

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

CASE NUMBER: SPC-2023-0248C **PC HEARING DATE:** December 12, 2023

PROJECT NAME: Montopolis Pool Renovations

ADDRESS OF SITE: 1200 Montopolis Drive
Austin, Texas, 78741

COUNCIL DISTRICT: 3

NEIGHBORHOOD PLANNING AREA: Montopolis

WATERSHED: Country Club East

JURISDICTION: Austin Full Purpose

**APPLICANT/
OWNER:** City of Austin Parks and Recreation Department
Patrick Beyer, Project Manager
919 W 28th Half Street
Austin, Texas, 78705
(512) 974-9476

AGENT: MarmonMok
Zach Munoz
(210) 270-2202

CASE MANAGER: Meg Greenfield
Meg.greenfield@austintexas.gov
(512) 978-4663

PROPOSED DEVELOPMENT:

The Montopolis Pool Renovations project is at a developed property located on a 7.59-Acre tract at 1200 Montopolis Boulevard., Austin, TX, 78741. The subject property is bounded by Larch Terrace to the north, Montopolis Drive to the east and Carnation Terrace to the south. West of the property is residential, zoned SF-3 NP. The current zoning of the subject property is P - Public and no changes to the zoning or land use are proposed. The project proposes to renovate the existing pool and deck, bathhouse, and mechanical shelter. A new 375 sf, 1-story bathhouse building, stormwater management facilities and associated utilities to support the renovated facility are proposed. There is an existing Recreation Center (Montopolis Rec and Community Center), and other park improvements located onsite, outside the limits of construction. Those improvements were permitted under SPC-2016-0582C. No improvements are proposed for these existing buildings, the existing parking lot, or other existing improvements with this application.

This 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 this site plan.

SUMMARY COMPONENTS OF SITE PLAN:

LAND USE: Most design-related land use comments have been cleared.

ENVIRONMENTAL: Most design-related environmental comments have been cleared.

TRANSPORTATION: Most transportation comments have been cleared.

PREVIOUS APPROVALS

Previous site plan: SPC-2016-0582C

PROJECT INFORMATION

SITE AREA	330,620 sq. ft.	7.59 acres
EXISTING ZONING	P-NP	
	Allowed	Proposed
FLOOR-AREA RATIO	NA	NA
BUILDING COVERAGE	NA	NA
IMPERVIOUS COVERAGE	100%	23.4%
PARKING	NA	Adding 8 Bicycle Spaces

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	P-NP	Park and Recreation Services (General)
<i>North</i>	SF-3-NP	Single Family
<i>South</i>	SF-3-NP	Single Family
<i>East</i>	SF-3-NP, LO-NP, GR-NP	Single Family, Commercial, Multifamily
<i>West</i>	SF-3-NP	Single Family

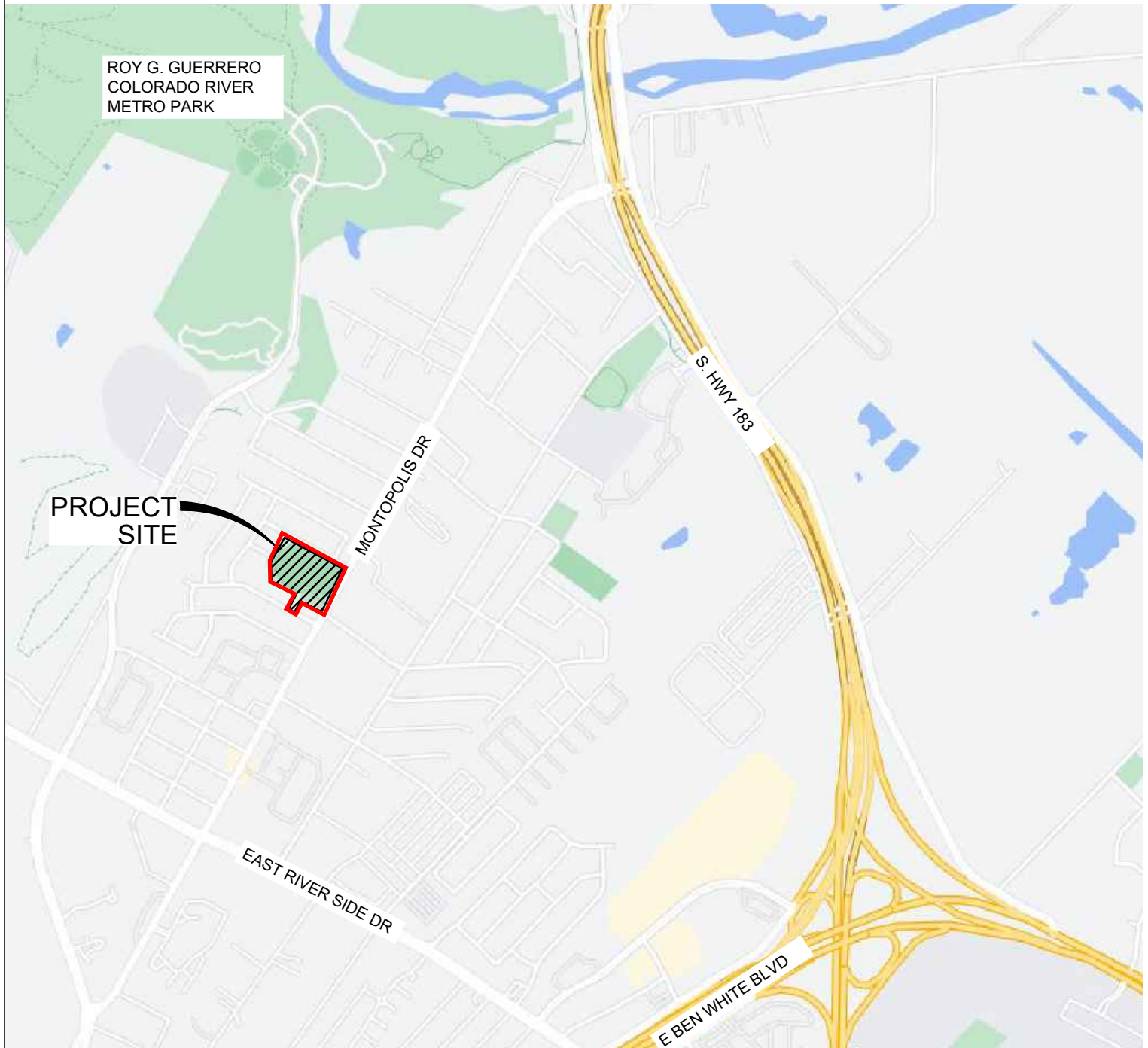
ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Montopolis Dr	65 feet (variable)	Approx. 45 feet	Corridor Mobility
Larchmont Terrace	No data	Approx. 40 feet	Local Mobility
Carnation Terrace	No data	Approx. 38 feet	Local Mobility

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Carson Ridge Neighborhood Association
 Crossing Gardenhome Owners Assn. (The)
 Del Valle Community Coalition
 Del Valle Independent School District
 East Austin Conservancy
 El Concilio Mexican-American Neighborhoods
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Larch Terrace Neighborhood Association
 Montopolis Community Alliance
 Montopolis Community Development Corporation
 Montopolis Neighborhood Association
 Montopolis Neighborhood Plan Contact Team (MNPCT)

Neighborhood Empowerment Foundation
 Pleasant Valley
 Preservation Austin
 SEL Texas
 Sierra Club
 Austin Regional Group



Jose I. Guerra, Inc.
 Consulting Engineers
 1701 Directors Blvd, Suite 400
 Austin, Texas 78744
 (512) 445-2090

Structural ♦ Civil ♦ Mechanical ♦ Electrical
 TBPE FIRM F-3

MONTOPOLIS AQUATICS FACILITY
 1200 MONTOPOLIS DRIVE
 AUSTIN, TEXAS 78741

**LOCATION
 MAP**

DATE: 04/08/2022

JOB NO. 22005

*Engineering Excellence Since 1973*

Engineer's Summary Letter

June 30, 2023

Proposed Project: Montopolis Pool Renovations
Engineer: Jose I. Guerra, Inc. Job No. 22005
Application: Consolidated Site Plan
Case: TBD

Dear COA Staff,

The Montopolis Pool Renovations project is at a developed property located on a 7.59-Acre tract at 1200 Montopolis Boulevard., Austin, TX, 78741. The legal description for the 7.59-Acre property is provided on the cover sheet of the site construction plans. The subject property is bounded by Larch Terrace to the north, Montopolis Drive to the east and Carnation Terrace to the south. West of the property is residential, zoned SF-3 NP. The current zoning of the subject property is P - Public and no changes to the zoning or land use are proposed. The project proposes to renovate the existing pool and deck, bathhouse, and mechanical shelter. A new 375 sf, 1-story bathhouse building, stormwater management facilities and associated utilities to support the renovated facility are proposed. There is an existing Recreation Center (Montopolis Rec and Community Center), and other park improvements located onsite, outside the limits of construction. Those improvements were permitted under Case # SPC-2016-0582C. No improvements are proposed for these existing buildings, the existing parking lot, or other existing improvements with this application. The property is in the Country Club East watershed which is classified as suburban watershed.

The existing conditions within the proposed limits of construction are primarily developed land consisting of an existing pool facility, athletic field, small trees, and shrubs. In general, stormwater runoff from the site (LOC), which is at a local high point, sheet flows in all directions away from the pool facility. There are no wetlands or critical environmental features located onsite.

The property site area is 7.59 acres with an existing impervious cover of 1.75 acres which is 23.0% impervious cover of the site area. The proposed development will increase the total impervious cover by +0.03 acres for a total of 1.78 acres, or 23.4% of site area.

No portion of the subject property lies within the FEMA 100-Year floodplain as indicated on FEMA FIRM Panel #48453C0605K, dated January 22, 2020. During construction of the proposed site, measures will be taken to ensure protection of natural areas and trees, minimize site erosion, and capture sediment.

The project is proposing to construct a partial-filtration rain garden for water quality requirements with stacked stormwater detention above the water quality volume located in the

Rain Garden. The rain gardens will be designed to provide the required capture depth and water quality volume for all new and redeveloped impervious cover within the limits of construction. The total required water quality volume has been calculated to be 559 cu ft. This represents the water quality volume associated for the new or redeveloped impervious cover within the limits of construction. The proposed rain garden has been calculated to provide a WQV treatment volume of 600 cu ft. Please note that a rain garden was designed to treat the water quality volume for the existing parking lot and Rec/Community Center. That existing rain garden will remain, with no modification proposed, as part of this permit.

The project proposes to increase the total impervious cover by 0.03-acres from the pre-condition to post-condition. As a result, the increase of impervious cover for the site will require on-site stormwater detention. The stormwater detention facility is being proposed to attenuate for the peak discharge for the 2, 10, 25, and 100-yr storm events. A drainage analysis was performed using Bentley PondPack to demonstrate the proposed detention pond improvements results in peak attenuation of stormwater runoff for the 2, 10, 25, and 100-yr storm events.

The proposed rain garden is designed with stacked detention above the required water quality volume. Detention is only being considered for the storage above the water quality volume in accordance with ECM 1.6.2.B.2.

This project does not propose any new vehicular parking but is proposing 4 new bike racks for a total of 8 additional bicycle spaces. This will bring the total bicycle spaces to 36 for this site (Recreation Center + Pool Facility).

This project will utilize the previously approved parking lot and fire lane that currently serves the pool facility and recreation center.

Dam safety and landfill certification requirements are not applicable for this project.

We look forward to working with the city staff on this project.

Sincerely,

Glenn Frey, P.E.
Civil Project Engineer



TX PE FIRM F-3



DESIGN COMMISSION RECOMMENDATION 20231023-005

Date: October 31, 2023

Subject: Montopolis Neighborhood Park - Pool Renovation

Motioned By: Chair Salinas

Seconded By: Commissioner Wittstruck

Amendment By: Commissioner Wittstruck

Recommendation

The Design Commission recommends to City Council that the project Montopolis Neighborhood Park - Pool Renovation, located at 1200 Montopolis Drive, as presented on October 23, 2023, complies with the City Design and Sustainability Standards with the inclusion of bike parking.

Rationale:

Dear Director of the Planning Department,

This letter is to confirm the Design Commission's recommendation that the project Montopolis Neighborhood Park - Pool Renovation, located at 1200 Montopolis Drive, complies with the City Design and Sustainability Standards and was approved with the friendly amendment to include bike parking. Our review found the following positive attributes:

- AW.5 Incorporate civic art in both public and private development:
- AW.11 Recycle existing building stock
- PS.4 Reinforce pedestrian activity
- PZ.8 Respond to microclimate in plaza design
- PZ.12 Use plants to enliven urban spaces

Vote 8-0-1

For: Chair Salinas, Vice Chair Meiners, Commissioner Gelles, Commissioner Howard, Commissioner Ladner, Commissioner Luckens, Commissioner Wallace, Commissioner Wittstruck

Against:

Recusal: Commissioner McKinney

Absent: Commissioner Carroll

Attest: Jon Salinas, Chair of the Design Commission

A handwritten signature in black ink, appearing to be "J. Salinas".

Montopolis Pool Renovation Project Survey

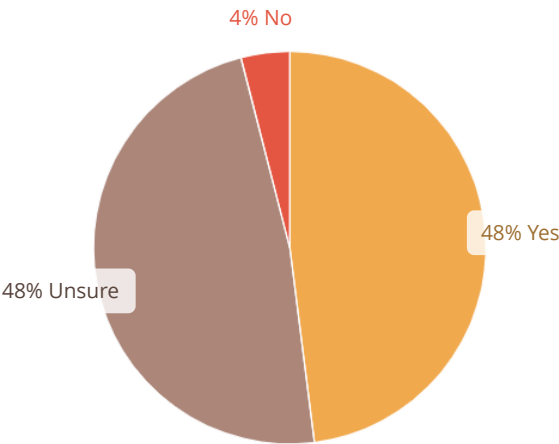
#3

Feedback on final concept. Open September 13 through October 28, 2022. 35 responses were received from children participating in Montopolis Recreation and Community Center afterschool program. Only their age was recorded in demographic data.

Project Engagement

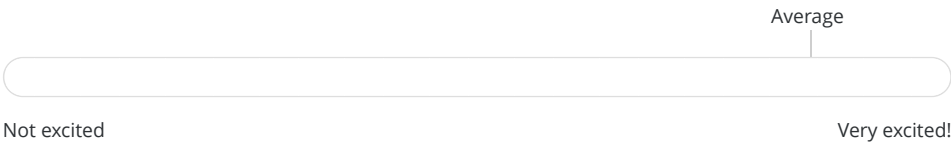
VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
163	64	398	31

Does the Pool Concept reflect the community's input shared through the process?



25 respondents

How excited are you about the new pool concept?



62%	Floating at the zero entry beach	33 ✓
49%	Sliding on the water slide	26 ✓
36%	Swimming laps	19 ✓
30%	Visiting the renovated restrooms when needed	16 ✓
28%	Snacking in the picnic areas	15 ✓
28%	Using the new changing room when needed	15 ✓
6%	Other	3 ✓

53 Respondents

Do you have any additional comments or questions about Montopolis Pool?

Please make the the concrete doesn't burn when walking with bare feet. There is an additive to the mix that can be used. I've scalded my feet there before. Also, more shade is preferred. This isn't enough shade. I would prefer more shade awnings and planting large trees like Bald Cypress or Pecan. Agree with people saying longer hours open. People gotta work during the day.

12 days ago

It would be nice to have shade in the shallow end for little ones

13 days ago

Yea my concern is that now that there are swimming laps , how will that intertwine with all the kids that just want to have fun in the pool and not do laps. I have 6 kids and teenagers enjoy just to swim and hang out during summer time. Will they be restricted from the pool because swimmers who do laps always have first dibs to the pool. The community wants a pool for the kids to have fun and enjoy their summer times .

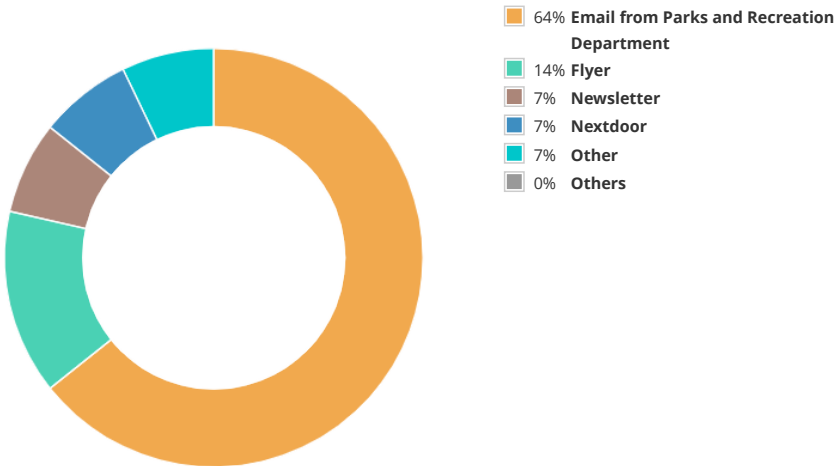
13 days ago

I only use the pool for lap swim and it would be helpful to know how the lap swim and slide will overlap. Is there access to the slide all the time? How many lanes will close when the slide is open? What time(s) will the slide and lap swim overlap? I think the slide is a great addition but this concept should include a proposed description of how the slide and lap lanes will work for comment. There is not enough shaded seating and trees alone will not provide the needed shade. The lack of shaded seating can be a deterrent as a user and for those who want to watch they family and friends in the pool.

13 days ago

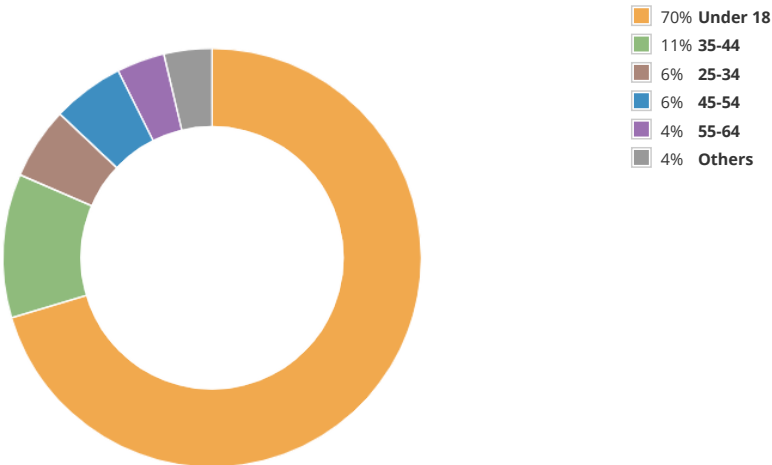
Show all comments

How did you hear about the project?



14 respondents

What is your age range?



54 respondents

Loading more report objects...

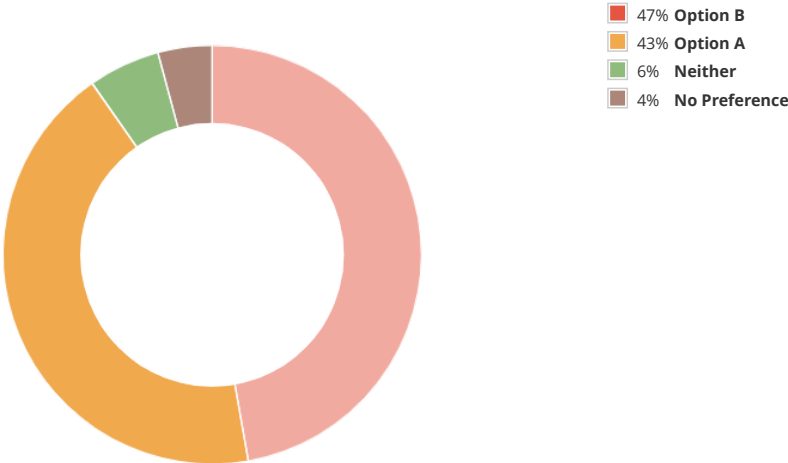
Montopolis Pool Project Survey #2

Open June 21 through July 19, 2022

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
380	74	799	282

1. Which concept best fulfills the vision of the community?



72 respondents

Going all out for maximum shade, either from shade structures or big trees, is a must.

3 months ago [3 Agree](#)

Shade structure should cover the whole lawn area by rain garden. With the Texas heat more shade makes perfect sense.

4 months ago [3 Agree](#)

The more shade the better over the zero entry side. Right now the shade is only covering the shallowest part. It should cover more. Govalle is a great example of good shade use.

4 months ago [2 Agree](#)

My ideal:
- extended shape of B
- picnic and garden area of A
- public access to bathrooms
- possibility for more trees around for additional shade?

4 months ago [2 Agree](#)

Show all comments

2. When considering both concepts, what layout or location do you prefer for the following amenities?

	Option A	Concept B	No Preference	Neither
Family Restroom	38% Option A	42% Concept B	18% No Preference	2% Neither
Beach Entry into the Pool	51% Option A	41% Concept B	8% No Preference	- Neither
Pool Deck & Fence	34% Option A	48% Concept B	18% No Preference	- Neither
Shade Structures	24% Option A	59% Concept B	10% No Preference	6% Neither
New Play Features	26% Option A	47% Concept B	19% No Preference	9% Neither

51 respondents

3. What do you like most about Option A?

I really like the shade structures

4 months ago [1 Agree](#)

The large picnic area.

4 months ago [1 Agree](#)

The large picnic area

4 months ago [1 Agree](#)

The amount of green area for lounging

4 months ago [1 Agree](#)

Show all comments

4. What do you like most about Option B?

The pool opening up to the picnic area makes more sense

4 months ago [+ 2 Agree](#)

The picnic area is close to the shallow entry which makes more sense than ha ing it next to the deep end/lap swim section

4 months ago [+ 2 Agree](#)

The shading and longer shallow entry which is perfect for toddlers and children who can't swim & picnic area.

3 months ago [+ 1 Agree](#)

The big picnic area.

3 months ago [+ 1 Agree](#)

Show all comments

5. What, if anything, is missing from the concepts?

Definitely needs as much shade lining the deck as possible. It's just not safe otherwise.

3 months ago [+ 1 Agree](#)

SHADE

4 months ago [+ 1 Agree](#)

More shade and play features in the pool were included in the presentation.

4 months ago [+ 1 Agree](#)

Splash pad features, more shade, shaded seating around zero entry pool.

4 months ago [+ 1 Agree](#)

Show all comments

What do you want to feel when you come to this pool?

I want to feel like the Montopolis pool is my first choice community pool, that the pool is on-par with other Austin pools.

4 months ago

 3 Agree

I want to feel that i'm going to have fun with my kids. Just like I had fun

3 months ago

I would like a sense of community including the past and the present.

3 months ago

community

3 months ago

Show all comments

Loading more report objects...

Montopolis Pool Project Survey #1

May 3 through June 7, 2022

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
442	72	1,322	91

When thinking about the future Montopolis Neighborhood Pool, how important are the following aspects in the pool?

	Not Important	Important	Very Important
Swimming for exercise	8% Not Important	44% Important	47% Very Important
Playing in the pool	8% Not Important	27% Important	65% Very Important
Relaxing in or near the pool	8% Not Important	44% Important	48% Very Important
Shade at the pool	- Not Important	28% Important	72% Very Important
Historical significance of the pool	31% Not Important	30% Important	39% Very Important
Environmental stewardship	11% Not Important	41% Important	47% Very Important
Pool's connection to neighborhood and surrounding community	7% Not Important	26% Important	67% Very Important
Swimming in a modern pool	19% Not Important	45% Important	36% Very Important

72 respondents

Rank the pool activities you would like to see incorporated into the new Montopolis pool design.

82%	A. Recreational free swim	Rank: 1.45	40 ✓
78%	D. Swim lessons	Rank: 2.53	38 ✓
76%	C. Water exercise	Rank: 3.11	37 ✓
80%	B. Lap swimming	Rank: 3.26	39 ✓
67%	E. Lifeguard training	Rank: 4.15	33 ✓
22%	Other	Rank: 4.73	11 ✓

49 Respondents

Rank the pool amenities that you would like to see incorporated into the new Montopolis pool design.

70%	B. Play features	Rank: 2.13	31 ✓
80%	D. Water bench	Rank: 2.46	35 ✓
75%	E. Zero entry	Rank: 3.03	33 ✓
82%	A. Lane lines	Rank: 3.19	36 ✓
75%	C. Water shelf	Rank: 3.27	33 ✓
20%	Other	Rank: 5.11	9 ✓

44 Respondents

In one or two words, how would you describe the Montopolis Community?

The community has overlooked and underprivileged for years and it took the people of Montopolis and the church, to pull together and build the few amenities it had. Therefore, the community is deserving of a nice spacious community pool area for their children and family to enjoy.

6 months ago

⊕ 2 Agree

Families. Historic community. Working class. We deserve an indoor pool to match our new recreation center.

6 months ago

⊕ 2 Agree

Family oriented and needing attention due to rapid changes/growth (displacement issues).

5 months ago

⊕ 1 Agree

Close knit and unfortunately gentrifying

6 months ago

⊕ 1 Agree

Show all comments

In one or two words, how would you describe the Montopolis Community Pool?

Very-old

4 months ago

Very essential !

5 months ago

needs to be updated

5 months ago

Dated

5 months ago

Show all comments

- Make this pool as much like Bartholomew pool as possible. Have a security guard like at Stacy pool.
Keep the pool open year round. Connect the pool to the recreation center

6 months ago

3 Agree
- Let's see a slide

6 months ago

2 Agree
- Keep the pool open year round!

6 months ago

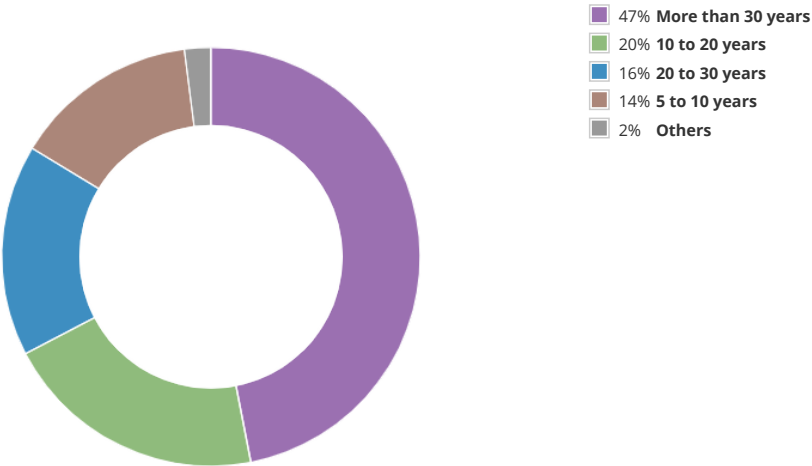
1 Agree
- This pool should be modeled after the recently renovated Govalle pool. It would be amazing to have it open year round and heated during the cold season like Big Stacy.

6 months ago

1 Agree

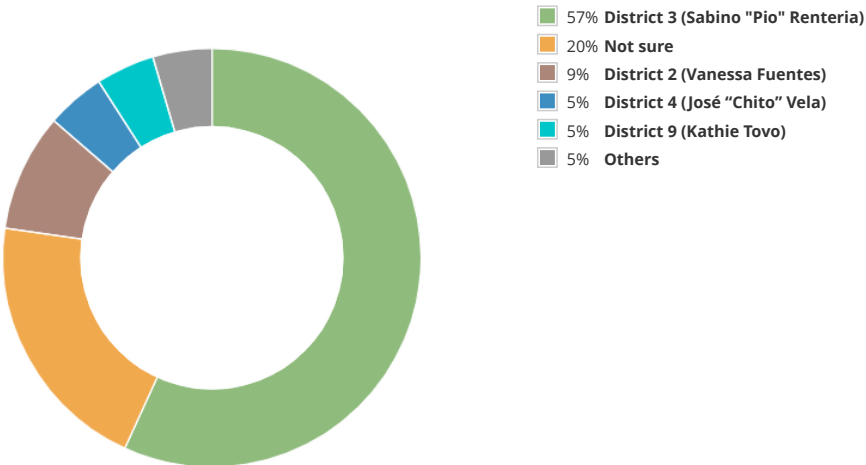
Show all comments

How long have you lived in Austin now or previously?

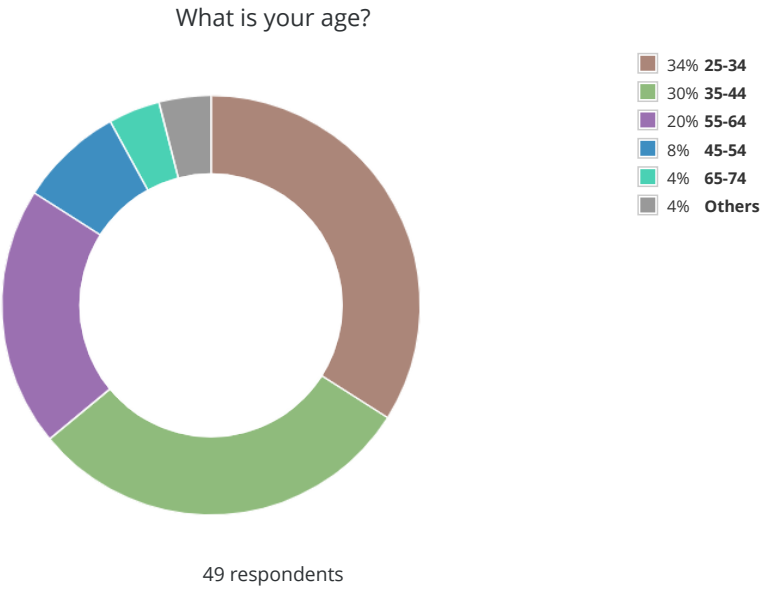
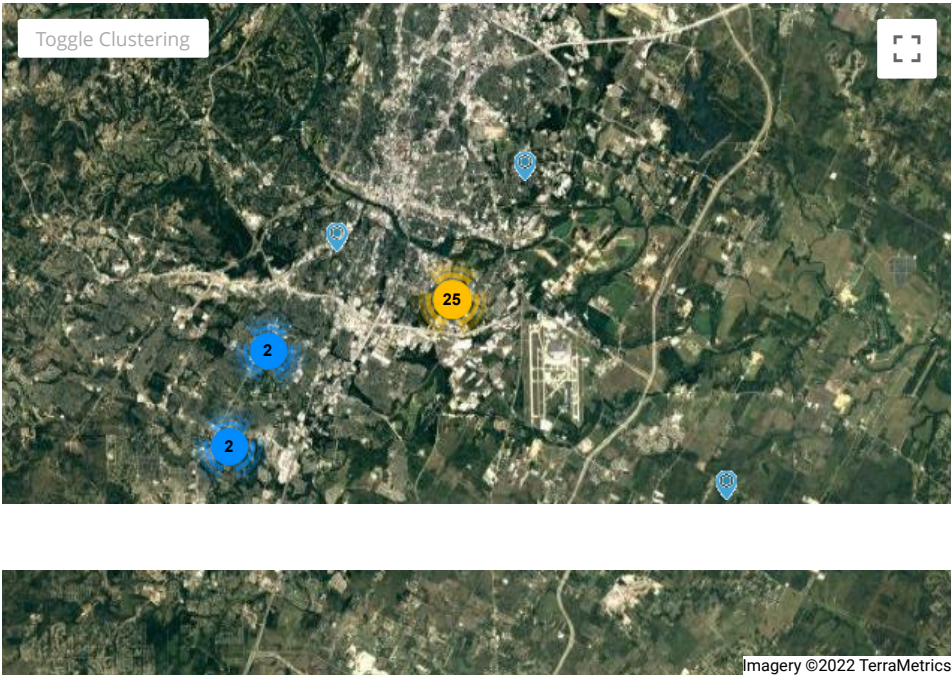


49 respondents

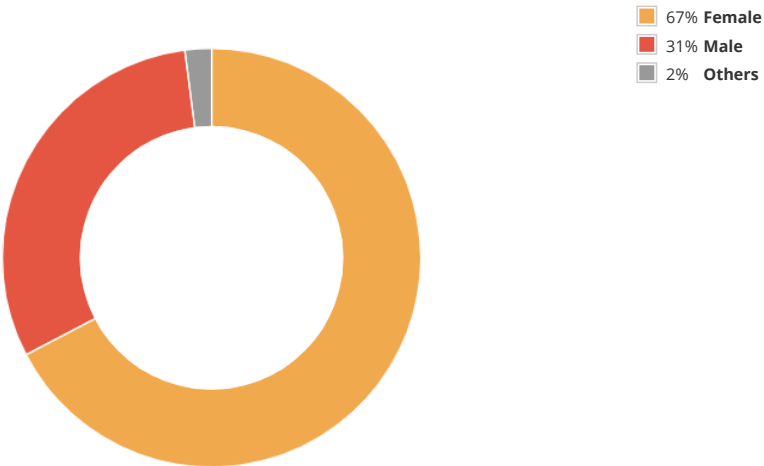
What City Council District do you live in?



44 respondents

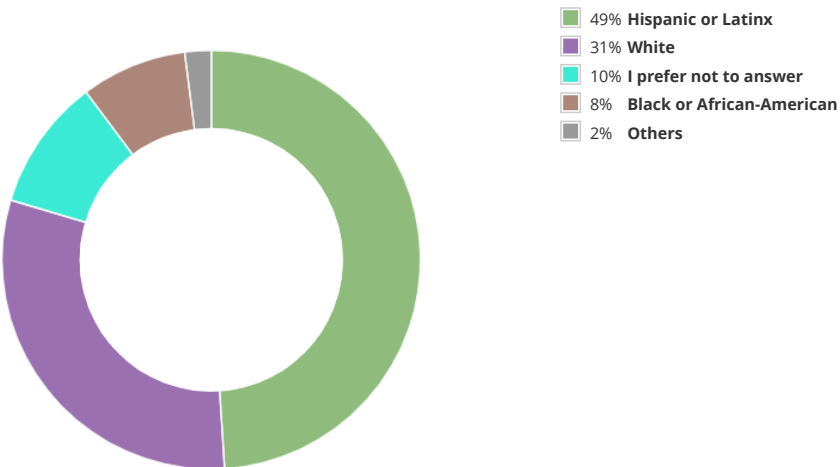


What is your gender?



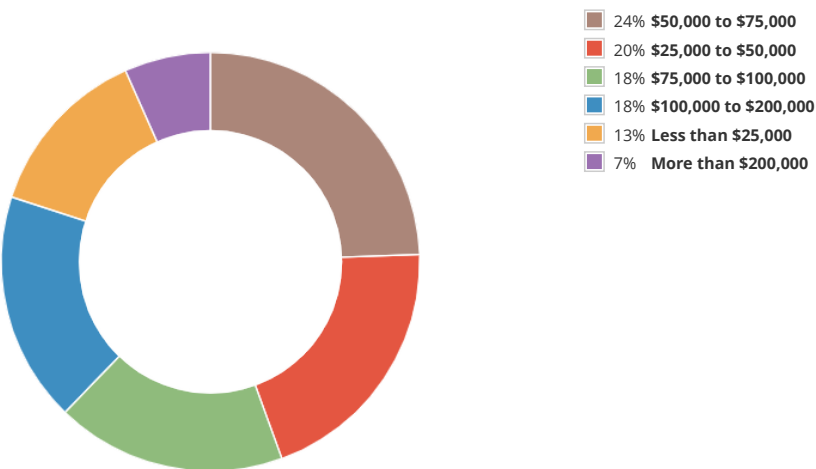
49 respondents

What is your race/ethnicity?



49 respondents

What is your annual household income?

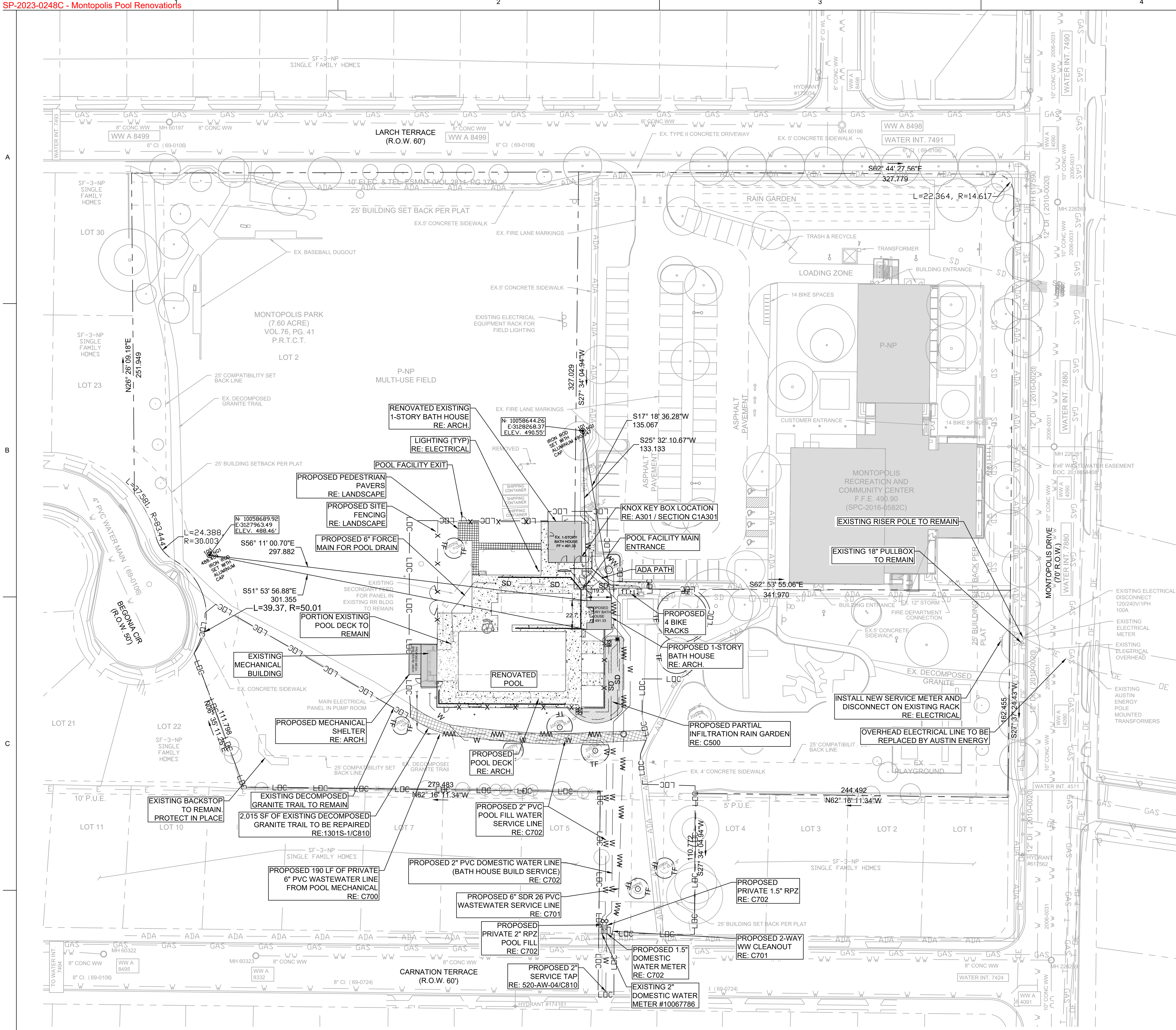


45 respondents

What language(s) do you speak at home?

100%	English	48 ✓
33%	Spanish	16 ✓
2%	Other	1 ✓
0%	Arabic	0 ✓
0%	Chinese (Cantonese)	0 ✓
0%	Chinese (Mandarin)	0 ✓
0%	Korean	0 ✓
0%	Vietnamese	0 ✓
0%	French	0 ✓
0%	Prefer not to say	0 ✓

48 Respondents



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]

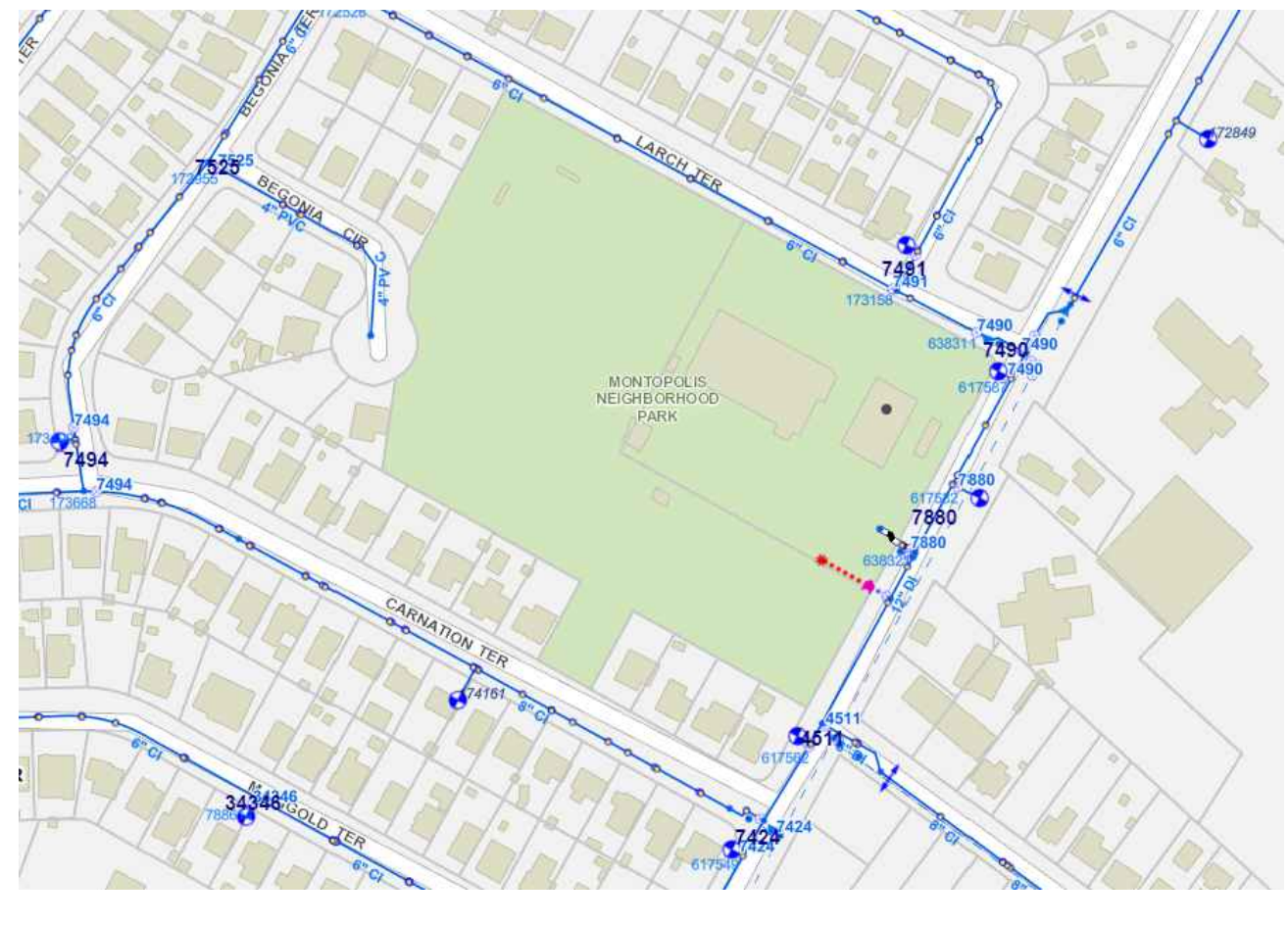
LEGEND:

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

- PROPOSED CONCRETE PAVEMENT
- PROPOSED PAVERS
- PROPOSED RAIN GARDEN

FIRE HYDRANT PLAN

NO SCALE



EXISTING SITE INFORMATION (RE: SPC-2013-0582C)	PROPOSED SITE INFORMATION
SITE INFORMATION - RECREATION & COMMUNITY CENTER AND POOL FACILITY SITE AREA: 7.59 AC TOTAL BUILDING AREA: 20,700 SF TOTAL FLOOR AREA OF BUILDING: 33,092 SF FLOOR TO AREA RATIO: 0.10 : 1	SITE INFORMATION - RECREATION & COMMUNITY CENTER AND POOL FACILITY SITE AREA: 7.59 AC TOTAL BUILDING AREA: 21,075 SF TOTAL FLOOR AREA OF BUILDING: 33,467 SF FLOOR TO AREA RATIO: 0.10 : 1
BUILDING INFORMATION: EXISTING MONTOPOLIS RECREATION & COMMUNITY CENTER EXISTING BUILDING USE: RECREATION & COMMUNITY CENTER NUMBER OF STORIES: 2 HEIGHT OF BUILDING: 31' FINISHED FLOOR ELEVATIONS: 490.9 FOUNDATION TYPE: PIER BUILDING SQUARE FOOTAGE: 29,127 SF	BUILDING INFORMATION: EXISTING MONTOPOLIS RECREATION & COMMUNITY CENTER EXISTING BUILDING USE: RECREATION & COMMUNITY CENTER NUMBER OF STORIES: 2 HEIGHT OF BUILDING: 31' FINISHED FLOOR ELEVATIONS: 490.9 FOUNDATION TYPE: PIER BUILDING SQUARE FOOTAGE: 29,127 SF
BUILDING INFORMATION: EXISTING POOL BATH HOUSE EXISTING BUILDING USE: RESTROOM & BATHHOUSE NUMBER OF STORIES: 1 HEIGHT OF BUILDING: 10' 8" FINISHED FLOOR ELEVATIONS: 491 FOUNDATION TYPE: SOG BUILDING SQUARE FOOTAGE: 832 SF	BUILDING INFORMATION: EXISTING POOL BATH HOUSE EXISTING BUILDING USE: RESTROOM & BATHHOUSE NUMBER OF STORIES: 1 HEIGHT OF BUILDING: 10' 8" FINISHED FLOOR ELEVATIONS: 491 FOUNDATION TYPE: SOG BUILDING SQUARE FOOTAGE: 832 SF
PARKING INFORMATION REQUIRED PARKING PER SPECIAL PARKING DETERMINATION STANDARD SPACES PROVIDED: 80 ACCESSIBLE SPACES PROVIDED: 4 TOTAL PARKING SPACES PROVIDED: 84 BICYCLE PARKING: 28 SPACES	BUILDING INFORMATION: PROPOSED POOL BATH HOUSE EXISTING BUILDING USE: RESTROOM & BATHHOUSE NUMBER OF STORIES: 1 HEIGHT OF BUILDING: 10' 8" FINISHED FLOOR ELEVATIONS: 491.3 FOUNDATION TYPE: SOG BUILDING SQUARE FOOTAGE: 375 SF
PARKING INFORMATION REQUIRED PARKING PER SPECIAL PARKING DETERMINATION STANDARD SPACES PROVIDED: 80 ACCESSIBLE SPACES PROVIDED: 4 TOTAL PARKING SPACES PROVIDED: 84 BICYCLE PARKING: 28 SPACES	PARKING INFORMATION STANDARD SPACES PROVIDED: 80 ACCESSIBLE SPACES PROVIDED: 4 TOTAL PARKING SPACES PROVIDED: 84 BICYCLE PARKING: 36 SPACES

EXTERIOR LIGHTING NOTE:

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING THE BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

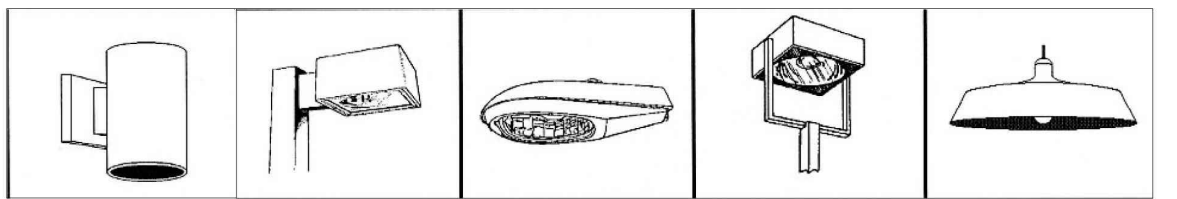


Figure 34: Examples of fully-shielded light fixtures.

POOL CHEMICAL STORAGE REQUIREMENTS:

- 350 GALLONS OF SODIUM HYPOCHLORITE
- 40 GALLONS MURIATIC ACID

MONTOPOLIS POOL RENOVATION		
ZONING	P	
	GROSS SITE AREA: 7.59 AC	
IMPERVIOUS COVER (SQ.FT.)	EXISTING	PROPOSED
	23.0%	23.4%
	76,066	77,474