C14
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PLANNING COMMISSION
CONDITIONAL USE PERMIT
SITE PLAN REVIEW SHEET

CASE NUMBER: SPC-2012-0104D(R1)

PLANNING COMMISSION DATE: January 28, 2014

PROJECT NAME: Improvements at Zilker Metropolitan Park

ADDRESS: 2201 Barton Springs Road

WATERSHEDS: Town Lake (Urban), Barton Creek (Barton Springs Zone), Eanes (Urban)

AREA: 152.5 acres; 4.73 acres (limits of construction)

EXISTING ZONING: P, Public, and P-H, Public-Historic

APPLICANT: Austin Sunshine Camps (Daniel Carl)
2225 Andrew Zilker Road
Austin, TX 78746

ENGINEER: Bury Inc. (Juan P. Martinez P.E.)
221 West Sixth Street, Suite 600
Austin, TX 78701

OWNER: City of Austin, PARD (Ricardo Solis)
919 West 28 ½ Street
Austin, TX 78705

CASE MANAGER: Nikki Hoelter **PHONE:** 974-2863
E-MAIL: nikki.hoelter@austintexas.gov

DESCRIPTION OF PROJECT:
This is a revision to the approved site plan for Zilker Park. The revision consists of the demolition and reconstruction of the Sunshine Camp building, which will be a 3 story, 21,325 square foot building, new drive and water quality infrastructure. A 1281 square foot building will remain on site. The land use will remain the same, Camp, which is a Land Development Code defined use and permitted within the P, Public zoning district.

This will be the third phase of the overall improvements for Zilker Park. Phase 1 and 2 were for the ground improvements to the south side of the park, along Robert E. Lee

which included parking, and south lawn improvements as well as other associated improvements for the park.

The gross site area is 153.50 acres; however the improvements for this project revision of the approved site plan will encompass only 4.73 acres of limits of construction.

The project improvements at Barton Springs for the Sunshine Camp are over one acre and the site is zoned P, public, which requires Planning Commission approval of the conditional use site plan. [LDC Section 25-2-625(D)(2)].

STAFF RECOMMNEDATION:
Staff recommends approval of the conditional use site plan, it meets all code requirements. The project went through an extensive staff review, and Board and Commission process to for the review of this revision to the approved plan. Favorable recommendations were obtained from the Land and Facilities Committee, Parks Board, Urban Forestry Board and Waterfront Planning Advisory Board. Additionally variances or amendments to existing approved variances weren't required.

In addition, staff recommends approval of the improvements due to the small reduction in impervious cover, as well as new water quality infrastructure will be built. The water quality feature will comply with the Save Our Springs requirements.

Improvements will be limited to these 4 acres for this new building and associated improvements and will not affect other portions of the park.

SUMMARY COMMENTS ON SITE PLAN:
The site is located in the Waterfront Overlay, Zilker Subdistrict. The improvements proposed for this development are not within either the primary or secondary setback.

No variances from the Waterfront Overlay section of the code are being requested.

Zilker Park is located in the National Registered Historic District and within the Barton Springs Archeological Historic District. Staff determined that this revision to the approved site plan did not require a recommendation from the Historic Landmark Commission.

Water quality will be provided through retention-irrigation system, which will be SOS compliant. The water quality treatment is sized to serve proposed impervious cover.

There are numerous existing protected and heritage trees on site which will continue to be maintained and protected.

NEIGHBORHOOD PLAN: Zilker Neighborhood Plan

BOARD AND COMMISSION ACTIONS:

October 14, 2013 – Land and Facilities; recommended approval
October 22, 2013 – Parks Board: recommended approval
November 12, 2013 – Waterfront Planning Advisory Board; recommend approval
November 20, 2013 – Urban Forestry Board; recommended approval

PROJECT INFORMATION

GROSS SITE AREA	152.5 acres		
EXISTING ZONING	P, Public and P-H, Public, Historic		
WATERSHED	Town Lake, Eanes, Barton Creek (Barton Springs Zone)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance(Urban, Suburban & SOS)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Barton Springs Road and Loop 1		
	Allowed/Required	**Existing**	**Proposed**
FLOOR-AREA RATIO	NA	0	
BUILDING COVERAGE	NA	8,979 s.f.	11,642 s.f.
IMPERVIOUS COVERAGE	NA	14.96%	14.84%
PARKING		0	2 (handicap spaces)
BICYCLE PARKING		0	5

SURROUNDING CONDITIONS:

	Zoning/ Land Use
West:	P /Parkland
North:	P/ Playfields, parkland
East:	P, Parkland
South:	P/ Parkland, playground, pool

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: Existing parking is being utilized, and this camp site will not require on-site parking due to its use.

5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed improvements will reduce run off through the proposed water quality feature, drainage improvements to this area.

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. A conditional use permit is required because development is over an acre and within the P zoning district.

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, is not anticipated to have any detriment of 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.

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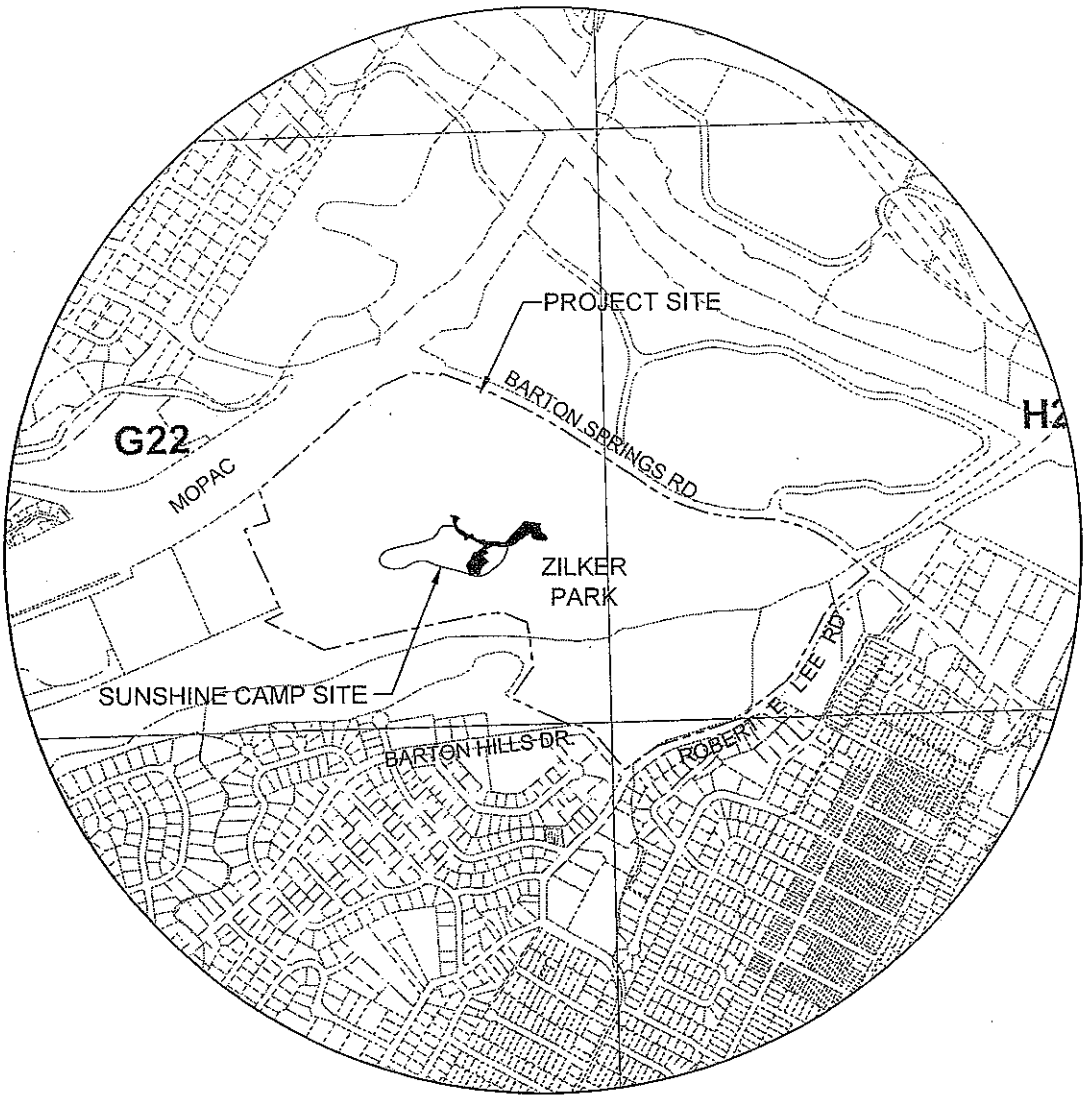
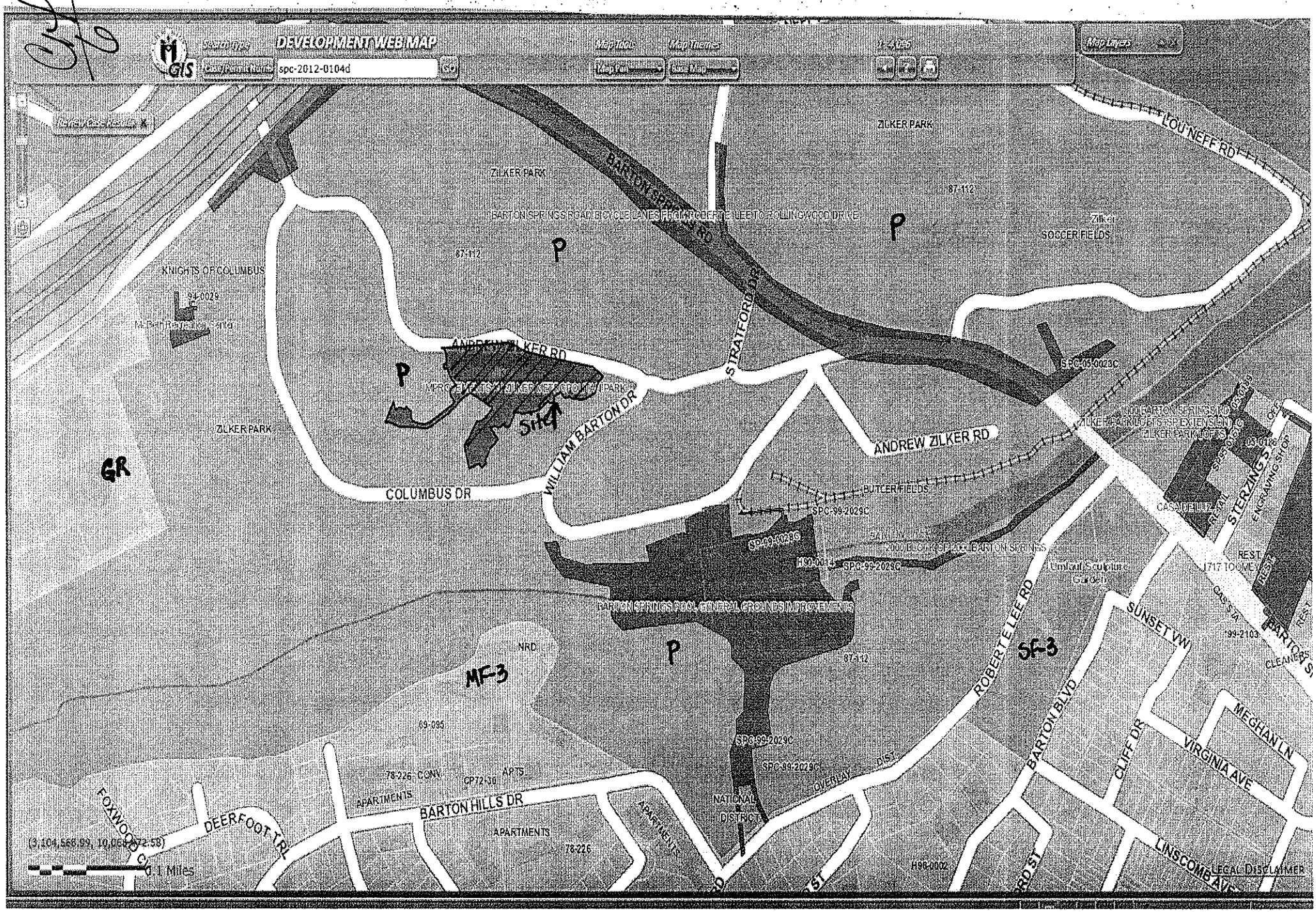
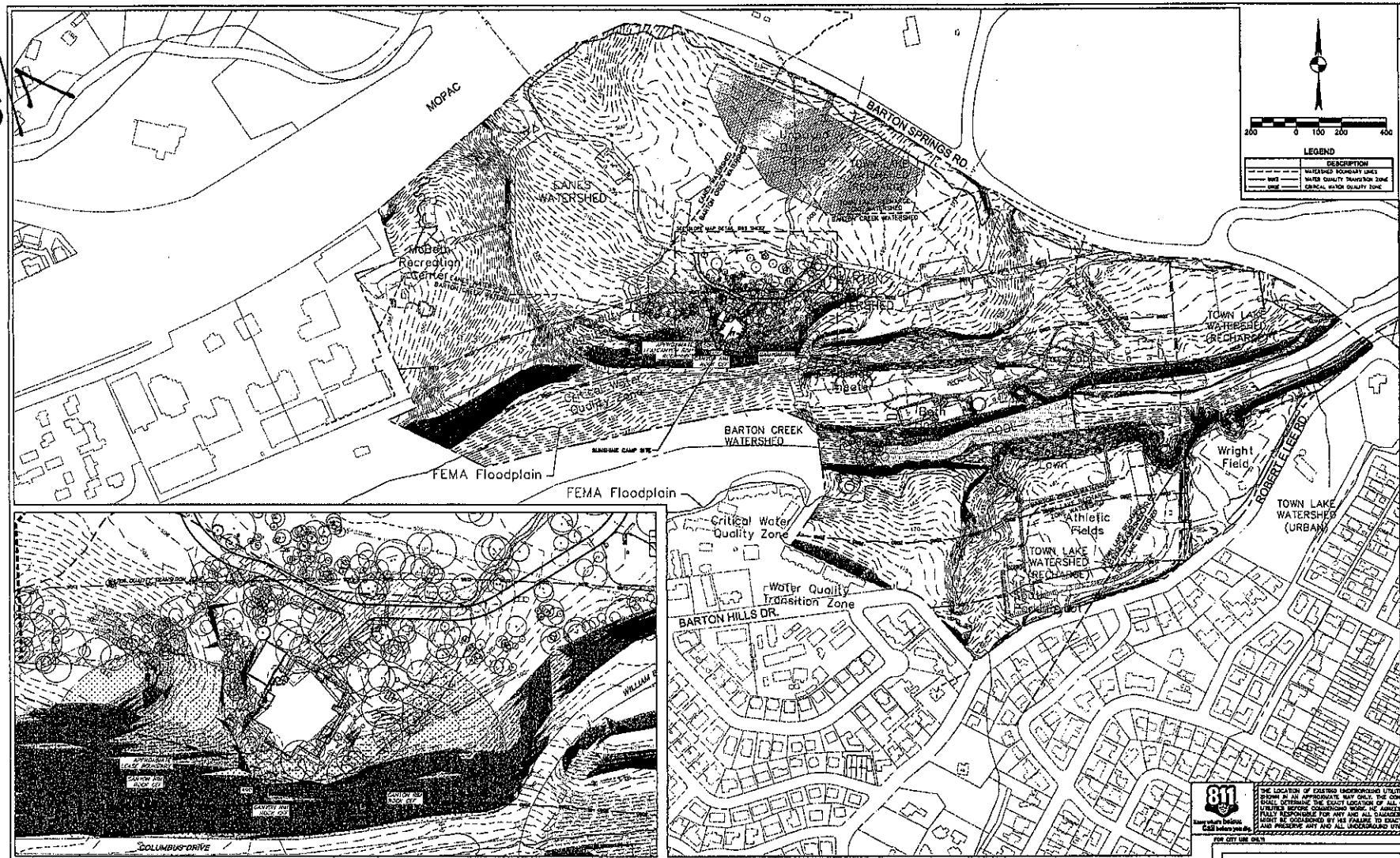


VICINITY MAP

N.T.S.

CITY UTILITY GRIDS: G21, G22, H21 AND H22
MAPSCO PAGE: 584


DEVELOPMENT WEB MAP
spc-2012-0104d
ZILKER PARK
LOU NEFF RD
BARTON SPRINGS RD
BARTON SPRINGS ROAD BICYCLE LANES FROM ROBERT E. LEE TO ROLLINGWOOD DRIVE
87-112
P
SOCCER FIELDS
KNIGHTS OF COLUMBUS
94-0029
McBeth Recreation Center
STRATFORD DR
ANDREW ZILKER RD
SPC-05-0023C
WILLIAM BARTON DR
Site
GR
COLUMBUS DR
BUTLER FIELDS
SPC-99-2029C
H90-0014
2000 BLOCK OF 2000 BARTON SPRINGS
Umlauf Sculpture Garden
STERZING ST
ENGRAVING SHOP
CASA DE LUZ
1717 TOOMEY
BARTON SPRINGS POOL GENERAL GROUNDS IMPROVEMENTS
NRD
MF-3
SF-3
ROBERT E LEE RD
SUNSET VW
BARTON BLVD
CLIFF DR
MEGHAN LN
VIRGINIA AVE
LINSCOMB AVE
69-095
78-226 CONV
CP72-30
APTS
APARTMENTS
BARTON HILLS DR
DEERFOOT TRL
FOXWOOD CT
NATIONAL DISTRICT
OVERLAY DIST
H96-0002
(3,104,566.99, 10,068,472.58)
0.1 Miles
LEGAL DISCLAIMER



SLOPE MAP DETAIL
SCALE 1" = 50'

NOTES
1. THERE ARE NO NATURAL EXISTING GROUND SLOPES THAT EXCEED 25% ADJACENT TO EXISTING BUILDING.

EANES WATERSHED SLOPE TABLE				
Number	Minimum Slope	Maximum Slope	Area (Acres)	Color
1	0.00%	15.00%	31.884	
2	15.00%	25.00%	0.452	
3	25.00%	35.00%	0.138	
4	35.00%	100.00%	0.018	
32.392 Acres Total				

BARTON CREEK WATERSHED SLOPE TABLE				
Number	Minimum Slope	Maximum Slope	Area (Acres)	Color
1	0.00%	15.00%	23.612	
2	15.00%	25.00%	0.446	
3	25.00%	35.00%	0.133	
4	35.00%	100.00%	0.060	
24.152 Acres Total				

TOWN LAKE RECHARGE ZONE WATERSHED SLOPE TABLE				
Number	Minimum Slope	Maximum Slope	Area (Acres)	Color
1	0.00%	15.00%	13.054	
2	15.00%	25.00%	0.277	
3	25.00%	35.00%	0.119	
4	35.00%	100.00%	0.101	
13.551 Acres Total				

ENTIRE PARK WATERSHED SLOPE TABLE				
Number	Minimum Slope	Maximum Slope	Area (Acres)	Color
1	0.00%	15.00%	134.824	
2	15.00%	25.00%	6.274	
3	25.00%	35.00%	0.633	
4	35.00%	100.00%	0.280	
166.010 Acres Total				

811 Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

FOR CITY USE ONLY

SITE PLAN APPROVAL Sheet 24 of 24.
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (SMR-970806-A) _____ 6YFS ____ MFS ____

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBDIVISION SITE PLANS WHICH DO NOT CLEARLY SHOW THE CORR COMMENT OF THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

DATE	NO.	REVISION	APPROVAL

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221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-3235
www.bury.com TBPE F-1046 TBPLS F-10193920
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STATE OF TEXAS
DANIEL M. MAGANEY
111566
LICENSED
PROFESSIONAL ENGINEER
1/16/2014

SLOPE AND TOPOGRAPHIC MAP

IMPROVEMENTS AT ZILKER PARK
2225 ANDREW ZILKER ROAD

Y.M.B.L.

DRAWN BY: GS
DESIGNED BY: DM
REVIEWED BY: DM
PROJECT NO.: G:\3040\1\0001

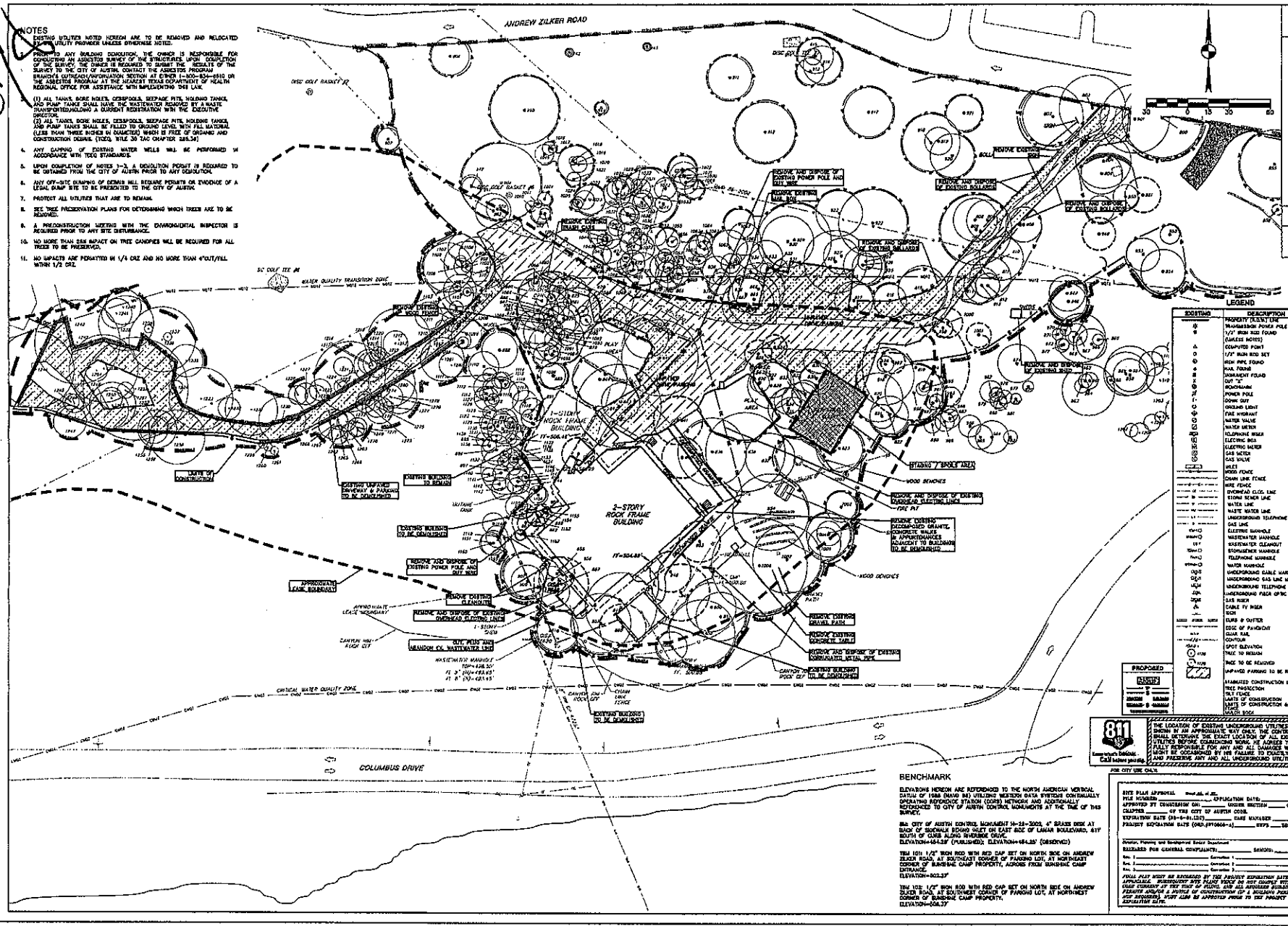
SHEET 64 OF 92

NEW SHEET SPC-2012-0104D

G:\3040\1\0001\3040PROPSENCIT.dwg modified by applerus on Jan 16, 14 2:37 PM

NOTES

1. EXISTING UTILITIES NOTED HEREON ARE TO BE REMOVED AND RELOCATED BY UTILITY PROVIDER UNLESS OTHERWISE NOTED.
2. PRIOR TO ANY BUILDING DEMOLITION, THE OWNER IS RESPONSIBLE FOR CONDUCTING AN ASBESTOS SURVEY OF THE STRUCTURES. UPON COMPLETION OF THE SURVEY, THE OWNER IS REQUIRED TO SUBMIT THE RESULTS OF THE SURVEY TO THE CITY OF AUSTIN. CONTACT THE ASBESTOS PROGRAM BRANCH'S OUTREACH/INFORMATION SECTION AT EITHER 1-800-824-8810 OR THE ASBESTOS PROGRAM AT THE NEAREST TEXAS DEPARTMENT OF HEALTH REGIONAL OFFICE FOR ASSISTANCE WITH IMPLEMENTING THIS LAW.
3. (1) ALL TANKS, BORE HOLES, CESSPOOLS, SEEPAGE PITS, HOLDING TANKS, AND PUMP TANKS SHALL HAVE THE WASTEWATER REMOVED BY A WASTE TRANSPORTER/HOLDING A CURRENT REGISTRATION WITH THE EXECUTIVE DIRECTOR.
   (2) ALL TANKS, BORE HOLES, CESSPOOLS, SEEPAGE PITS, HOLDING TANKS AND PUMP TANKS SHALL BE FILLED TO GROUND LEVEL WITH FILL MATERIAL (LESS THAN THREE INCHES IN DIAMETER) WHICH IS FREE OF ORGANIC AND CONSTRUCTION DEBRIS. [TDEQ, RULE 30 TAC CHAPTER 285.58]
4. ANY CAPPING OF EXISTING WATER WELLS WILL BE PERFORMED IN ACCORDANCE WITH TDEQ STANDARDS.
5. UPON COMPLETION OF NOTES 1-3, A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED FROM THE CITY OF AUSTIN PRIOR TO ANY DEMOLITION.
6. ANY OFF-SITE DUMPING OF DEBRIS WILL REQUIRE PERMITS OR EVIDENCE OF A LEGAL DUMP SITE TO BE PRESENTED TO THE CITY OF AUSTIN.
7. PROTECT ALL UTILITIES THAT ARE TO REMAIN.
8. SEE TREE PRESERVATION PLANS FOR DETERMINING WHICH TREES ARE TO BE REMOVED.
9. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
10. NO MORE THAN 25% IMPACT ON TREE CANOPIES WILL BE REQUIRED FOR ALL TREES TO BE PRESERVED.
11. NO IMPACTS ARE PERMITTED IN 1/4 CRZ AND NO MORE THAN 4"CUT/FILL WITHIN 1/2 CRZ.



BENCHMARK

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AND ADDITIONALLY REFERENCED TO CITY OF AUSTIN CONTROL MONUMENTS AT THE TIME OF THIS SURVEY.

BM CITY OF AUSTIN CONTROL MONUMENT 14-26-2002, 4" BRASS DISK AT BACK OF SIDEWALK BEHIND INLET ON EAST SIDE OF LAMAR BOULEVARD, 617' SOUTH OF CURB ALONG RIVERSIDE DRIVE.
ELEVATION=464.38' (PUBLISHED); ELEVATION=464.35' (OBSERVED)

TBM 101: 1/2" IRON ROD WITH RED CAP SET ON NORTH SIDE ON ANDREW ZILKER ROAD, AT SOUTHEAST CORNER OF PARKING LOT, AT NORTHEAST CORNER OF BARSANA CAMP PROPERTY, ACROSS FROM BARSANA CAMP ENTRANCE.
ELEVATION=502.23'

TBM 102: 1/2" IRON ROD WITH RED CAP SET ON NORTH SIDE ON ANDREW ZILKER ROAD, AT SOUTHWEST CORNER OF PARKING LOT, AT NORTHWEST CORNER OF BARSANA CAMP PROPERTY.
ELEVATION=506.37'

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SITE PLAN APPROVAL _____ APPLICATION DATE: _____
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (30-6-8) LDC) _____ CASE NUMBER _____
PROJECT EXPIRATION DATE (ORD.)PT0668-A) _____ SMP2 _____ SDP _____
Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____ SIGNATURE _____
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 PURSUANT TO THE TIME OF FILING, AND ALL APPROVED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IN NOT EXPIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

DATE	NO.	REVISION	APPROVAL

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221 West 6th Street, Suite 960
Austin, Texas 78701
Tel 512.328.0011 Fax 512.328.8398
www.burypartners.com

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STATE OF TEXAS
DANIEL M. MAHONEY
111560
LICENSED
PROFESSIONAL ENGINEER
1-16-2014

DEMOLITION PLAN

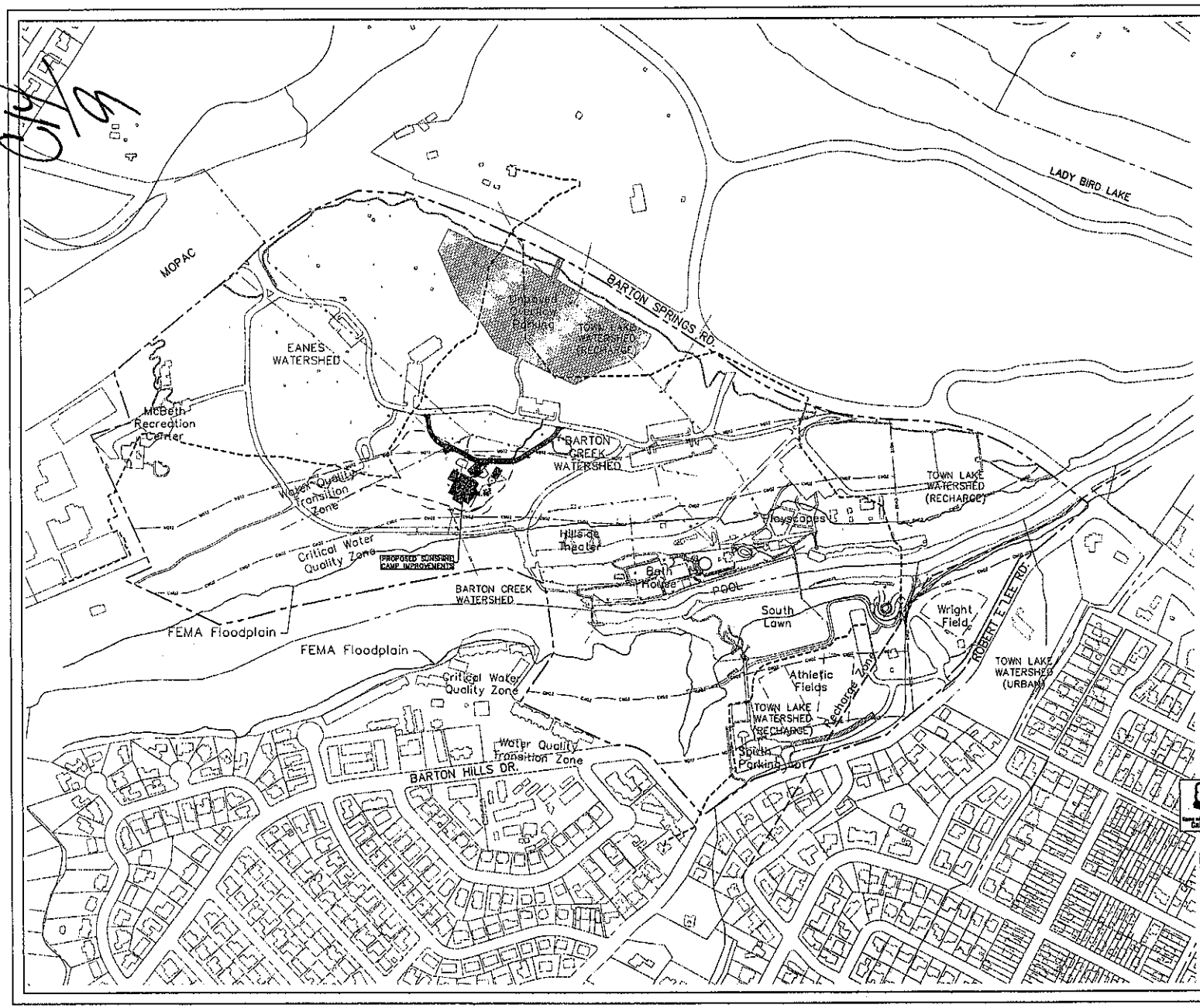
IMPROVEMENTS AT ZILKER PARK
2225 ANDREW ZILKER ROAD

Y.M.B.L.

DRAWN BY: GB
DESIGNED BY: DM
REVIEWED BY: DM
PROJECT NO.: C:\104091\104001

SHEET 66 OF 92

NEW SHEET SPC-2012-0104D



200 0 100 200 400
1" = 200'

LEGEND

EXISTING	PROPOSED	
		PROPERTY (R.O.W.) LINE
		RECORD INFORMATION
		LIGHT POLE
		POWER POLE
		DOWN GUY
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT
		WATER MANHOLE
		TELEPHONE RISER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POLE
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		BARB FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		OVERHEAD ELECTRIC
	LMH	ELECTRIC MANHOLE (SIZE VARIES)
	WMH	WASTEWATER MANHOLE (SIZE VARIES)
	SGMH	STORMSEWER MANHOLE (SIZE VARIES)
	TLMH	TELEPHONE MANHOLE (SIZE VARIES)
	D	DUMPSTER
		TRASH COMPACTOR
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALK
		DECOMPOSED GRANITE SIDEWALK
		STAIR
		SIGN
		WHEELSTOP
		BOLLARD
	25W @ 9.0'	PARKING COUNT (REGULAR SPACES)
	25HC @ 9.0'	PARKING COUNT (HANDICAP SPACES)
		HANDICAP SPACE
		TREE TO BE REMOVED
		TREE TO BE SAVED
		UNPAVED PARKING
		LEASE BOUNDARY
		WATERSHED BOUNDARY
		MODIFIED 50' BUFFER SETBACK
		CHAIN-LINK FENCE

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FOR CITY USE ONLY

SITE PLAN APPROVAL Sheet 21 of 22.
FILE NUMBER _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.970905-A) _____ 0YFS _____ 3YS _____

Austin, Planning and Development Review Department
RELEASED FOR GENERAL CONSTRUCTION: _____ EXPIRES: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____
FINAL FILL MUST BE ACCOMPLISHED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. HOWEVER, SITE PLANS MUST BE ON FILE CLEARLY SHOW THE COLOR CURRENT AT THE TIME OF FILING, AND ALL APPROVED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OR A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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Austin, Texas 78701
Phone (512) 328-0011 Fax (512) 328-8635
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STATE OF TEXAS
MICHAEL W. MONCHEK
111580
LICENSED
PROFESSIONAL ENGINEER
1-16-2014

DATE	NO.	REVISION	APPROVAL

PROPOSED PARK CONDITIONS

IMPROVEMENTS AT ZILKER PARK
2225 ANDREW ZILKER ROAD

YMBL

DRAWN BY: GB
DESIGNED BY: DM
REVIEWED BY: DM
PROJECT NO.: E:\104091\10001

SHEET 71 OF 92

NEW SHEET SPC-2012-0104D

ONE WAY SIGN SEE DETAIL SHEET

ANDREW ZILKER ROAD

STOP SIGN (FACING SOUTH) DO NOT ENTER SIGN (FACING NORTH) SEE DETAIL SHEET

PROPOSED SIGN PRE-IRRIGATION AREA

FIRE ZONE NO PARKING TOW AWAY SIGN SEE DETAIL SHEET

PROPOSED SIGN PRE-IRRIGATION AREA

RETENTION IRRIGATION AREA REFER TO IRRIGATION PLAN

LAYDOWN CURB W/ "FIRE LANE TOW AWAY ZONE" STENCIL TYP. SEE DETAIL

ONE WAY SIGN SEE DETAIL SHEET

FIRE ZONE NO PARKING TOW AWAY SIGN SEE DETAIL SHEET

NO DROP OFF SIGN (ARROW POINTING EAST) SEE DETAIL SHEET

ONE WAY SIGN SEE DETAIL SHEET

NO DROP OFF SIGN (ARROW POINTING WEST) SEE DETAIL SHEET

CHAIN LINK FENCE

RETENTION IRRIGATION POND (SEE SHEET 81)

PAVED FIRE WAY DRIVE

ONE WAY

DUMPSTER LOCATION SEE ARCHITECT'S PLANS FOR DETAILS

FAIRWATER CISTERN

1-STORY BRICK FRAME BUILDING

BASKETBALL COURT

BIKE PARKING (5 SPACES)

ACCESSIBLE PARKING AND STRIPING SEE DETAIL SHEET

FIRE SUPPRESSION ROOM

PROPOSED SUNSHINE CAMP FACILITY

ZONING: PUBLIC
LAND USE: CAMP

WILLIAM BARTON DR.

COLUMBUS DRIVE

30 0 15 30 60

LEGEND

EXISTING	PROPOSED	
		PROPERTY (B.S.W.) LINE
		BENCH MARK
		LIGHT POLE
		POWER POLE
		DOWN GUY
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT
		WATER MANHOLE
		TELEPHONE RISER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		WIRE FENCE
		WOOD FENCE
		WOOD LINE FENCE
		OVERHEAD ELECTRIC
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMWATER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		DUMPSTER
		TRASH COMPACTOR
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		DECORATED GRANITE SIDEWALK
		RAIL
		SIGN
		SHOULDER
		BOLLARD
		PARKING COUNT (REGULAR SPACES)
		PARKING COUNT (HANDICAP SPACES)
		HANDICAP SPACE
		TREE TO BE REMOVED
		TREE TO BE SAVED
		UNPAVED PARKING
		LEASE BOUNDARY
		WATERSHED BOUNDARY
		MODIFIED 100' WATER SETBACK
		CHAIN-LINK FENCE

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LIGHTING NOTES

1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.E.2.

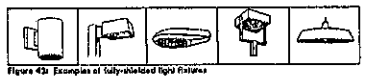

Figure 43: Examples of fully-shielded light fixtures

2. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-1064)

FOR CITY USE ONLY

SITE PLAN APPROVAL Sheet 72 of 92.
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC): _____ CASE MANAGER: _____
PROJECT EXPIRATION DATE (025-2010000-4): _____ EXPIR. ___ EXT. ___

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____ SIGNING: _____
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 MADE DO NOT EXPIRE WITH THE CASE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (OF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel 512.328.5755 Fax 512.328.6000
TBPE F-1046 TBPLS F-10075700
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STATE OF TEXAS
DANIEL W. LIMMER
111580
LICENSED PROFESSIONAL ENGINEER
1-16-2014

NO.	DATE	REVISION	APPROVAL

PHASE 3 SITE PLAN

IMPROVEMENTS AT ZILKER PARK
2225 ANDREW ZILKER ROAD

Y.M.B.L.

DRAWN BY: GB
DESIGNED BY: DM
REVIEWED BY: DM
PROJECT NO.: G:\104001\0001

SHEET 72 OF 92

G:\104001\0001\104001\0001\Dwg modified by applicant on Jan 15, 14 4:00 PM

NEW SHEET SPC-2012-0104D