site will be taken from Capitol of Texas Highway North. The site plan will comply with all transportation requirements prior to release.

#### **SURROUNDING CONDITIONS:**

**North:** Single-family residential (PUD and SF-1)

East: Capitol of Texas Hwy, then preserve

West: Preserve and single-family (SF-2 and ETJ) South: Single-family and office (SF-2 and LO)

StreetR.O.W.SurfacingClassificationCapitol of Texas Hwy380'140' (split)Highway

#### NEIGHBORHOOD ORGANIZATION:

Austin Neighborhoods Council

Bat Conservation International, Inc.

Bike Austin

City of Rollingwood

Davenport Ranch Neighborhood Association

Friends of Austin Neighborhoods

Neighborhood Empowerment Foundation

Preservation Austin

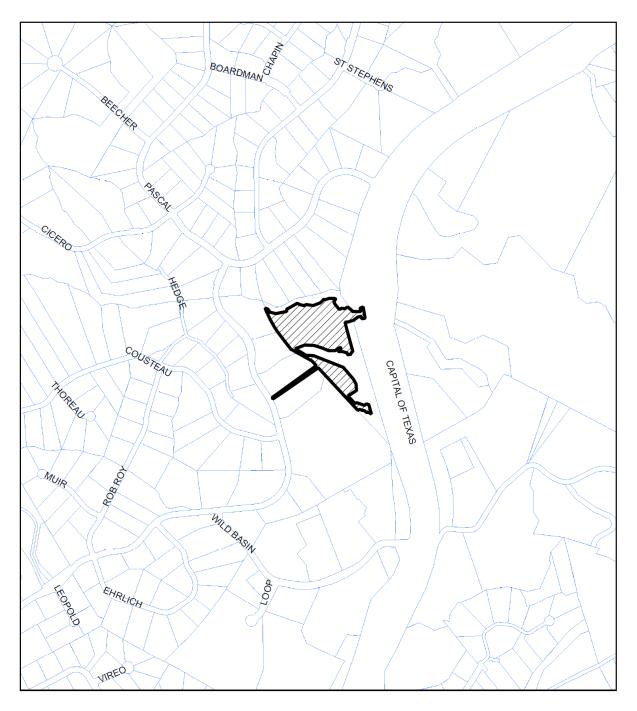
Rob Roy Homeowners Association, Inc.

Save Our Springs Alliance

SEL Texas

B-7 3 of 11

Sierra Club The Island on Westlake Owners Assn. Travis County Natural Resources B-7 4 of 11





Subject Tract
Base Map

CASE#: SPC-2019-0147C LOCATION: 800 N CAPITAL OF TEXAS HWY SB

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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





**BUILDING 1 - RIGHT ELEVATION** 

TILE ROOF -

ACCENT METAL PANEL OR SIM.

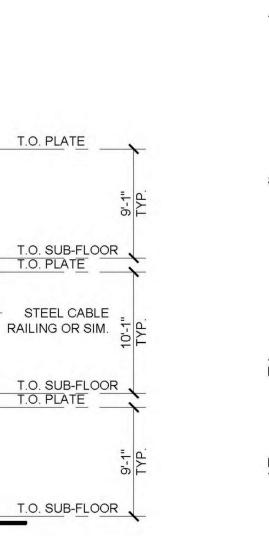
STUCCO -

BRICK MASONRY

VENEER

TYP. WINDOWS, PROVIDE OPERABLE WINDOWS AT EA. SLEEPING AREA PER

**BUILDING 1 - REAR ELEVATION** 





**BUILDING 1 - LEFT ELEVATION** 



- PLANS PRESENTED FOR REFERENCE ONLY AND MAY INCLUDE OPTIONAL FEATURES. REFER TO BUILDING PERMIT SETS FOR FINAL CONFIGURATION OF WALLS AND OPTIONS.
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- 12. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES (SECTION 25-2-1067).

NOTE: PLANS AND ELEVATIONS ARE SUBJECT TO CHANGE BY LEGACY DCS OR ITS AFFILIATES.

ARCHITECT: DAVID S. WILLIAMS #25041

SITE PLAN APPROVAL Sheet 69 of \_\_\_\_

CHAPTER \_\_\_\_\_OF THE CITY OF AUSTIN CODE.

Director, Planning and Development Review Department

prior to the Project Expiration Date.

APPROVED BY COMMISSION ON \_\_\_\_\_\_ UNDER SECTION \_\_\_

EXPIRATION DATE (25-5-81, LDC)\_\_\_\_\_CASE MANAGER\_

RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING\_

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

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APPLICATION DATE \_\_\_

Correction 1.

Correction 3\_

FILE NUMBER \_\_\_\_

NOT FOR REGULATORY PERMITTING OR CONSTRUCTION.

OF TEXAS HIGHW, TEXAS 78746

DTJ DESIGN

LANDSCAPE ARCHITECTURE

ARCHITECTURE PLANNING

OTJ DESIGN, Inc. 3101 Iris Avenue, Suite 130 Boulder, Colorado 80301

T 303.443.7533

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www.dtjdesign.com

DRAWN BY: PROJECT NO .: 2018040.13 ISSUE DATE:

02/14/2020

**BUILDING 1 ELEVATIONS** 

SHEET NUMBER:

69 OF1 17



PLAN 1 - RIGHT ELEVATION

PLAN 1 - REAR ELEVATION





PLAN 1 - LEFT ELEVATION 1/8"=1'-0" SCALE



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NOT FOR REGULATORY PERMITTING OR CONSTRUCTION.

SITE PLAN APPROVAL Sheet 73 of \_\_\_\_

CHAPTER \_\_\_\_\_OF THE CITY OF AUSTIN CODE.

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: \_\_

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\_\_\_\_\_ APPLICATION DATE \_\_\_\_

Correction 1

. Correction 2\_ Correction 3\_

FILE NUMBER \_\_\_\_\_

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ARCHITECTURE

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www.dtjdesign.com

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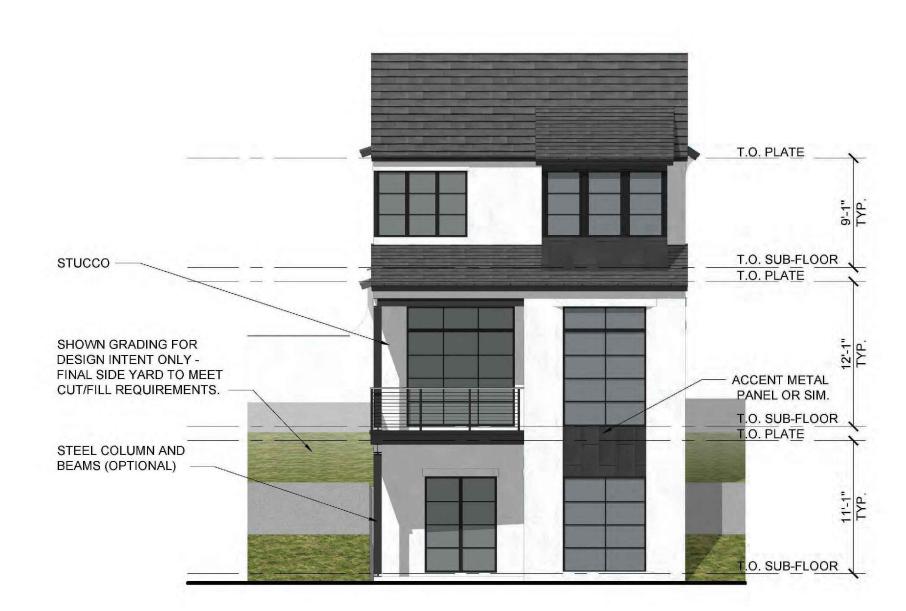
02/14/2020

SHEET TITLE:

PLAN 1 **ELEVATIONS** 

71 OF117

SHEET NUMBER:



PLAN 2 - RIGHT ELEVATION

PLAN 2 - REAR ELEVATION





PLAN 2 - LEFT ELEVATION 1/8"=1'-0" SCALE



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02/14/2020

PLAN 2

**ELEVATIONS** 

SHEET NUMBER:

SHEET TITLE:

73 OF1 17

PLAN 3 - REAR ELEVATION

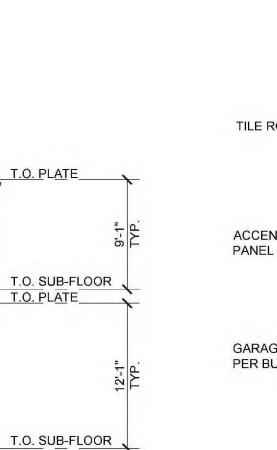
FIREPLACE CHIMNEY

(OPTIONAL)

**FIREPLACE** 

CHIMNEY (OPTIONAL) -







STANDING SEAM METAL

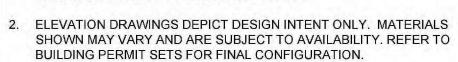
ROOF

STUCCO -

STEEL BRACKET



PLAN 3 - FRONT ELEVATION 1/8"=1'-0" SCALE



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ARCHITECT: DAVID S. WILLIAMS #25041

T.O. PLATE

T.O. SUB-FLOOR T.O. PLATE

T.O. SUB-FLOOR

NOT FOR REGULATORY PERMITTING OR CONSTRUCTION.

SITE PLAN APPROVAL Sheet \_\_\_\_\_\_\_ of\_\_\_\_\_

CHAPTER \_\_\_\_\_OF THE CITY OF AUSTIN CODE.

Director, Planning and Development Review Department

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FILE NUMBER \_\_\_\_

\_\_\_\_\_ APPLICATION DATE \_\_\_

Correction 1

Correction 2\_ Correction 3\_ DTJ DESIGN

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc. 3101 Iris Avenue, Suite 130 Boulder, Colorado 80301 T 303.443.7533 F 303.443.7534

www.dtjdesign.com

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DRAWN BY: CHECKED BY PROJECT NO.: 2018040.13 ISSUE DATE: REVISIONS:

02/14/2020

SHEET TITLE:

PLAN 3 **ELEVATIONS** 

SHEET NUMBER:

75 DF1 17



4 PLAN 4

PLAN 4 - RIGHT ELEVATION

 $\left(\begin{array}{c}3\end{array}\right)$ 

PLAN 4 - REAR ELEVATION

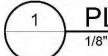




 $\left(\begin{array}{c}2\end{array}\right)$ 

PLAN 4 - LEFT ELEVATION

1/8"=1'-0" SCALE



PLAN 4 - FRONT ELEVATION

1/8"=1'-0" SCALE

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SITE PLAN APPROVAL Sheet \_\_\_\_\_\_\_ of \_\_\_\_\_\_

FILE NUMBER \_\_\_\_\_\_\_ APPLICATION DATE \_\_\_\_\_\_\_
APPROVED BY COMMISSION ON \_\_\_\_\_\_ UNDER SECTION \_\_\_\_\_\_ OF
CHAPTER \_\_\_\_\_\_ OF THE CITY OF AUSTIN CODE.

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Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE; \_\_\_\_\_ ZONING \_\_\_\_\_\_

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Correction 1.

Correction 2Correction 3

PLAN 4
— ELEVATIONS

SHEET NUMBER:

7.7 OF L L 7.

SITE DEVELC 800 N. CAPITAL OJ AUSTIN, T

DTJ DESIGN

LANDSCAPE ARCHITECTURE

ARCHITECTURE

DTJ DESIGN, Inc. 3101 Iris Avenue, Suite 130 Boulder, Colorado 80301

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DRAWN BY: OL

CHECKED BY: SH

PROJECT NO.: 2018040.13

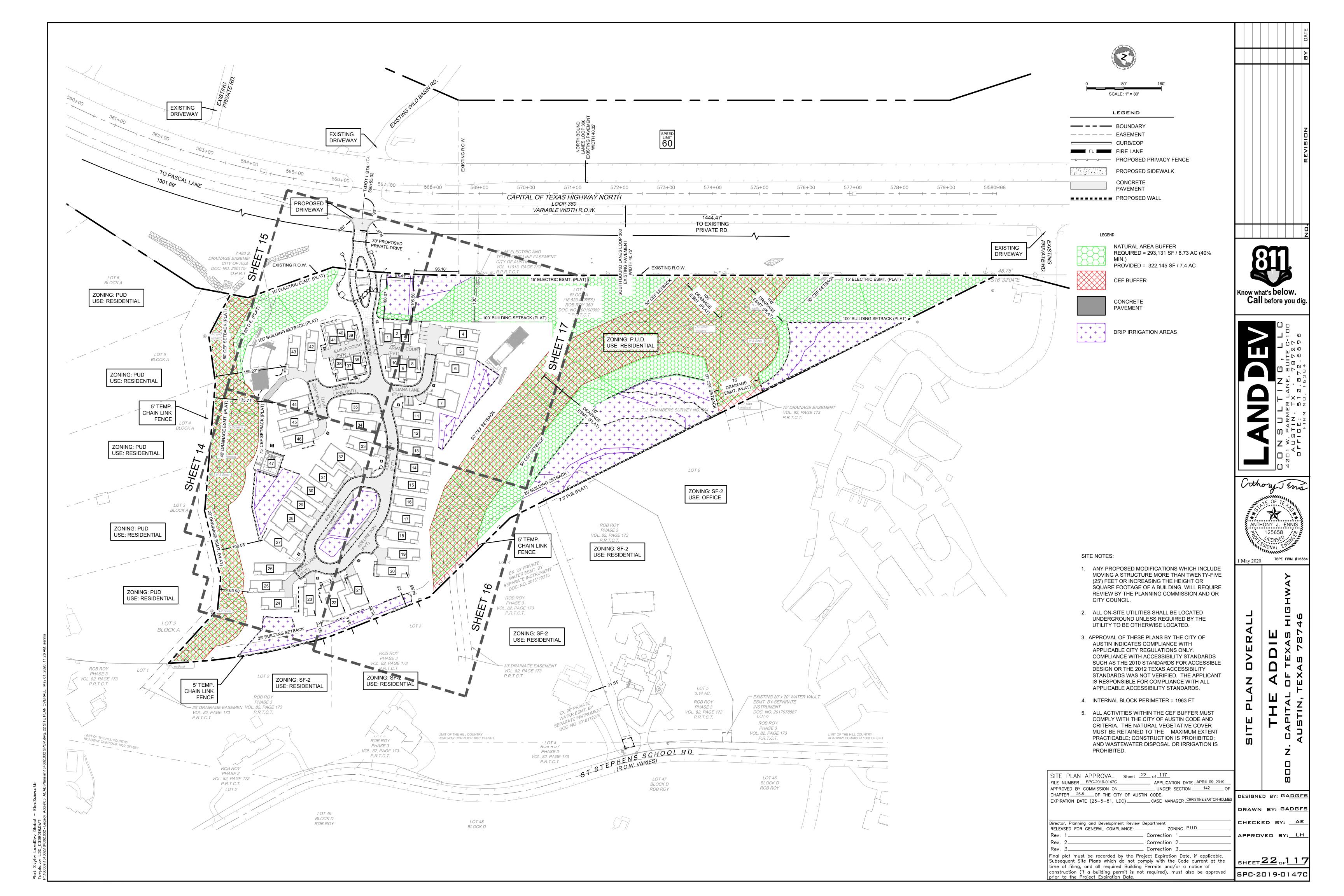
ISSUE DATE: 08/12/2019

REVISIONS:

02/14/2020

SHEET TITLE:

77 OF1 17



UNIT NAME	STORIES	HEIGHT - MAX 35 FT.	NUMBER OF BEDS	NUMBER OF BATHS	NUMBER OF UNITS	UNIT AREA	SLAB TYPE	TOTAL AREA	UNIT FOOTPRINT	IMPERVIOUS AREA	
TOWNHOME - PLAN 1	3 STORY	34'-11 7/8"	2	2.5	4	1,406	CONCRETE	5,624	720	2880	
TOWNHOME - PLAN 2A	3 STORY	34'-11 7/8"	3	3.5	4	2,357	CONCRETE	9,428	1035	4140	
TOWNHOME - PLAN 2B	3 STORY	34'-11 7/8"	3	3.5	4	2,318	CONCRETE	9,272	1035	4140	
27 x 70 LOT - PLAN 1	2 STORY	32'-10"	3	3.5	3	2,684	CONCRETE	8,052	1890	5670	
27 x 70 LOT - PLAN 1 OPT.	2/3 SPLIT	32'-10"	4	4.5	10	3,741	CONCRETE	37,410	1890	18900	
27 x 70 LOT - PLAN 2	2 STORY	32'-1"	3	3.5	3	2,777	CONCRETE	8,331	1890	5670	
27 x 70 LOT - PLAN 2 OPT.	2/3 SPLIT	32'-1"	4	4.5	10	3,836	CONCRETE	38,360	1890	18900	
45 x 70 FOOTPRINT - PLAN 3	2 STORY	28'-1"	4	4	2	2,929	CONCRETE	5,858	2375	4750	
45 x 70 FOOTPRINT - PLAN 3 OPT.	2 STORY	28'-1"	5	5	2	3,319	CONCRETE	6,638	2375	4750	
50 x 70 FOOTPRINT - PLAN 4	2 STORY	27'-6"	4	4.5	4	3,306	CONCRETE	13,224	2580	10320	TOTAL ACRES
TOTAL					46			142,197		80120	1.84
AVERAGE UNIT AREA								3,091			

LAND AREA		
TOTAL UNIT AREA	80120	
ROADWAY	48,621	
MAILBOX AND GATE	TBD	
CLUB HOUSE	0	
POOL DECK	0	
		TOTAL ACRES
TOTAL AREA	128741	2.96

Proposed Site Data Let 1

Zoning		PUD
Total Site Area (ac./sf.)	<mark>16.823</mark> ac. / 732	2,804.2 sf.
Floor to Area Ratio	0.1830 = 0.1830	D:1 - Max. Allowable FAR - N/A
Total Impervious Cover (ac.)	3.2496 Max. Allo	owable = 3.50 ac 20.8%
Total Impervious Cover (sf.)	<mark>141,551</mark> Max. Allo	owable = 152,676 sf 20.8%
% of Site with Impervious Cover	19.32%	
Total Building Coverage (ac.)	1.81	
Total Building Coverage (sf.)	78,915	
Total Building Coverage (%)	10.77%	
Total Building Area (sf)	134,131	
Total Parking and Sidewalks (ac.)	1.4379	
Maxium Building Height = 35 ft.		
40% Natural Area 6.73 Ac Require	Natural A	Area 7.40 Ac. Provided

ite Dec	luctions:		
	Critical Water Quality Zone (CWQZ)	0.00 Acres	
	Water Quality Transition Zone (WQTZ)	<u>0.00</u> Acres	
	Wastewater Irrigation Areas	1.70 Acres	
	Deduction Subtotal	<u>1.70</u> Acres	
	Upland Area (Gross Less Total Deductions)	15.12 Acres	
let Site	Area Calculations:		
	Area of Uplands With Slopes 0-15%	5.87 x 100%	5.87 Acres
	Area of Uplands With Slopes 15-25%	5.58 x 40%	2.23 Acres
	Area of Uplands With Slopes 25-35%	3.08 x 20%	0.62 Acres
	Area of Uplands With Slopes Over 35%	2.30 x 0%	0.00 Acres
	Net Site Area Total		8.72 Acres

		LOT1				
APPENDIX	( Q-2: IMPERVIOUS CC	VER				
Allowable	e Impervious Cover:					
	Impervious Cover Allo	owed at		x WQTZ	0.00 Acres	
	Impervious Cover Allo	owed at		x NSA	0.00 Acres	
	<b>Deduction for Perime</b>	ter Roadway	_		0 Acres	
	<b>Total Impervious Cove</b>	er	152,458.80	sf	3.50 Acres	
3.5 acres	allowed for a multi-far	mily project on Lot 1-A	PUD Ordinan	ce No. 201	.40306-033, Part 4, f.	
Allowable	a Importious Cover Pre	akdown By Slope Cate	70 N //			
Allowable	-		_	100/	0.550.4	
	Total Acreage 15 - 25%	•	5.58	x 10%	0.558_Acres	
Proposed	Total Impervious Cove	er:				
	Impervious Cover in V	VQTZ	0	Acres	0%	
	Impervious Cover in U	Jplands Zone	3.2496	Acres	21%	
	Total Proposed Imper	vious Cover	3.2496	Acres		
Proposed	Impervious Cover on S	Slopes:				
	Buildings and Other	Driveways/Roadways	% of		]	
	Impervious Cover	Impervious Cover	Category	Total		
Slope	(Acres)	(Acres)		(Acres)		
0-15%	1.4522	1.2394	46%	2.6916	,	
	0.205	0.173	10%	0.558	;	
15-25%	0.385	0,1,0				
15-25% 25-35%	0.385	0	0%	0		

16.823 Acres

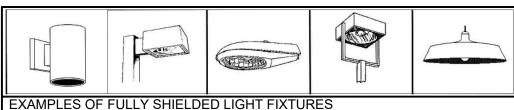
8.72 Acres

**Total Gross Site Area** 

Totat Net Site Area

PAVEMENT MATERIAL, THICKNESS, SUBBASE, JOINTING AND SPECIFICATIONS SHOULD BE IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL ENGINEER'S REQUIREMENTS. REFER TO THE PROJECT GEOTECHNICAL REPORT.

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



FULLY SHIELDED AND FULL CUT-OFF LIGHT FIXTURES REQUIRED. OUTDOOR LIGHTING APPLICATIONS SHALL BE ILLUMINATED BY FIXTURES THAT ARE BOTH FULLY SHIELDED AND FULL CUT-OFF.

SITE PLAN NOTES

Total of parking

8

8

6

4

92

108

Bicycle Spaces Provide

Parking Requirements

Gross Square Footage = 134,131 gsf

Units

1 (VAN)

Unit type

3 bedroom

3 Bedroon

4 Bedroom

4 bedroom

4 bedroon

4 bedroom

Total Building

Parking Require

Required

Required 00

\* ACCESSIBLE PARKING LOCATED WITHIN GARAGES

Parking Provided

Required

Building Type

Townhome - Plan 1

Townhome - Plan 2A

Townhome - Plan 2B

27 x 70 Lot - Plan 1

27 x 70 Lot - Plan 1 Opt.

27 x 70 Lot - Plan 2

27 x 70 Lot - Plan 2 Opt.

45 x 70 Footprin - Plan 3

45 x 70 Footprint - Plan 3 Op

50 x 70 Footprint - Plan 3 Opt.

Accessible

Standard

Garage

Tandem

Parallel

Accessible

Bicycle

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 30) APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION

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.

3) APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

4) ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10)

5) ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER

A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND

6) WATER SERVICE WILL BE PROVIDED BY WCID NO. 10. WASTEWATER 3) A MANUAL MEANS OF OPENING THE GATES IN THE EVENT OF POWER SERVICE WILL BE PROVIDED BY ON-SITE TREATMENT.

DEVELOPMENT REVIEW DEPARTMENT. 8) A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR

PLANNING COMMISSION APPROVED SITE PLANS. 9) FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR

ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

10) FOR CONSTRUCTION WITHIN THE RIGHT OF WAY, A ROW

11) GARBAGE PICKUP IS TO BE BY PRIVATE CONTRACT.

EXCAVATION PERMIT IS REQUIRED.

12) POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE EQUIPPED WITH GATE OPERATORS LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION MUST BE DESIGNED, CONSTRUCTED AND INSTALLED PER ASTM F2200. A MANUAL MEANS OF OPENING THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.

13) FIRE LANES MUST BE MARKED ALONG THE EDGES OF THE FIRE DEPARTMENT ACCESS ROADS ON THE SITE PLAN DRAWING. IFC 503.3 SEE IFC 503.3.2 FOR MARKING DETAILS AND LANGUAGE.

14) THE USE OF COAL TAR BASED ASPHALT SEALANTS FOR CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING IS PROHIBITED ON THIS PROPERTY.

15) A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 80" MUST BE PROVED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO.

16) RUNNING SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1':20' (5.0%), CROSS SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1':50' (2.0%). CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.

17) ALL FINAL WALL DETAILS SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL ENGINEER.

18) ALL PROVISIONS OF THE CITY CODE REGARDING SIGNS SHALL APPLY TO ALL SIGNS WITHIN THE CAPITAL OF TEXAS HIGHWAY CORRIDOR. IN ADDITION, NO INTERNAL LIGHTING OF SIGNS SHALL BE PERMITTED. NEON OR FLASHING SIGNS AR PROHIBITED. ALL SPOTLIGHTS ON SIGNS SHALL BE HIDDEN FROM VIEW, NO SIGNS ON POSTS OR POLES OR SIGNS ON BUILDINGS SHALL BE PERMITTED.

19) FINAL STRUCTURAL DETAILS (INCLUDING FRENCH DRAINS, WALLS, EXPANSION JOINTS, WATER STOPS, ETC) SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL ENGINEER. ALL STRUCTURAL DETAILS SHALL MEET THE CITY OF AUSTIN SPECIFICATIONS.

20) THE TOPS OF ALL SITE WALLS DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MINIMUM OF 18" ABOVE FINISHED GRADE AND SHALL BE DESIGNED ASSUMING A VEHICULAR IMPACT LOAD.

21) THE TOPS OF ALL SITE WALLS NOT DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED.

22) ALL PROPOSED SITE WALLS WITH A HEIGHT GREATER THAN 4 FEET SHALL INCLUDE A MINIMUM 4' HIGH HANDRAIL ATTACHED TO THE TOP OF THE PROPOSED WALL. SEE GENERAL DETAIL SHEET 59 HANDRAIL DETAIL.

23) RETAINING WALLS OVER FOUR (4) FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED PER IBC 2009 AND WILL REQUIRE A SEPARATE PERMIT. ALL RETAINING WALLS IN AN EASEMENT OR R.O.W., REGARDLESS OF HEIGHT, SHALL BE REVIEWED ACCORDING TO COA TRANSPORTATION CRITERIA MANUAL, CHAPTER 11.

24) PAVEMENT MATERIAL, THICKNESS, SUBBASE, JOINTING AND SPECIFICATIONS SHOULD BE IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL ENGINEER'S REQUIREMENTS. REFER TO THE PROJECT GEOTECHNICAL REPORT.

25) UNLESS INDICATED ON THE PLAN AS "RAMP WITH HAND RAILS". ALL ADA ACCESSIBLE WALKING ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE NO GREATER THAN 5%. ADA ROUTES SHALL HAVE A CROSS SLOPE NO GREATER THAN 2%. ADA LANDINGS AREAS SHALL HAVE NO SLOPES GREATER THAN 2% IN ANY DIRECTION. ADA ROUTES INDICATED AS "RAMPS WITH RAILS" SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8% WITH A MAXIMUM RUNNING DISTANCE OF 30

26) NO CUT/FILL IN OPPOSITION OF THE CUT AND FILL REQUIREMENTS SET IN THE LAND DEVELOPMENT CODE SECTIONS 25-8-341 AND 25-8-342 IS PROPOSED.

27) ALL BUILDINGS SHALL BE GUTTERED AND ROOF RUNOFF WILL BE CONVEYED THROUGH DOWN-SPOUTS DIRECTLY TO THE PROPOSED STORM SEWER NETWORK.

28) SITE PLAN COMPONENTS. ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. LANDDEV CONSULTING LLC IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING AND STRUCTURAL

IMPROVEMENTS BY OTHERS.

29) STRUCTURAL COMPONENTS. ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER.

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.

## SPECIAL FIRE DEPARTMENT NOTES:

1) ANY POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE PROVIDED WITH A KNOX KEY SWITCH.

2) GATES INSTALLED ACROSS FIRE ACCESS ROADS SHALL BE EQUIPPED WITH GATE OPERATORS COMPLYING WITH UL 325 AND ASTM F2200.

LOSS IS REQUIRED.

7) ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE 4) BUILDINGS LESS THAN 10 FT. APART MUST BE CONSTRUCTED WITH ENHANCED CONSTRUCTION FEATURES PER THE IRC.

## COMPATIBILITY STANDARD NOTES:

1) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM VIEW OF ADJACENT PROPERTY. [SECTION 25-2-1084].

2) ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF (20) FEET FROM A PROPERTY USED AS SF-3 OR MORE RESTRICTIVE. [SECTION 25-2-1087]

3) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS A REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12) WILL BE PROHIBITED. [SECTION 25-2-1087]

4) THE NOISE OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1087]

### RECYCLING NOTES

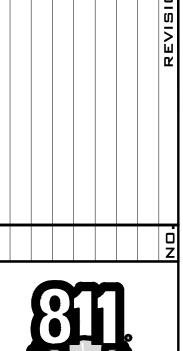
COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS\* FOR INFORMATION CALL 512-674-3400 OR VISIT

HTTP://WWW.AUSTINTEXAS.GOV/DEPARTMENT/CURRENT-COMMERCIAL -AND-MULITFAMILY-RECYCLING-ORDINACE. SPACE SHOULD BE PROVIDED ON-SITE FOR STORAGE OF RECYCLING CONTAINERS. IN ADDITION A COPY OF THE ENCLOSED MULTI-FAMILY AND COMMERCIAL RECYCLING PLAN FORM MUST BE COMPLETED BY THE PROPERTY OWNER AND SENT TO THE SOLID WASTE SERVICES DEPARTMENT WITHIN 14 DAYS AFTER THE BUILDINGS ARE COMPLETED.

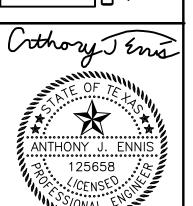
EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS. OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT. [SECTION 25-2-585]

ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED. [SECTION 25-2-1125]

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.



now what's below. Call before you dig.



TBPE FIRM #16384 May 2020

**—** 4

DESIGNED BY: GADGFS

DRAWN BY: GADGFS CHECKED BY: <u>AE</u>

APPROVED BY: LH

SHEET 23 OF 117 SPC-2019-0147C

EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_CASE MANAGER CHRISTINE BARTON-HOLMES Director, Planning and Development Review Department RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING P.U.D. Correction 1. \_\_\_ Correction 2\_ \_\_\_\_\_ 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.

FILE NUMBER SPC-2019-0147C APPLICATION DATE APRIL 09, 2019

APPROVED BY COMMISSION ON \_\_\_\_\_\_ UNDER SECTION \_\_\_\_\_142

SITE PLAN APPROVAL Sheet 23 of 117

CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.