

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SP-2021-0460C **PLANNING COMMISSION DATE:** 10/11/2022

PROJECT NAME: Givens District Park Aquatic Facility

PROPOSED USE: Recreational facilities expansion

ADDRESS OF APPLICATION: 3811 E 12th St

AREA: 36.54 acres

COUNCIL DISTRICT: 1

APPLICANT: Scott Sinn, PLA
City of Austin Parks and Recreation Dept
919 W 28th ½ St
Austin, TX 78705

AGENT: Glenn Frey, P.E.
Jose I Guerra, Inc
1701 Directors Blvd, Ste. 400
Austin, TX 78744

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: P

NEIGHBORHOOD PLANNING AREA: East MLK Combined NPA

PROPOSED DEVELOPMENT: The City of Austin proposes to construct a new aquatic outdoor recreation facility, with a reconstructed pool and buildings and one new building, within an existing park, with all associated improvements. The site is zoned P (Public) and is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code {Section 25-2-625}.

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.

PREVIOUS ZONING AND PLATTING COMMISSION ACTION: NA

WATERSHED: Tannehill Branch - Urban

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

T.I.A.: Not Required

PROJECT INFORMATION:**ZONING:** P**MAX. BLDG. COVERAGE:** ***MAX. IMPERV. CVRG.:** ***MAX HEIGHT:** ***REQUIRED PARKING:** NA**EXIST. USE:** Outdoor recreation**LIMITS OF CONSTRUCTION:** 3.05 acres**PROPOSED BLDG. CVRG:** 2716 sf**PROPOSED IMP. CVRG:** 25,580 sf (19%)**PROPOSED HEIGHT:** 1 story (height varies)**PROVIDED PARKING:** 50**PROPOSED USE:** Outdoor recreation/aquatic facility

**P zoning development standards to be determined by approval of a conditional use site plan [25-2-625(D)(2)]*

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant proposes construct an outdoor recreation facility with an updated pool and buildings, and one new building, within a larger site that has an existing park. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit

Environmental: The site is in the Tannehill Branch watershed, which is an Urban Watershed Zone. There are no known Critical Environmental Features located within the limits of construction.

Transportation: Access is available from East 12th Street

SURROUNDING CONDITIONS: Zoning/ Land use**North:** SF-3-NP and SF-6-NP (Park and residential)**East:** SF-3-NP (single-family residential)**South:** SF-3-NP (single-family residential)**West:** SF-3-NP and SF-6-NP (residential)

Street	R.O.W.	Surfacing	Classification
Loyola Lane	60'	40'	Minor arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets

Reissig Group

Martin Luther King Neighborhood Association

East MLK Combined Neighborhood Contact Team

Ebony Acres

East Austin Conservancy

Friends of Northeast Austin

Austin Neighborhoods Council

Austin Independent School District

Homeless Neighborhood Association

Springdale-Airport Neighborhood Association

Sierra Club, Austin Regional Group

Neighbors United for Progress

Del Valle Community Coalition

Neighborhood Empowerment Foundation

SELTexas

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

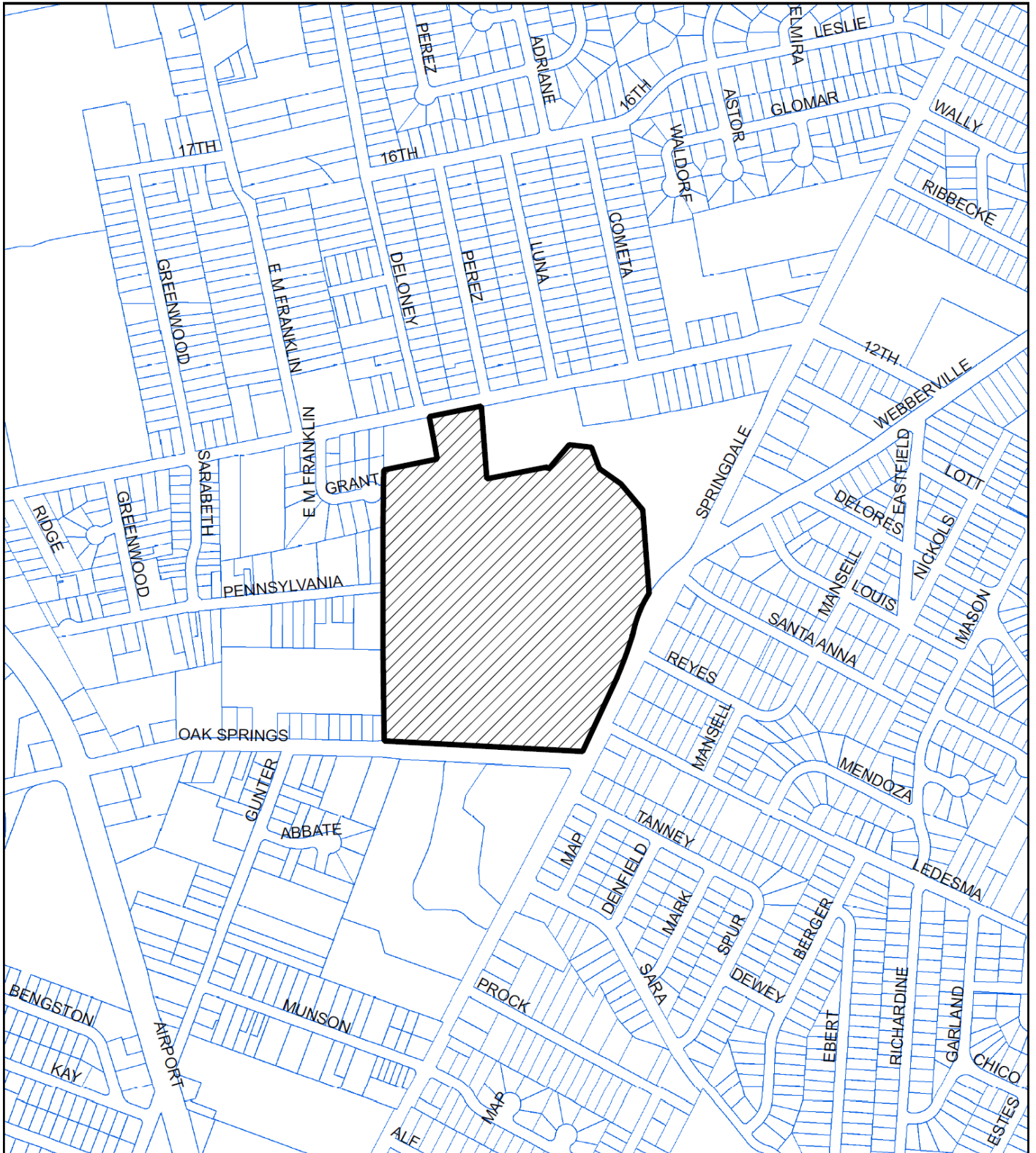
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements 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 districts and overlays.
- 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 in all of these cases.
- 4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities exist at the site.
- 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.
- 6. For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay district.

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. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
- 2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
- 3. Adversely affects 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.



-  Subject Tract
-  Base Map

CASE NO: SP-2021-0460C
 ADDRESS: 3811 E 12TH STREET



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.

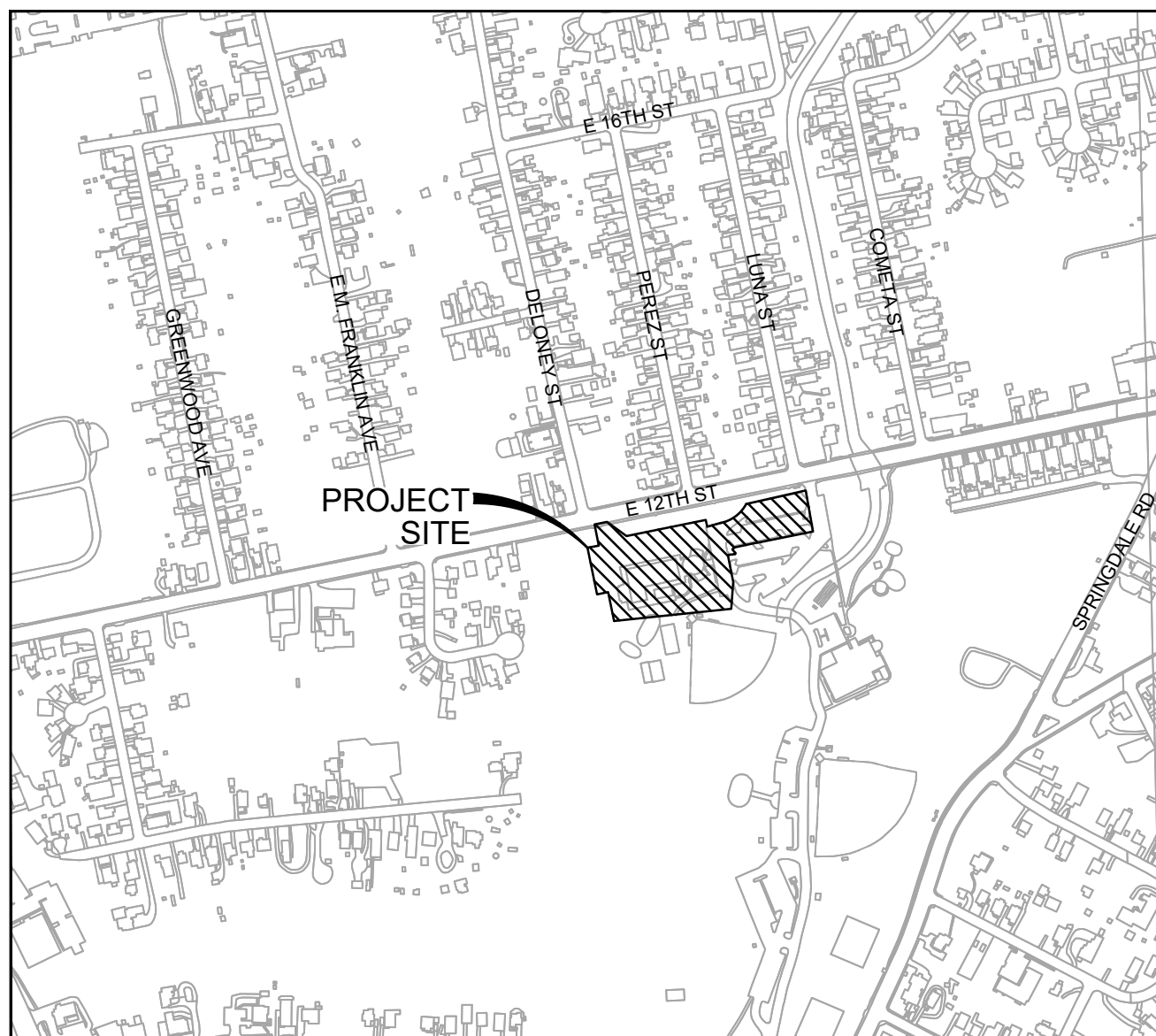
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

SITE DEVELOPMENT PLAN FOR GIVENS DISTRICT PARK AQUATIC FACILITY

3811 E. 12TH ST.
AUSTIN, TEXAS 78721



SHEET INDEX		
SHEET NO.	DRAWING NO.	DESCRIPTION
1	C000	COVER SHEET
2	C001	AUSTIN WATER GENERAL NOTES AND PROJECT INFORMATION
3	C100	CIVIL GENERAL NOTES
4	C101	OVERALL REFERENCE PLAN
5	C200	EROSION & SEDIMENT CONTROL PLAN
6	C201	EROSION & SEDIMENT CONTROL DETAILS
7	C202	CIVIL TREE & NATURAL PROTECTION NOTES & DETAILS
8	C300	CIVIL DEMOLITION PLAN
9	C400	CIVIL SITE PLAN
10	C500	OVERALL GRADING & DRAINAGE REFERENCE PLAN
11	C501	ENLARGED CIVIL GRADING & DRAINAGE PLAN
12	C502	ENLARGED CIVIL GRADING & DRAINAGE PLAN
13	C503	ENLARGED CIVIL GRADING & DRAINAGE PLAN
14	C504	ENLARGED CIVIL GRADING & DRAINAGE PLAN
15	C600	PRE-DEVELOPMENT DRAINAGE MAP
16	C601	POST-DEVELOPMENT DRAINAGE MAP
17	C700	OVERALL UTILITY PLAN
18	C800	CIVIL STORMWATER MANAGEMENT PLAN
19	C900	CIVIL DETAILS
20	C901	CITY OF AUSTIN STANDARD DETAILS
21	C902	CITY OF AUSTIN STANDARD DETAILS
22	C903	CITY OF AUSTIN STANDARD DETAILS
23	C904	CITY OF AUSTIN STANDARD DETAILS
24	C905	CITY OF AUSTIN STANDARD DETAILS
25	C906	CITY OF AUSTIN STANDARD DETAILS
26	A301	EXTERIOR ELEVATIONS
27	A302	EXTERIOR ELEVATIONS
28	A303	EXTERIOR ELEVATIONS
29	A304	BUILDING SECTIONS
30	L100	OVERALL PLAN
31	L101	LANDSCAPE PLAN
32	L110	LANDSCAPE DETAILS
33	L111	LANDSCAPE NOTES AND PLANT LIST



SITE LOCATION MAP

N.T.S.



SUBMITTED BY: GLENN FREY, P.E. DATE _____
 LICENSED PROFESSIONAL ENGINEER NO. 123856
 JOSE I. GUERRA, INC.
 1701 DIRECTORS BLVD., SUITE 400
 AUSTIN, TEXAS 78744
 TX P.E. FIRM NO. F-3
 (512) 445-2090 (OFFICE)

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY OF AUSTIN APPROVAL.

REVIEWED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE _____

AUSTIN FIRE DEPARTMENT DATE _____

AUSTIN WATER DATE _____

SUBMITTAL DATE: 12/10/2021

REVISIONS / CORRECTIONS							
NUMBER	DESCRIPTION	REVISE(R) ADD(A) VOID(V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)%	CITY OF AUSTIN APPROVAL/ DATE	DATE IMAGED

ZONING:
THIS PROPERTY IS ZONED P-NP (PUBLIC)

WATERSHED STATUS:
THIS PROJECT IS WITHIN THE TANNEHILL BRANCH WATERSHED WHICH IS CLASSIFIED AS URBAN.

FLOODPLAIN STATUS:
PORTIONS OF THIS TRACT(S) ARE WITHIN THE BOUNDARIES OF THE 100 YEAR AND 500 YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0465K DATED: JANUARY 22, 2022 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

EDWARDS AQUIFER RECHARGE ZONE:
NO PORTION OF THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE, NOR WITHIN ANY OF ITS CONTRIBUTING ZONES AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

SUBCHAPTER E:
THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE.

INTEGRATED PEST MANAGEMENT:
THIS SITE IS TO FOLLOW THE ADOPTED PARD IPM PROGRAM, DATED 02/15/2017.

FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

WATER SER NO. N/A

WASTEWATER SER NO. SER-5314

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

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

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 START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

UNDERGROUND STORAGE TANK (UST) NOTE:

IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]

LEGAL DESCRIPTION(S):

PROPERTY ID: 199062
 LEGAL DESCRIPTION: 34.18 AC OF OLT 17&18 DIVISION B
 PROPERTY ID: 199063
 LEGAL DESCRIPTION: 1.07 AC OF OLT 17 DIVISION B
 PROPERTY ID: 201110
 LEGAL DESCRIPTION: 12.293 AC OF OLT 18 DIVISION B

OWNER: CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT
 919 WEST 28 1/2 ST.
 AUSTIN, TEXAS 78705
 CONTACT: SCOTT SINN, PLA
 512-974-9474

ARCHITECT: MARMON MOK
 1020 NE LOOP 410, SUITE 201
 SAN ANTONIO, TEXAS 78209
 CONTACT: SHAWN BACON, AIA
 210-270-2280

LANDSCAPE ARCHITECT: COLEMAN & ASSOCIATES
 9890 SILVER MOUNTAIN DRIVE
 AUSTIN, TEXAS 78737
 REGISTRATION NO. 974
 CONTACT: JOSE PEREZ
 512-660-6266

CIVIL ENGINEER: JOSE I. GUERRA, INC.
 1701 DIRECTORS BLVD, SUITE 400
 AUSTIN, TEXAS 78744
 TEXAS P.E. FIRM NO. F-3
 CONTACT: GLENN FREY, P.E.
 512-445-2090

TRAFFIC CONTROL PLAN NOTE:
THIS NOTE IS BEING PLACED ON THE PLAN SET IN THE ABSENCE OF A TEMPORARY TRAFFIC CONTROL PLAN (TCP) WITH THE FULL UNDERSTANDING THAT AN ENGINEERED TCP SHALL BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. FURTHERMORE, A TCP SHALL BE SUBMITTED TO TCPREVIEW@AUSTINTEXAS.GOV FOR REVIEW A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT/PROJECT REPRESENTATIVE FURTHER RECOGNIZES THAT A TCP REVIEW FEE IS REQUIRED FOR THE INITIAL REVIEW AND ALL RE-REVIEWS, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE.

VARIANCES/WAIVERS

RELATED CASES:

AUSTIN FIRE DEPARTMENT	
FIRE DESIGN CODES	IFC 2015 WITH CITY OF AUSTIN LOCAL AMENDEMENTS
FIRE FLOW DEMAND @ 20 PSI (GPM)	1,500 GPM
INTENDED USE	PARKS & RECREATION SERVICES (GENERAL)
CONSTRUCTION CLASSIFICATION	II-B
BUILDING FIRE AREA (SF)	2,716
AUTOMATIC FIRE SPRINKLER TYPE (IF APPLICABLE)	NOT APPLICABLE
REDUCED FOR FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM) (IF APPLICABLE)	NOT APPLICABLE
AFD FIRE HYDRANT FLOW TEST DATE	8/18/2021
AFD FIRE HYDRANT FLOW TEST LOCATION	RESIDUAL HYDRANT: 3700 E. 12TH STREET (PUBLIC) FLOW HYDRANT: 3800 E. 12TH STREET (PUBLIC)
HIGH-RISE	NO
ALTERNATIVE METHOD OF COMPLIANCE-AMOC (IF APPLICABLE)	NOT APPLICABLE

RETAINING WALL NOTE:
RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2.5).

SITE PLAN RELEASE

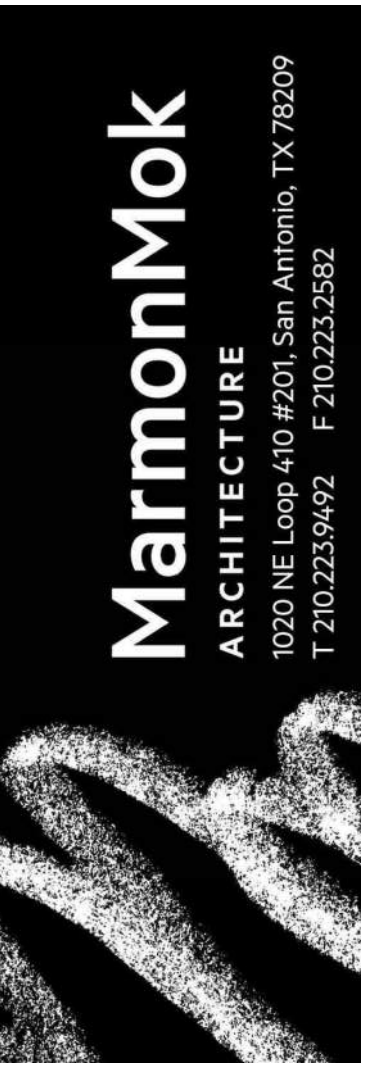
SITE PLAN APPROVAL SHEET 1 OF 34
 FILE NUMBER: SP-2021-0460C APPLICATION DATE: 12/10/2021
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER CARLOS HUIZAR
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWP2 _____ DD2 _____

Director, DEVELOPMENT SERVICES DEPARTMENT
 RELEASED FOR GENERAL COMPLIANCE: _____
 ZONING: P-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.

SP-2021-0460C



GIVENS
DISTRICT PARK AQUATIC FACILITY
3811 E. 12TH ST, AUSTIN, TX 78721

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Date 05/09/2022
Project No. 20031
Revisions

SHEET TITLE
**OVERALL REFERENCE
PLAN**

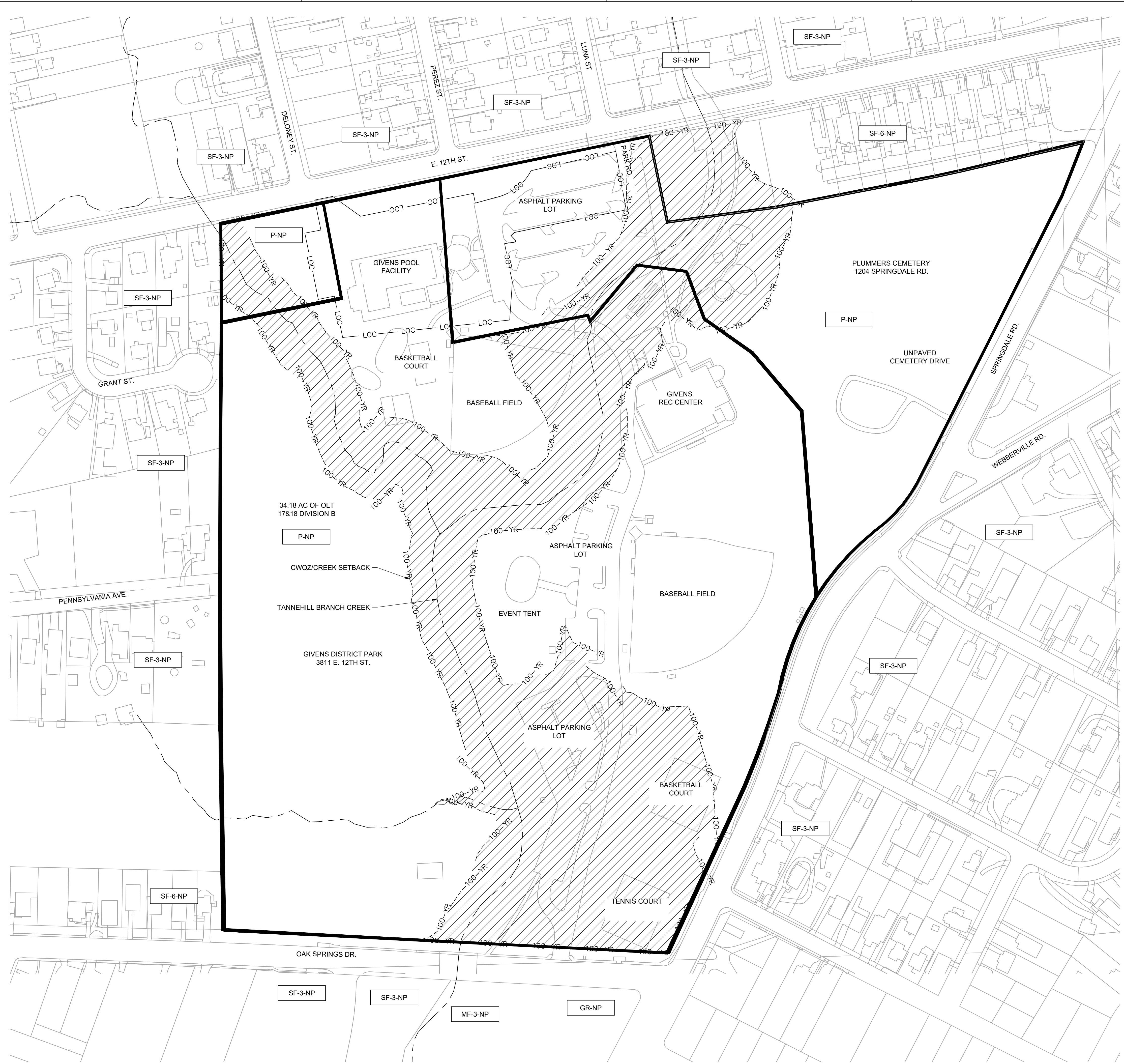
SHEET NO.
C101
SHEET 04 OF 33

LEGEND:

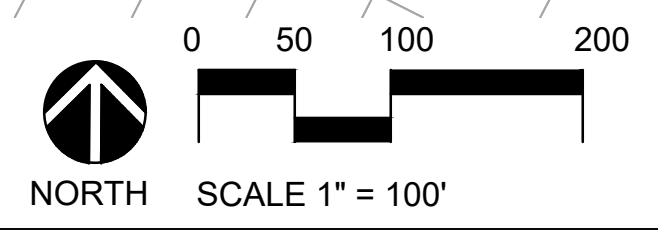
- SUBJECT PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION THIS PERMIT
- COA 100-YR REGULATORY FLOOD PLAIN ZONING
- FEMA 500-YR FLOODPLAIN & COA REGULATORY 100-YR FLOODPLAIN

GENERAL NOTES

1. ZONING SHOWN THIS SHEET IS FROM THE CITY OF AUSTIN PROPERTY PROFILE
2. SUBJECT PROPERTY BOUNDARY THIS SHEET IS APPROXIMATE FROM COA GIS RECORDS AND IS NOT A REPRESENTATIVE OF A SURVEYED LEGAL PROPERTY BOUNDARY.
3. LOT LINES AND OTHER BACKGROUND INFORMATION SHOWN THIS SHEET IS FROM COA GIS RECORDS AND NOT REPRESENTATIVE OF SURVEY INFORMATION.
4. THE FLOOD PLAIN SHOWN REPRESENTS THE FEMA 500-YR FLOOD PLAIN AND 100-YR (ATLAS 14) FLOOD PLAIN AS SHOWN ON COA FLOODPRO GIS MAPS.



1 OVERALL REFERENCE PLAN
SCALE: 1" = 100'



Jose I. Guerra, Inc.
Consulting Engineers
1701 Directors Blvd. Suite 400
Austin, Texas 78744
(512) 445-2090
Civil • Structural • Mechanical • Electrical
TBPELS FIRM F-3

SP-2021-0460C



GIVENS DISTRICT PARK AQUATIC FACILITY
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SHEET TITLE
CIVIL SITE PLAN
SHEET NO.
C400
SHEET 09 OF 33

LEGEND:

- LOC LOC LOC LIMITS OF CONSTRUCTION
- R.O.W. LINE
- ADA ADA ACCESSIBLE PATH
- W W EXISTING WATER LINE
- WW WW EXISTING WASTEWATER LINE
- SD SD EXISTING STORM DRAIN
- UE UE EXISTING UNDERGROUND ELECTRICAL
- OE OE EXISTING OVERHEAD ELECTRICAL
- X X X X PROPOSED FENCING
- IRR IRR PROPOSED IRRIGATION LINE
- W W PROPOSED WATERLINE
- WW WW PROPOSED WASTEWATER LINE
- UE UE PROPOSED UNDERGROUND ELECTRICAL
- STM STM PROPOSED STORMWATER LINE

- PROPOSED CONCRETE PAVEMENT
- PROPOSED RAIN GARDEN
- PROPOSED ASPHALT PAVEMENT
- EXISTING HERITAGE OR PROTECTED TREE TO REMAIN
- EXISTING TREE TRUNK
- TREE TAG #
- EXISTING TREE
- 50% CRITICAL ROOT ZONE (CRZ)
- 100% CRITICAL ROOT ZONE (CRZ)

SITE DATA TABLES

SITE	
TOTAL AREA (SF)	SIZE
TOTAL LEGAL BOUNDARY (AC)	36.54
TOTAL AREA LIMITS OF CONSTRUCTION (AC)	3.05
ZONING	P
PROPOSED	
GROSS FLOOR AREA (SF)	
FLOOR AREA RATIO (FAR)	
IMP COVER (SF)	
IMP COVER (AC)	
IMP COVER (%)	
BUILDING COVERAGE (SF)	
BUILDING COVERAGE (%)	

BUILDING SUMMARY	
EXISTING/PROPOSED USE:	PARKS AND REC. SERVICES (GENERAL)
NO. STORIES:	1
TOTAL FLOOR AREA:	2,716
BUILDING HEIGHT:	15.5'
FINISHED FLOOR ELEVATION:	499.56'
FOUNDATION TYPE:	SOG
VEHICLE PARKING SUMMARY	
PROPOSED	
STANDARD PARKING SPACES (9' X 18')	44
EV PARKING SPACES	2
CARPOOL PARKING SPACES	0
HYBRID VEHICLE PARKING SPACES	2
STANDARD ACCESSIBLE PARKING SPACES	1
VAN ACCESSIBLE PARKING SPACES	1
TOTAL NUMBER OF PARKING SPACES (PER MASTER PLAN)	50
SEE PARKING NOTE THIS SHEET	
BICYCLE PARKING SUMMARY	
PROPOSED	
STANDARD RACKS (CLASS III STYLE)	10
STANDARD RACKS (CLASS III STYLE); COVERED	0
TOTAL NUMBER OF RACKS	10
TOTAL NUMBER OF BICYCLE PARKING SPACES	20
PARKING NOTE: A TOTAL OF 50 PARKING SPACES ARE REQUIRED PER AQUATIC MASTER PLAN.	

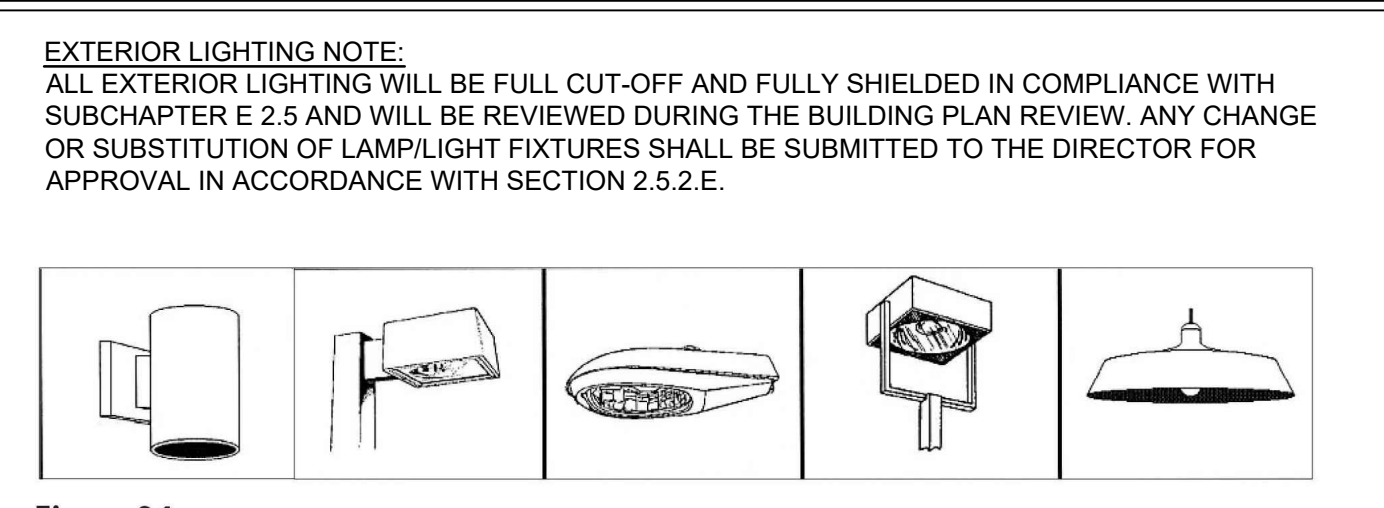
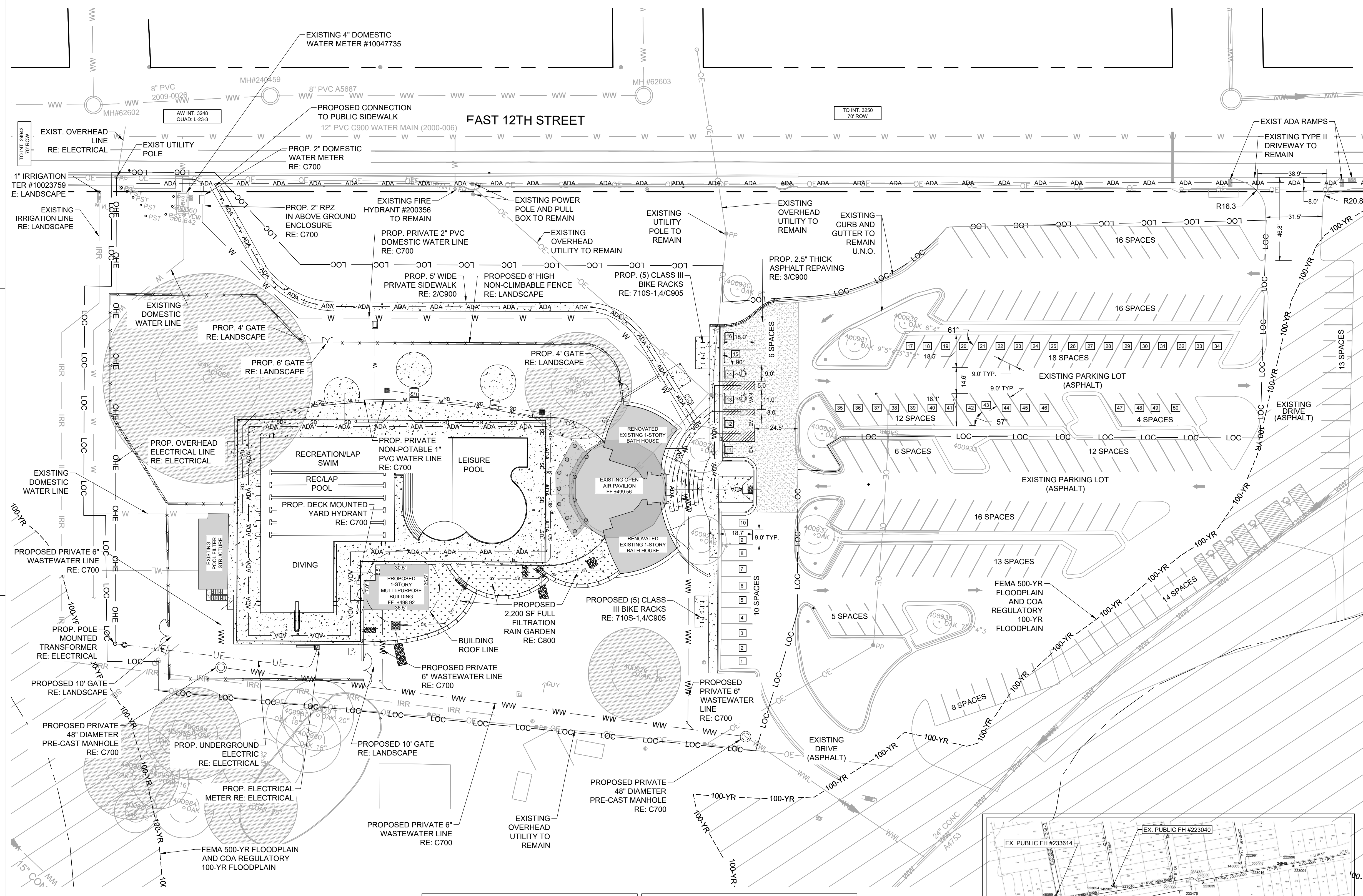


Figure 34: Examples of fully-shielded light fixtures.

ACCESSIBILITY NOTE:

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 START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3].

ACCESSIBLE ROUTES MUST HAVE CROSS-SLOPE NO GREATER THAN 1:50 [ANSI 403.3].

ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]

THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30". THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET OF RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.6]

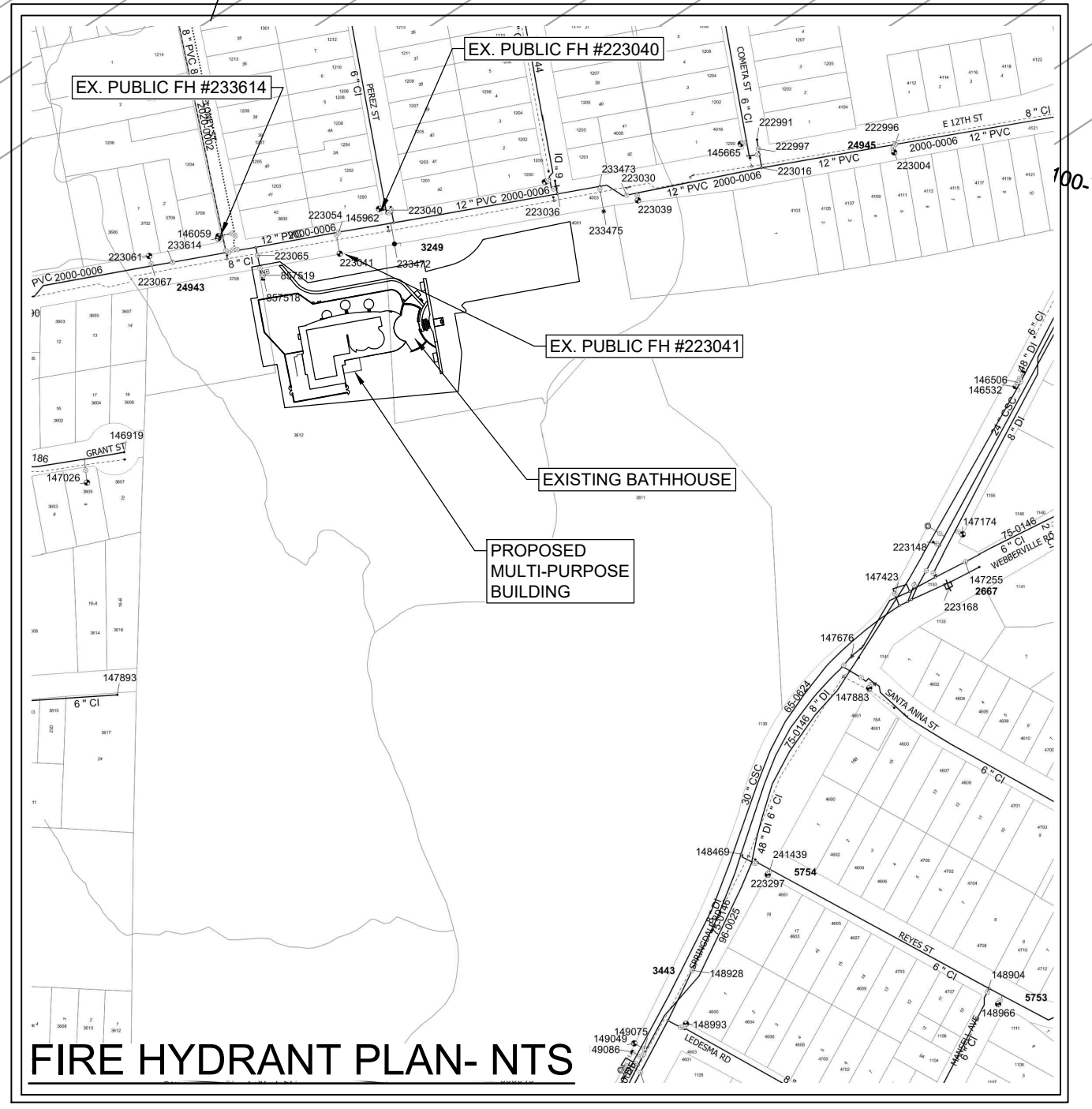
PARKING NOTE:

PARKING SPACES SHOWN ON THE SITE PLAN NUMBERED FROM 1-50 DESIGNATE THE REQUIRED TOTAL NUMBER OF PARKING SPACES (50) REQUIRED PER THE APPROVED AQUATIC MASTER PLAN ASSOCIATED WITH THIS FACILITY.

CONTRACTOR NOTE: THESE NUMBERED SPACES ARE NOT REQUIRED TO BE MARKED WITH A CORRESPONDING NUMBER.

SITE PLAN RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN REVISION OR CORRECTION AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE DEMOLITION PERMIT FROM THE CITY OF AUSTIN DSD.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAYS: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.



FIRE HYDRANT PLAN-NTS



GIVENS
DISTRICT PARK AQUATIC FACILITY
3811 E. 12TH ST, AUSTIN, TX 78721

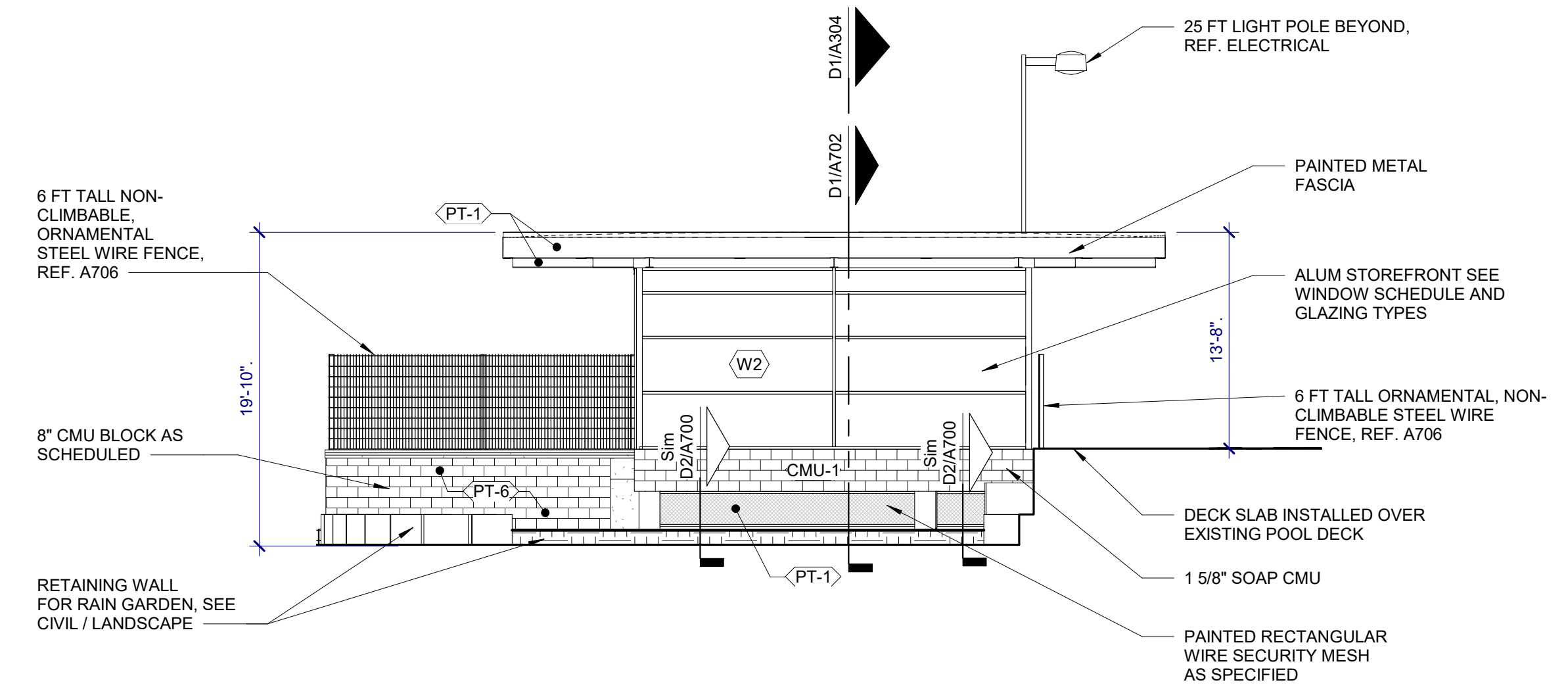
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Project No. 20031
Revisions

SHEET TITLE
EXTERIOR ELEVATIONS

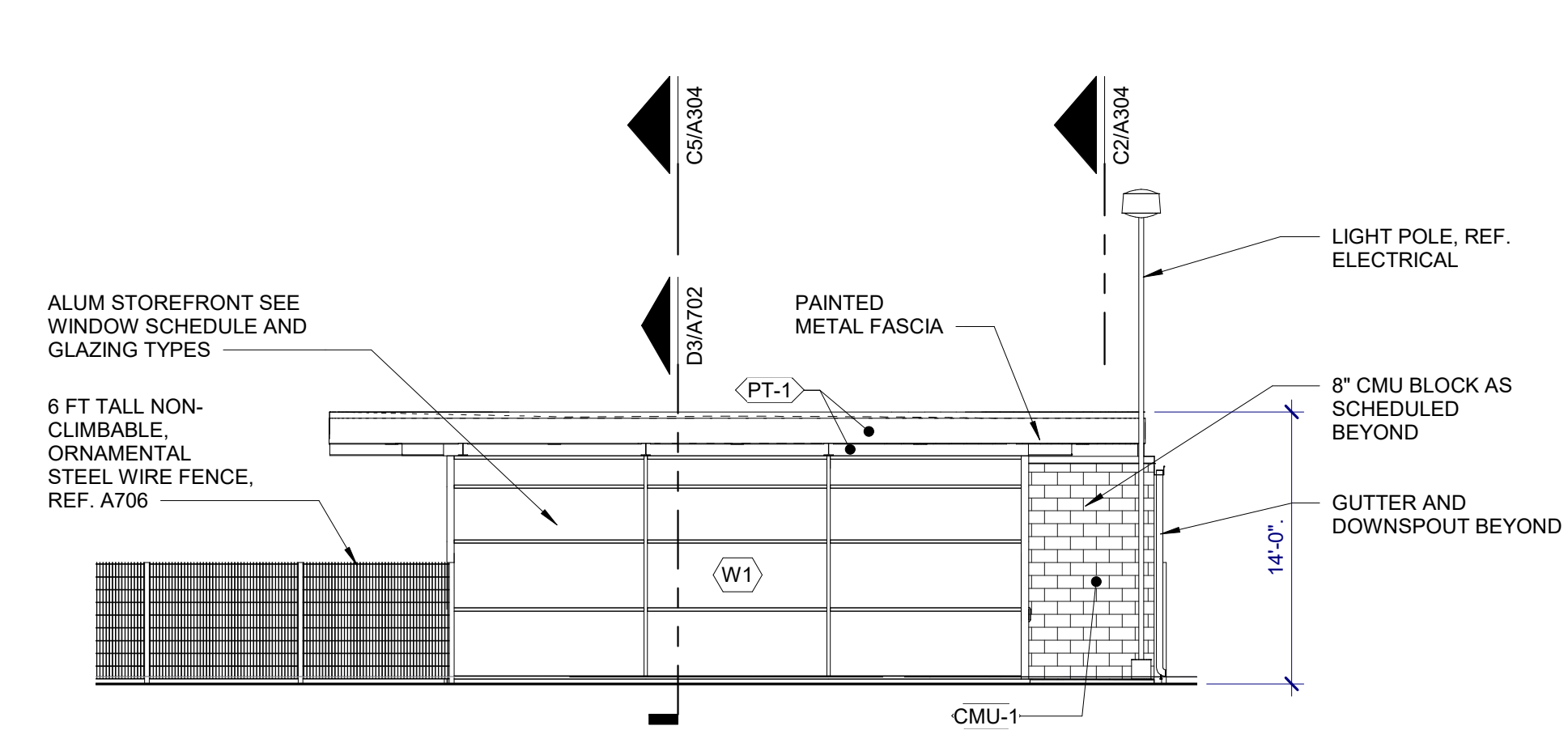
SHEET NO.

A301

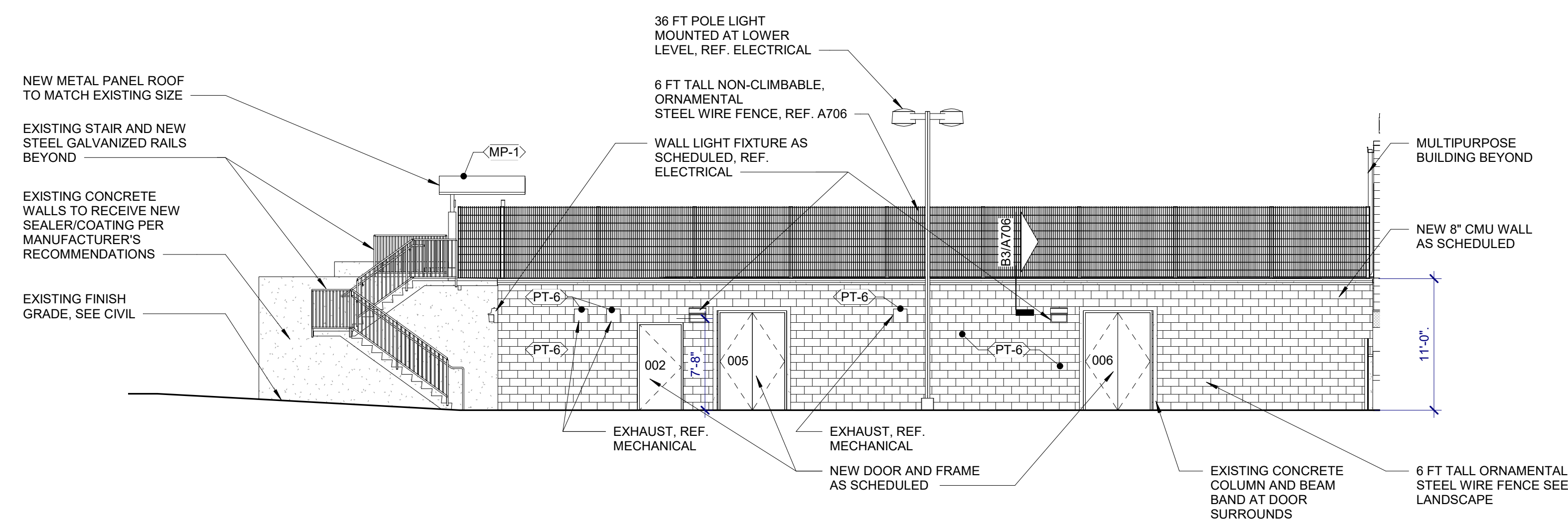
SP-2021-0460C



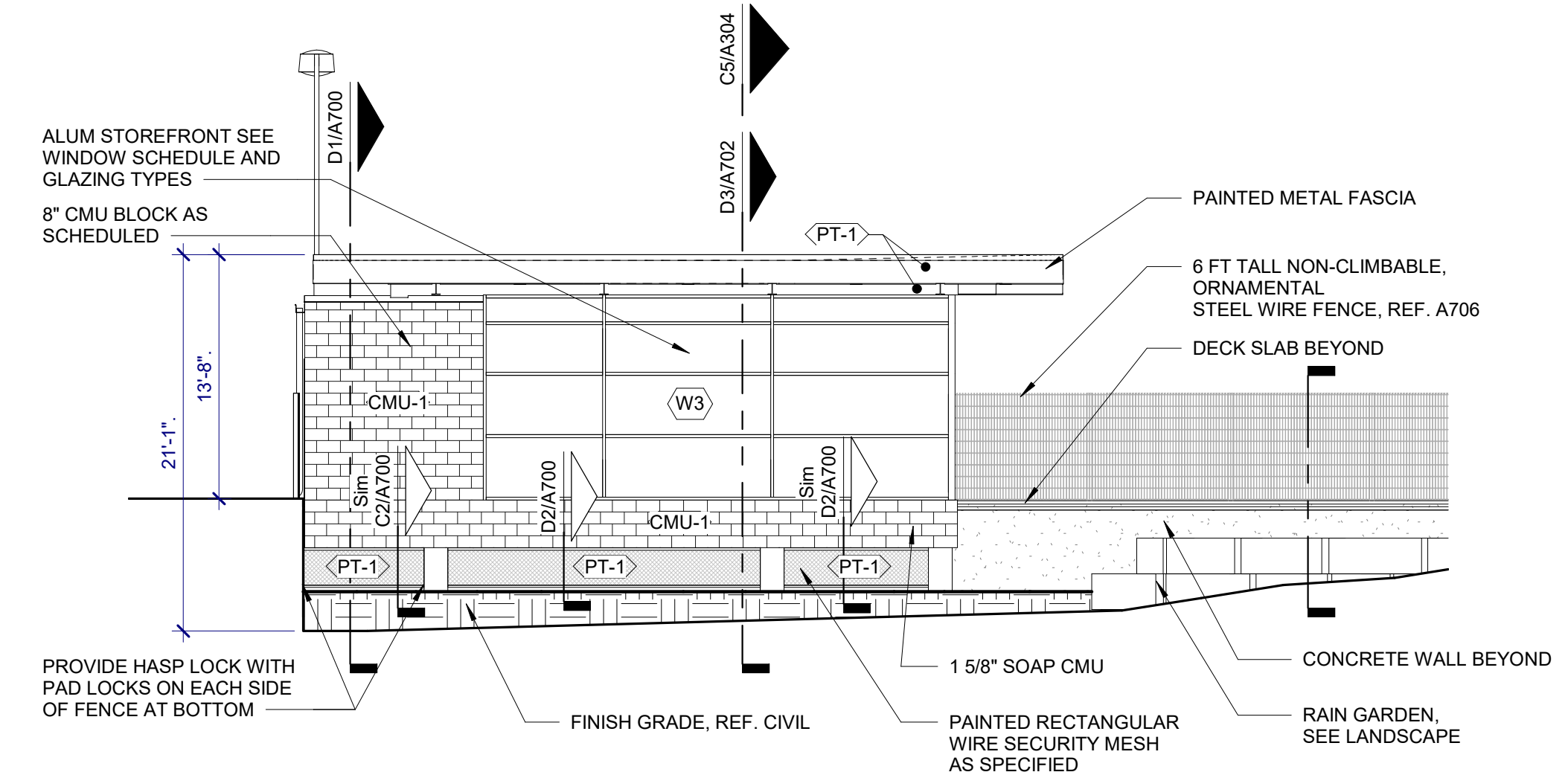
B1 MULTI-PURPOSE - EAST ELEVATION
A301 1/8" = 1'-0"



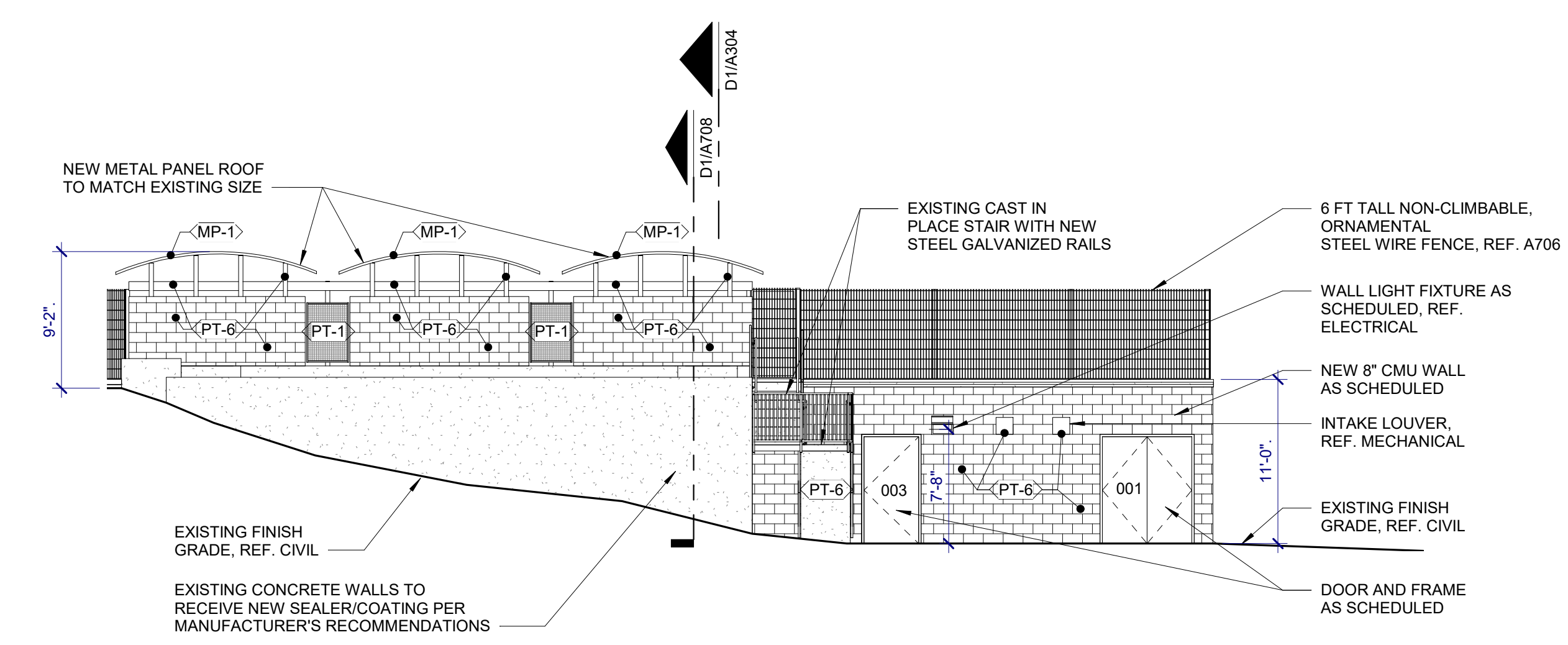
B4 MULTI-PURPOSE - NORTH ELEVATION
A301 1/8" = 1'-0"



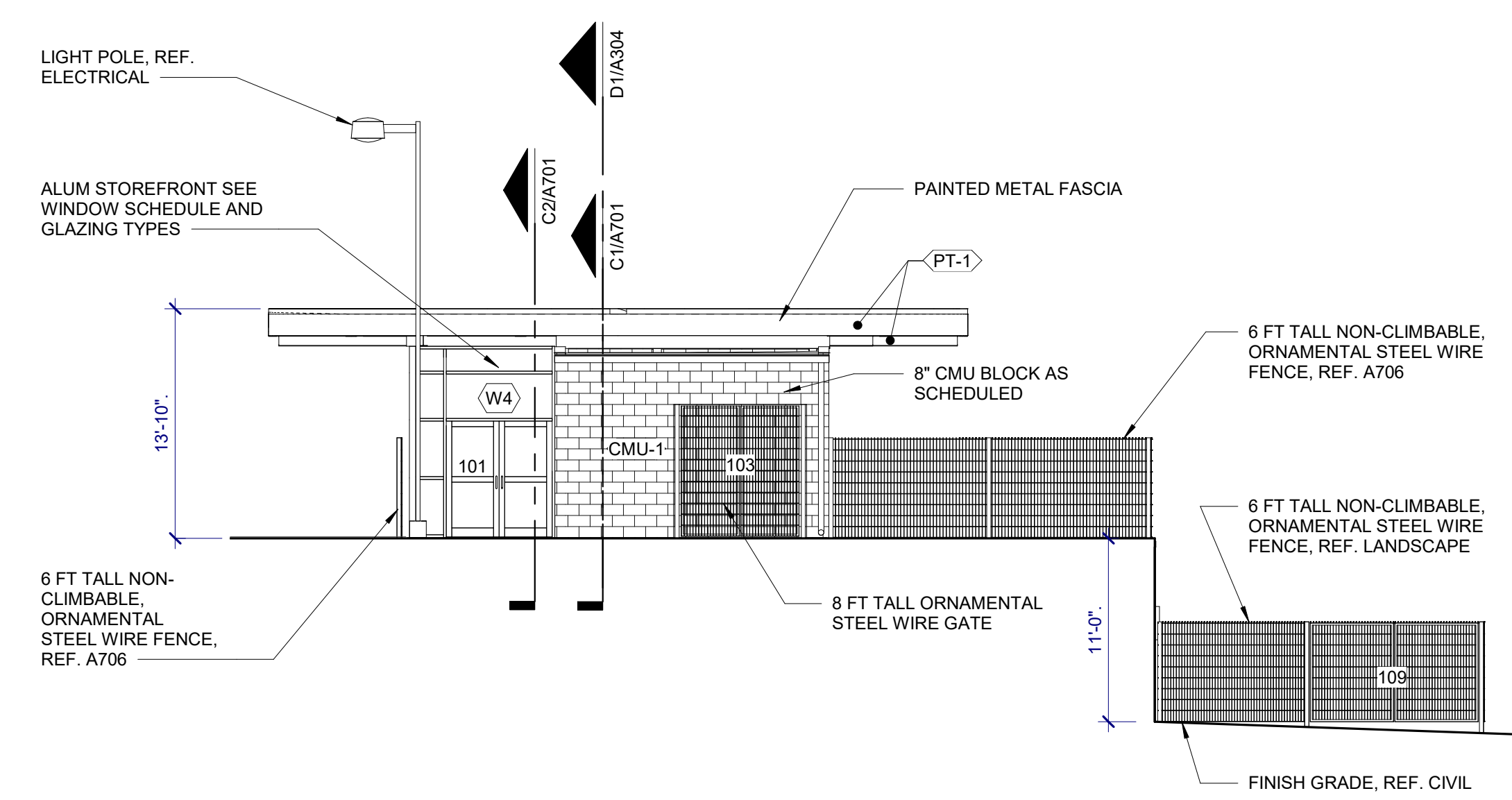
C1 MULTI-PURPOSE & LOWER LEVEL - SOUTH ELEVATION
A301 1/8" = 1'-0"



C4 MULTI-PURPOSE - SOUTH ELEVATION
A301 1/8" = 1'-0"



D2 LOWER LEVEL - WEST ELEVATION
A301 1/8" = 1'-0"



D4 MULTI-PURPOSE - WEST ELEVATION
A301 1/8" = 1'-0"



07/28/2022

GIVENS DISTRICT PARK AQUATIC FACILITY 3811 E. 12TH ST, AUSTIN, TX 78721

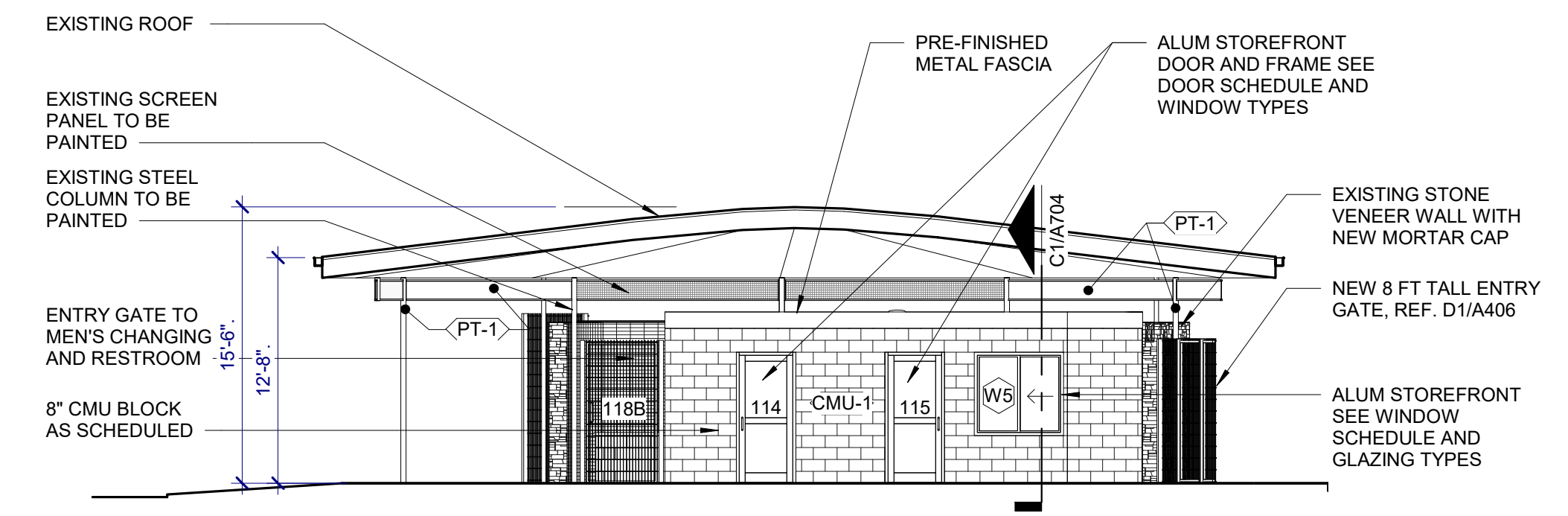
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SHEET TITLE EXTERIOR ELEVATIONS

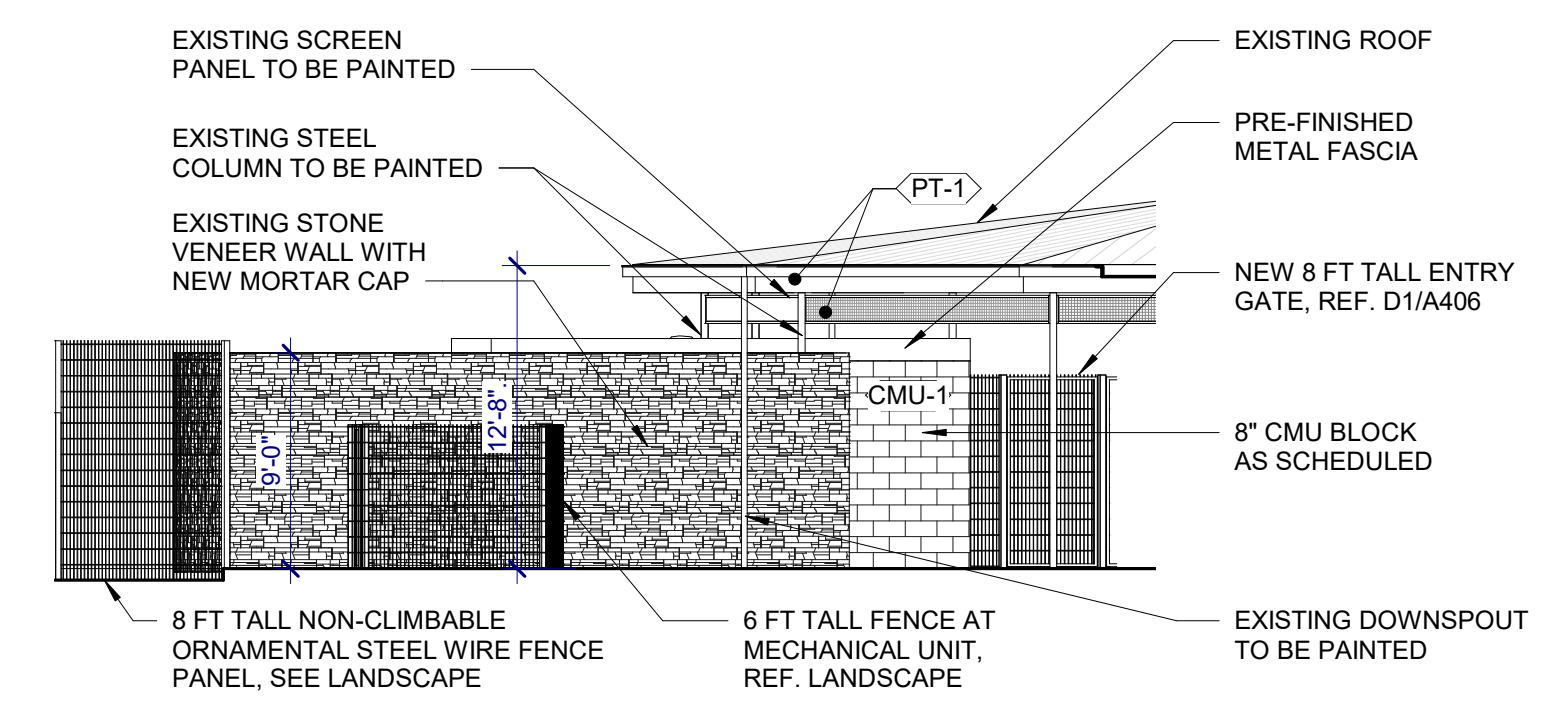
SHEET NO.

A302

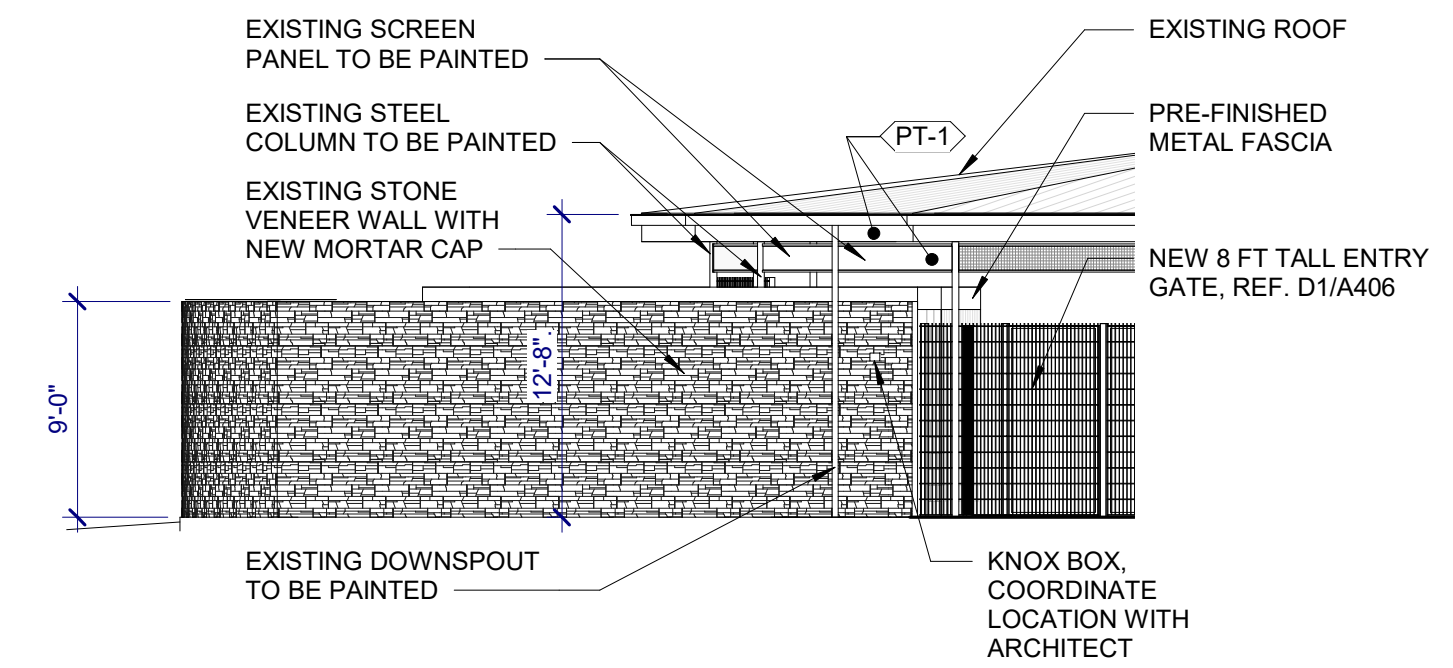
SP-2021-0460C



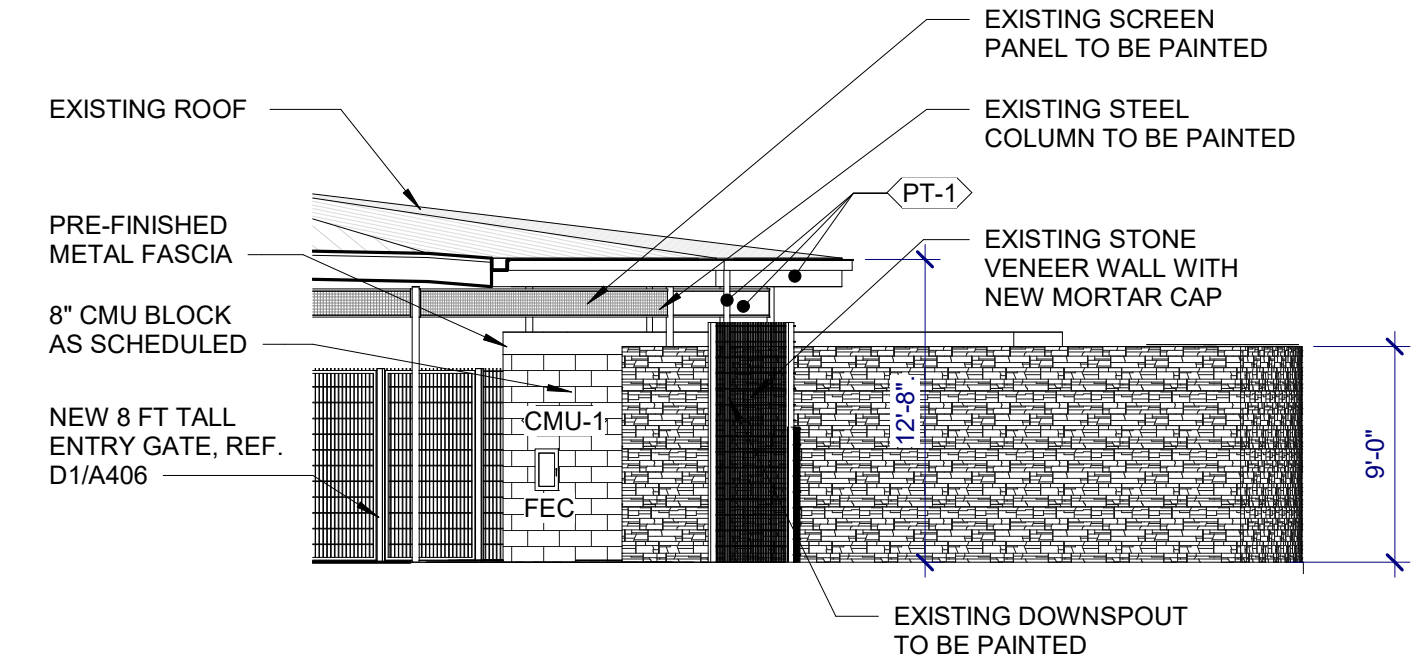
B1 MEN'S CHANGING AND RESTROOM - SOUTH ELEVATION 1/8" = 1'-0"



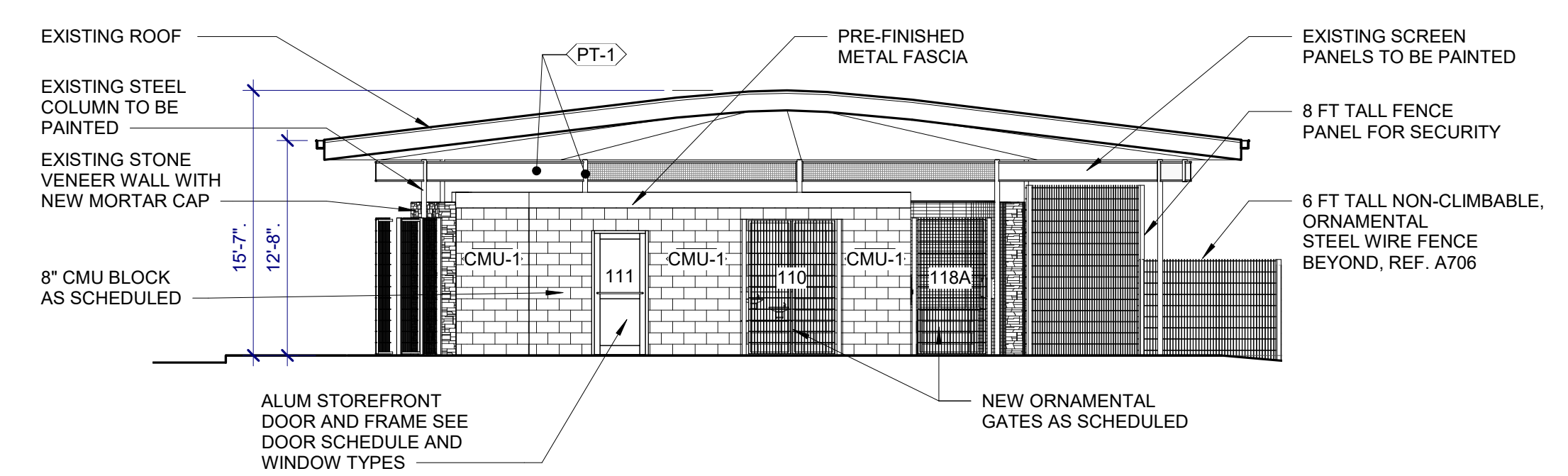
B4 MEN'S CHANGING AND RESTROOM - WEST ELEVATION 1/8" = 1'-0"



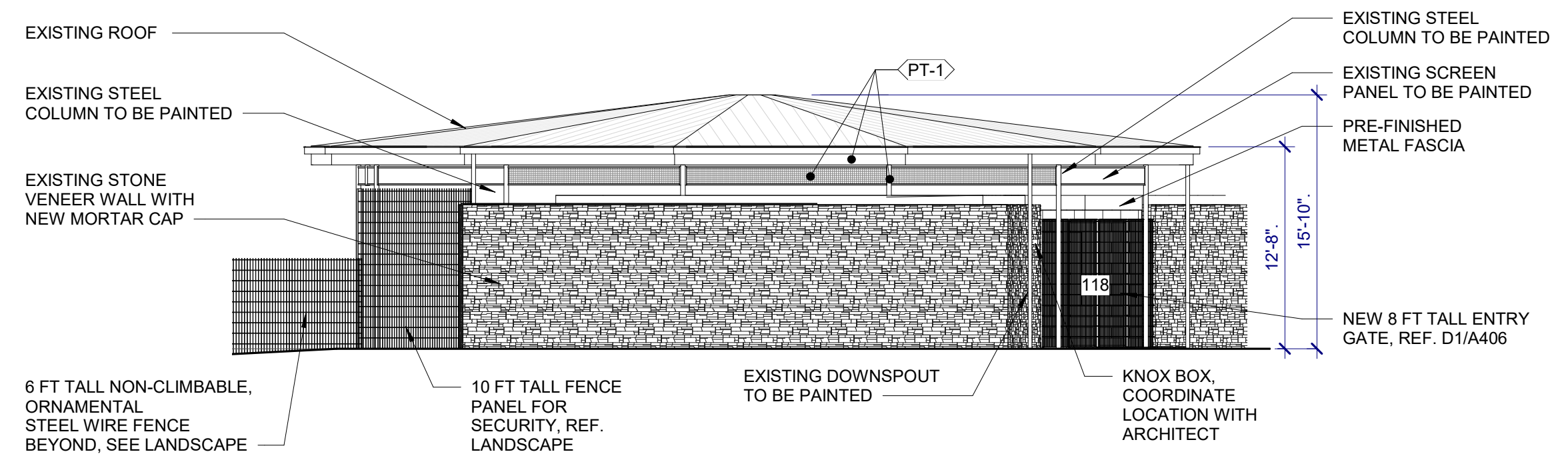
C1 WOMEN'S CHANGING AND RESTROOM - EAST ELEVATION 1/8" = 1'-0"



C4 WOMEN'S CHANGING AND RESTROOM - WEST ELEVATION 1/8" = 1'-0"



D1 WOMEN'S CHANGING AND RESTROOM - NORTH ELEVATION 1/8" = 1'-0"



D4 WOMEN'S CHANGING AND RESTROOM - SOUTH ELEVATION 1/8" = 1'-0"

7/29/2022 11:22:00 AM C:\Users\shawn\Documents\20031_Austin Givens Park_C42_bakori@marmonmok.com.rvt

