LECAL DESCRIPTION: CURRENT ZONING SITE ADDRESS LOTS I-A: -6A: BLOCK A AND LOTS I-A: I'A BLOCK B,
AND LOT IA BLOCK C. TECH. PROCE SECTION LI
DELIMENT "EXIS PLAT RECORDS.
CENTERIAL 59. LID.
300 WEST SAME STREET, SUITE 1900
AUSTRIL TEXS 78701 13001 CENTER LAKE DRIVE AUSTIN, TEXAS 78753

LIVE OAK GOTTESMAN
300 WEST SIXTH STREET, SUITE 1900
AUSTIN, TEXAS 78701
(512) 472-5000

OWNER:

BURY+PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

SMB ARCHITECTURE:
17 EAST MAIN STREET, SUITE 100
PENSACOLA, FLORIDA 32502
(850) 432-7772

BUILDING DATA: (PHASE 3)

TEXAS ACCESSBULTY STANDARDS, SECTION 4.1.2. TABLE 2
\*\*COA LAND DEVELOPMENT CODE SECTION 23-6, APPENDIX A. PART II

PARKING DATA: (PHASE 3)

BUILDING S.F. FOR ALL TWO FLOORS - 113,000 S.F.

TYPE ELEV PURPORTURE 2-B 716.0 SLAB ON GRADE

COVERAGE S.F. 57,858

BUSINESS DEFICE

TOTAL SITE IMPERVIQUS COVER

ECULAR PARKING
CESSIBLE PARKING
TOTAL PARKING

MAX. BLDG. HEIGHT = 60 FT. FLOOR TO AREA RATIO F.A.R. = 1:1 ARCHITECT: CONSORT, INC.
315 BOWE STREET
AUSTIN, TEXAS 78703
(512) 469-0500
IMPERVIOUS COVER PER WATERSHED: 80%

**BUILDING DATA: (PHASE 1)** 

ARK	TV101	MUS			NO.
ARKING DATA: (PHASE 1)	BUILDING		1	*	STORIES
) - ATA- (E	S.F. FOR			45'	BLDG.
HASE	ALL FOI			2-B	TYPE
3	JR FLOOR			709.5	ELEV.
	TOTAL BUILDING S.F. FOR ALL FOUR FLOORS = 156,173 S.F.			709.5 SLAB ON GRADE	FOUNDATION
		45,501		45,501	BLDG. COVERAGE S.F.
		153		153	COVERA

TYPE         Names of shruts         Names of shruts         Names of shruts           REQUAR PARKING         190         210           ACKSSBLE PARKING         19         210           TOTAL PARKING         197         230
REQUES NUMBER OF SPACES VEIKING 190
NUMBER OF SPACES UNIVERSE 190
NUMBER OF SPACES
SUM 45,501

**BUILDING DATA: (PHASE 2)** 

STORES BLDG. BLDG F.F. FOUNDAINN
HEIGHT TYPE ELEV
1 25' 2-B 705.5 SLAB ON GRADE

\*TEXAS ACCESSIBILITY STANDARDS, SECTION 4.1.2, TABLE 2
\*\*COA LAND DEVELOPMENT CODE SECTION 25-6, APPENDIX A, PART II

BICYCLE\*\*

N/A

REQUIRED PROVIDED PROVIDED

\*TEXAS ACCESSIBILITY STANDARDS, SECTION 4.1.2, TABLE 2
\*\*COA LAND DEVELOPMENT CODE SECTION 25-6, APPEXIOX A, PART II

PLOOR AREA RATIO
RESS OFFICES 113,000 1/2/5

SPACES SPACES
REQUIRED PROVIDED
411 775

PLOOR AREA (S.F.)
RESTAURANT 6,000 SPACES SPACES
REQUIRED PROVIDED
80 132

SITE DEDUCTIONS:

GRITICAL WATER QUALITY ZONE (CWQZ) =

WATER QUALITY TRANSITION ZONE (WQTZ) =

WASTEWATER RRIGATION AREAS =

DEDUCTION SUBTOTAL = OTAL CROSS SITE AREA = 20.38 ACRES

0.000 ACRES 0.000 ACRES 0.000 ACRES 0.000 ACRES

ECTION ONE (SP-99-D191C)

AUSIN EMEMOT HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT RECESSARY TO KEEP THE EASTMENTS CLEAR AUSTIN EMERGY WILL PERFORM ALL THEE WORK IN COMPLIANCE WITH OCAPERS 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

JPLANDS AREA (GROSS AREA MINUS TOTAL DEDUCTIONS) = 20.38 ACRES THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN EMERGY WITH ANY EAS-RADY AND CACCESS REQUIRED, IN ADDITION TO THOUSE WITHOUT AND CACCESS ARE OF THE COLOR OF OWNER AND ONCOME MANITEMANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FAGULITES, THESE EASEMENTS MAN JOR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE TO THE BULLINGS) AND WILL NOT BE LOCARED SO AS TO CAMSE THE SITE TO BE DUT OF COMPLANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

EXISTING IMPERVIOUS COVER:

NET SITE AREA CALCULATIONS:
AREA OF UPLANDS WITH SLOPES 0-15% OF AREA OF UPLANDS WITH SLOPES 15-25% OF AREA OF UPLANDS WITH SLOPES 25-35% 19.421 X 100% = 0.532 X 40% = 0.397 X 20% = 0.027 X 0% = 20.38 ACRES 19,421 ACRES 0.212 ACRES 0.079 ACRES 0.000 ACRES 19,712 ACRES

ALLOWABLE IMPERVIOUS COVER:
IMPERVIOUS COVER ALLOWED AT
UMERINOUS COVER ALLOWED AT
DEDUCTIONES FOR PERMETER ROADWAY = 0.000 ACRES
TOTAL IMPERVIOUS COVER = 656,190 st. 15.06 ACRES

0.000 ACRES 17.00 ACRES

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REQUILATIONS ONLY. THE APPLIANT, PROPERTY OWNER, AND COCUPANT OF THE PRUMESS ARE RESPONSIBLE FOR DETERMINING WIETHER HID COCUPIANT OF THE PROPERTY AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

GENERAL CONSTRUCTION NOTES

PROPOSED TOTAL IMPERVIOUS COVER:

METERNOUS COVER IN 1907 = 0.000 ACRES = 0.037

METERNOUS COVER IN UPLANDS = 15.06 ACRES = 70.843

TOTAL PROPOSED IMPERVIOUS COVER = 15.06 ACRES = 70.843

ALLOWABLE IMPERVIOUS COVER
BREAKDOWN BY SLOPE CATEGORY:
TOTAL ACREAGE 15-25% = 0.532 ACRES X 10% = 0.053 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES:

WPERMOUS COVER

10.631 0.199 0.098 0.011

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PERFEARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN WUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION AT (5)2) 97-7268 AT LEAST 24 HOURES PROR TO THE INSTALLATION OF ANY DRAWAGE FACILITY WITHIN A DRAWAGE FASTILL IN THE STREET R.O.W. THE METHOD OF PACAMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PROR TO THE START OF BACKFILL OPERATIONS. CONTRACTOR SHALL CALL THE TEXAS ONE CALL CENTER (1-800-245-4545) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.

FOR SLOPES OR TREMONES CREATER THAN FIVE (5) FET IN DEPTH, A NOTE MUST BE ADDED STATUS THAT CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPUICABLE RECOLLITIONS OF THE U.S. OCCUPATIONAL SAFETY AND NEALTH ADMINISTRATION. COPIES OF COSA STANDARDS MAY BE PURCHASED FROM THE U.S. CONFERMENT PHANING OFFICE, INFORMATION AND RELLATED SERVERLED FROM THE U.S. CONFERMENT PHANING OFFICE, INFORMATION AND RELLATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 E. 6TH STREET, AUSTIN, TEXAS.

ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO: RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT (INSIDE THE CITY LIMITS): OR

STE ALLOWABLE MAERINOUS COMER = 17,000 AC. = 740,520 S.F. = 80%.
SITE ALLOWABLE BUILDING COMERAGE = 10,000 AC. = 740,520 S.F. = 80%.
SITE MALOWABLE BUILDING COMERAGE = 17,000 AC. = 740,520 S.F. = 80%.
SITE PROPOSED BUILDING COMERAGE = 2,350 AC. = 109,339 S.F. = 12,32%.
NG COMERAGE = 2,350 AC.
SCOMERAGE = 2,164 AC.
ALK COMERAGE = 1,164 AC.

JNSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MEE FID). THE ENGWEER SHALL CERIFY IN WRITHG FIVE-BOOD DRAIMAGE, FLIRATION, AND DETENDED THAN THE PROPOSED DRAIMAGE, FLIRATION, AND DETENDED THAN THE PROPOSED PRIVATED IN CONFIRMANCE WITH THE APPROVED PARAMAGE.

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: OWNER: PHONE #(512) 472-5000 ADDRESS 300 WEST SIXTH STREET, SUITE 1900 PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL HONE # (512) 328-0011

(2') MAX

SITE IMPERVIOUS AREA

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: PROPOSED IMPERVIOUS COVER CALCULATIONS

PHONE (512) 472-5000 (512) 472-5000

AMERICANS WITH DISABILITIES ACT THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND REGULATION, COSA) PREGULATIONS, CITY OF AUSTINE RULES WHEN WERKING REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WERKING IN CLOSE PRODUMETY TO OVERHEAD OPHORE HURES AND ELDIREDT, LISTIN EMERGY WILL NOT REMOTE BLECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED, ALL OCSTS INCLINEED BECAUSE OF FAULURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER. LE COWER SMALL BE RESPONSBLE FOR ANY INSTILLATION OF TELEPORARY ROSION CONTROL, RENEGETATION, AND TREE PROTECTION. A DOTTION, THE ROSION CONTROL RENEGETATION, AND TREE PROJUNG AND TREE RELIGIONAL THAT SWERT SMALL BE RESPONSBLE FOR ANY TREE PRUNING AND TREE RELIGIONAL THAT SWITCH STATE OF THE CHERGE SMALL SECTION TO PROVIDE ELECTRIC SERVICE TO THE PROJECT. THE OWNER SMALL SCALEDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS ROCIECT. FIRE DEPARTMENT HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4-NICH OPENING AT LEAST EGAITER (18) INCIPES, ABDVE FINISHED ORDINE, THE 4-NICH DEPRING WIST FACE THE BURKWAY OF STREET WITH A THREE (3) TO SKY (6) FOOT SETBACK FROM CURBLINE(S) NO DESTRUCTION IS ALLOWAD MINISH THREE (3) THET OF ANY HYDRANT AND THE 4-NICH OPENING MUST BE TOTALLY UNDESTRUCTED FROM THE STREET. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET, O INICHES FOR FULL WIDTH OF ACCESS DRIVE. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5
CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN (10) FEET
OF DPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES. ALL PERMODE/DECORATIVE PANNIG SHALL BE ENGINEERED AND INSTALLED FOR 80,000 IB LIVE VARICE LOADS, ANY PERVOUS/DECORATIVE PANG WITHIN 100' OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL LOCATED AT A MINIMUM OF THENTY (20) FEET FROM A PROPERTY USED OR ST—5 OR MORE RESTRUCTIVE. NING OF INSTALLATION. WHEN FIRE PROTECTION FACULTIES ARE INSTALED BY THE FROMERS, SLOFE FACULTES MALUE ALL SURFACE ACCESS RADIOS WHICH SHALL BE TALLED AND MADE SERVICESBLE PROOF TO AND DURING THE TIME OF STRUCTURE ALTERNATE WETHOUS OF PROTECTION. HERE ALTERNATE WETHOUS OF PROTECTION, HERE ALTERNATE WETHOUS OF PROTECTION. HERE ALTERNATE WETHOUS OF PROTECTION. ISTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR BUCTION AS AN "ALL WEATHER DRIVING SURFACE."

## ORDINANCE REQUIREMENTS

ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAY MACDMENT AND APP OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APP NOR BUILDING PERMIT APPROVAL

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

ALL EXSTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT ROW THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

EXTERIOR LIGHTING ABONE THE SECOND FLOOR IS PROHIBITED IN THE GO, LH, GR, CS, OR, CS-1 ZOMING DISTRICTS, WHEN ADJACENT TO AN ST-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585). FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINUM PROJECT INTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLED WITH CHAPTER BI AND 82 OF THE PROPERTY COOK OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINUMS. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPUCATION FOR BUILDING PERMIT FOR NON-CONSCILDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

1 WIDTH OF PAUL SHALL BE A MANIMAN OF 200 mm (87) AND MAY BE UP TO A MANAGEMENT OF 300 mmg/(27). 25 mm (17) AND MAY HAVE PAULIE PAUSITE MANIFE MANIFER AND MANAGEMENT OF 100 MM AND MANIFE MANI RECORD COPY SIGNED 0: BARRICADES MAY RE CONSTRUCTED HI SECTIONS OR MAY RE CONTINUOUS ACCORDS NAME AN APPORTS NAME WAS AN POSTE BADOR WHITE BADOR OF BADOR SECTION RE A POSTE BADOR OF BADOR SECTION RE A POSTE BADOR SHADE SHA C 38 mm (15") PERSONATED SQUARE STEEL TUBE SET NITO 44 mm (15")
STEEL TUBE SLEEVE. TADOT STANDARD -OBJECT MARKER TYPE 4 VARES 1.2 m (4) MAX. 03/12/07 THE ANDRITET/ENGUISE ASSUMES 803S—1 DITH OF ROADWAY MINUS DB 7 (2) LPOST SHALL BE SET 600 mm (24") DEEP WITH 300 mm (12") DM. CONCRETE OR 900 mm (13") DEEP ARE DRAFFN WITH UNDISTURBED SOIL AT CONTRACTORS OP 1004. (2) MAX. 200 mm 70 300 mm (8" 10 12") L SITE PERVIOUS AREA

AREA SQ FI 45,501 57,858 57,85

NOTE:

Tech.Ridge Section One 13001 CENTER LAKE DRIVE

SITE PLAN NOTES

BELL GREEN 12:309

AF Bury+Partne SOLUTIC 221 West Sirth Street, Suite 600 Austin, Texas 78701 Tel. (512)328-0011 Fax (512)328-0325 Bury+Partners, Inc. CCopyright 2007

EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED RESIDENTIAL PROPERTY.

ADJACENT TO

ZONED

ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM RESIDENTIAL PROPERTY.

THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 dbg at the property line adjacent to residential uses.

REFLECTIVITY, INTO RELATINGMENT STRUCK NOT APPLY TO SOLIAN PANELS ON TO COPPER OR PAINTED METAL ROOFS.

Live Oak-Gottesman

FILE: 0:\725\37\72537\$PD01.6 10 DRAWN BY: ESR/DAZ DESIGNED BY: JMR REVIEWED BY: KBG PROJECT NO.: 725-37.00

FOR CITY USE ONLY

SITE PLAN APPROVAL

SOCIAL VINEERS: 39-2008-0524C. APPLICATION DATE: 05/32/2008

APPROVED BY CONLINESSION OF: UNDER SECTION 112 OF

CRAPTER 25-2 OF THE CITY OF MISTIN CODE.

PLOTTING SCALE: 1" = 1"

DATE PLOTTED: 01/09/09

POR CENERAL COMPILANCE: ZONING:U-PDA مراكس

TOWL PLAY MUST BE MECHANDED BY THE PROJECT EXTRACTION MATE, IF APPALCIALES, STORMONOMY ATTE PLAYS HEADED AND COMPLET HITE TEST COMMENTED AND COMPLET HITE TEST COMPLETED AND COMPLETED SHIPPING PROMETED AND COMPLETED AND COMPLET