

OWNER
DEVELOPER

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HOUSTON, TEXAS 77040
PH (713) 328-6973; (713) 328-6985
FAX (713) 328-6973

ENGINEER

CUNNINGHAM-ALLEN, INC.
3103 BEE CAVES ROAD, SUITE 202
AUSTIN, TEXAS 78746
PH (512) 327-2946

ARCHITECT

JACOBS CARTER & BURGESS, INC.
55 WAUGH DRIVE, SUITE 800
HOUSTON, TEXAS 77007-3533
PH (713) 889-7800 FAX (713) 889-2409

LANDSCAPE

MARK BROOKS, LANDSCAPE ARCHITECT
2440 N. BRUNNEN
COLUMBIA, TEXAS 78133
PH (512) 448-0137 FAX (512) 448-0860

LEGAL DESCRIPTION

2.66 ACRES, S1/4 OF LOT 1, BLOCK A OF THE AMENDED EAT OF LOTS 1 AND 2, BLOCK A, SOUTHPARK MEADOWS COMMERCIAL, PHASE 1 AS RECORDED IN BOOK 201200171 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THIS PROJECT IS NOT LOCATED WITHIN THE ACQUIFER RECHARGE ZONE.
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WATERSHED

THIS PROJECT IS LOCATED WITHIN THE SLAUGHTER CREEK BASIN.
SLAUGHTER CREEK IS CLASSIFIED AS A SUBURBAN WATERSHED BY THE CITY OF AUSTIN.

FLOOD PLAIN

NO PORTION OF THIS LOT IS WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FIRM PANEL #48453C005 H, DATED 5/26/2008 FOR TRAVIS COUNTY, TEXAS.

EDWARDS AQUIFER NOTE

THIS PROJECT IS NOT LOCATED WITHIN THE ACQUIFER RECHARGE ZONE.
PRESSURE ZONE:
SOUTH

ZONING

TRACT 4 RELATED CASES:
ORDINANCE 38.023 CLASS NUMBER C14-05-0171, (TRACT 5) GR-CO
20080518-046 (DOC NO. 200808312)

BENCHMARKS

BENCHMARK #1: BRASS DISC "D-1307" SET VERTICALLY IN THE EAST FACE OF THE EASTERMOST OF 3 PIERS OF THE NORTHERNMOST OF 6 SETS OF PIERS UNDER THE NORTHBOUND LANES OF H35 BRIDGE OVER SLAUGHTER CREEK (PID B40757)

BENCHMARK #3: RAILROAD SPIKE FOUND IN THE EAST FACE OF A POWER POLE LOCATED IN THE WEST RIGHT-OF-WAY OF H435, AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ABEL, J. AND MARY ANN THERNOT IN DEED OF RECORD IN DOCUMENT NO. 1999055181 O.P.R.T.C. IN THE SOUTH RIGHT-OF-WAY OF TURK LANE.

NOTES

- THE DOWNSTREAM WET POND MUST BE IN PLACE AND FUNCTIONING PROPERLY PRIOR TO APPROVAL OF A CERTIFICATE OF OCCUPANCY.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS) FOR SUBURBAN ROADWAYS.
- COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
- THIS LICENSE AGREEMENT ASSOCIATED WITH THIS PROJECT WILL BE DEFERRED TO THE MASTER LICENSE AGREEMENT (COA REF NO. ELMW 237-0804).
- THIS SITE IS SUBJECT TO THE SAUNDERS 143 PROPERTY TRAFFIC IMPACT ANALYSIS, CITY OF AUSTIN ZONING REF NO. C14-05-0171 (DOC NO. 200808312), (TRACT 5).
- AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-8-42(c)(6) OF THE LDC FOR FULL CUT/FILL ASSOCIATED WITH THE PARKING LOT.

EASEMENT DOCUMENTS:

- RESTRICTIVE COVENANT REGARDING UNITED DEVELOPMENT AND MAINTENANCE OF DRAINAGE FACILITIES - # 2008199116
- DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS
- FOR RESTRICTIVE COVENANT REGARDING THE MAINTENANCE OF DRAINAGE FACILITIES AND JOINT USE ACCESS REFER TO DCC# 2008199116.

RELATED CASES:

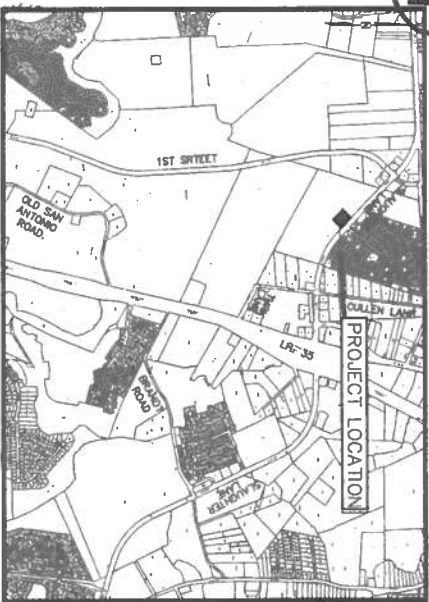
SOUTHPARK MEADOWS II SUB DETAIL AUTO (SP-2008-01590)
SOUTHPARK MEADOWS II H2O CATCHASH AND GROUNDWATER LUBE (SP-2007-04300)
SOUTHPARK MEADOWS WATER LINE EXTENSION (COA PRA#2007-03960)

SOUTHPARK MEADOWS II

LUBY'S

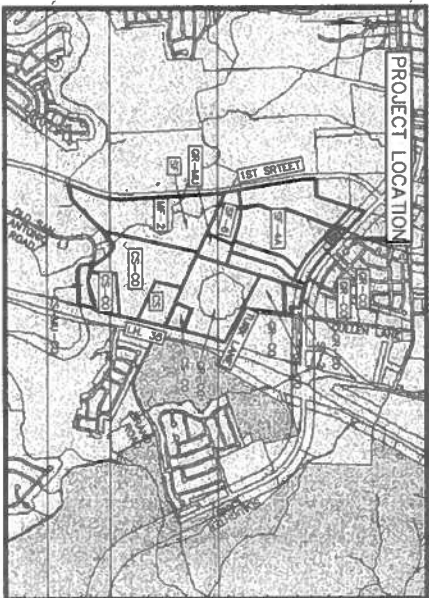
415 WEST SLAUGHTER LANE

AUSTIN, TEXAS 78748



MAPSCO PAGE NO. 673
GRID # F14

LOCATION MAP
SCALE: 1"=200'



EXISTING ZONING MAP
SCALE: 1"=200'

BUILDING TYPE	WATER PRESSURE ZONE	STATIC PRESSURE
V-B	12.33.00 SF	75 PSI

IF THE MAXIMUM STATIC PRESSURE EXCEEDS 80 PSI, A PRESSURE REDUCING VALVE (PRV) WILL BE REQUIRED ON THE OWNER'S SIDE OF THE WATER METER.
CALCULATED DESIGN PRESSURE: (BASED ON FIRE FLOW TEST)
*HIGH: 128 PSI
*LOW: 64 PSI
THE FIRE FLOW DEMAND FOR THIS WOOD FRAME BUILDING IS 3000 GPM. (PER IFC 2003)

*THIS BUILDING WILL QUALIFY FOR A 50% REDUCTION REGARDING REQUIRED FIRE FLOW RATE WITH THE INSTALLATION OF A FIRE SPRINKLER SYSTEM.

NOTE: THE WATER QUALITY CONTROL AND PROTECTION FOR THE SITE WETLANDS TO BE CONSTRUCTED WITH THE SOUTHPARK MEADOWS II DRAINAGE IMPROVEMENTS (SP-05-17380).

REVIEWED

FEB 15 2012
Austin Water Utility
UPDATE REVIEW
Feb 15, 2008 - 02:51:16
Extends Expiration Date

AUSTIN WATER UTILITY
EXPIRATION DATE
FEB 15 2015

AUSTIN WATER UTILITY
EXPIRATION DATE
JAN 2 9 2015

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE FROM CONSIDERATION.

REVIEWED BY: *Wanda Wilts*
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT
SR-2008-0251C
SITE DEVELOPMENT PERMIT NO. *01/29/2009*

APPROVED BY: *Steve M. Allen*
CITY OF AUSTIN FIRE DEPARTMENT
2/2/09

One Year Administrative Extension from February 4, 2012 to February 3, 2013 *Wanda Wilts*

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CAUTION !!!

EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

WARNING !!!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES FOR LOCATION AND LOCATING SERVICE AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

*ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE FROM CONSIDERATION.

SITE PLAN APPROVAL SHEET 1 OF 2
FILE NUMBER: SP-2008-0251C
APPLICATION DATE: 01/29/2009
APPROVED BY: *Steve M. Allen*
CITY OF AUSTIN FIRE DEPARTMENT
2/2/09

GENERAL COMPLIANCE: *01/29/2009*
ZONING: *GR-CO*
DESIGN: *Wanda Wilts*
DRAWN: *Wanda Wilts*
CHECKED: *Wanda Wilts*
DATE: *01/29/2009*

PROJECT NO. *SP-2008-0251C*
SHEET 1 OF 35

SOUTHPARK MEADOWS II LUBY'S
415 WEST SLAUGHTER LANE
AUSTIN, TEXAS 78748
COVER SHEET

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