



VICINITY MAP

OWNER: CENTERSTATE 99, LTD.
300 WEST SIXTH STREET, SUITE 1900
AUSTIN, TEXAS 78701
(512) 320-5580

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

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

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

LANDSCAPE ARCHITECT: CONSORTI, INC.
315 BOWIE STREET
AUSTIN, TEXAS 78703
(512) 469-0500

WATERSHED STATUS:

THIS SITE IS LOCATED IN THE WALNUT CREEK WATERSHED WHICH IS CLASSIFIED AS A JURUMAN WATERSHED, AND THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE. THE SITE SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

LOOD PLAIN INFORMATION:

3 PART OF THIS PROJECT IS WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD SURVANCE MAP NO. 484530015E, DATED JUNE 16, 1983.

EQUAL DESCRIPTION:

THIS IS A RESUBDIVISION OF LOTS 1A AND 2A, BLOCK "B", AMENDED PLAT OF THE SUBDIVISION OF LOT 2 TECH-RIDGE-LOT 1, BLOCK "B", TECH-RIDGE SECTION 6 AND 14, BLOCK "A", PALMER NORTH SECTION ONE DOCUMENT NO. _____

ENCHMARK NOTE:

E SHEET 3 FOR BENCHMARK INFORMATION.

TE PLAN RELEASE NOTES:

WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES. A CONCRETE PERMIT IS REQUIRED. WATER QUALITY FOR THIS SITE HAS BEEN CONSTRUCTED UNDER SP-99-0108C (TECH-RIDGE SECTION THREE) AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE PLANS AND ALL CONVEYANCES ARE COMPLETE AND FUNCTIONAL. COMPLIANCE WITH SUBCHAPTER 3 OF THE LAND DEVELOPMENT CODE IS REQUIRED AND IS TO BE MAINTAINED FOR COMPLIANCE DURING BUILDING CODE REVIEW. MAINTENANCE MUST BE DONE ON THE LITERATION FOND WEST OF CENTER LAKE DRIVE AND APPROVED BY THE EV INSPECTOR BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

UDA Document No. 2008 204123.

Notes:
Phase 3 Detailed Demolish For Modification To Existing Walnut Pass Residential Detention Pond shall be approved by Watershed Equivalency.

NOTES:

- ADMINISTRATIVE VARIANCE FROM LDC 25-8-34/342 WAS APPROVED FOR CUT/FILL UP TO 12 FEET AS PER ORDINANCE NO. 980803-92, ORDINANCE NO. 000318-75, AND ORDINANCE NO. 20091016-050.
- ADMINISTRATIVE VARIANCE FROM LDC 25-8-302 WAS APPROVED FOR CONSTRUCTION OF DRIVEWAYS, BUILDINGS, ROADWAYS OR PARKING STRUCTURES ON A SLOPE WITH A GRADIENT OF MORE THAN 15 PERCENT AS PER ORDINANCE NO. 000318-75.

STORMSEWER WAIVER:

A WAIVER HAS BEEN GRANTED AS OF NOVEMBER 12, 2008 BY JAVAD OSKOURPOUR, PE TO ALLOW THE MAIN STORMSEWER TO BE AT A 0.50% SLOPE DUE TO GRADE CONSTRAINTS.

RELATED CASE NUMBERS:

- 08-2008-0132.0A
- 01-99-0285 (ORDINANCE #990803-92)
- 01-99-0108C (ORDINANCE #000518-75)
- 01-99-0108C (ORDINANCE #000518-75)
- 01-99-0032 (ORDINANCE #980430-P)
- 01-2008-0078 (ORDINANCE #20081016-050)

Bury+Partners
ENGINEERING SOLUTIONS

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
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[Signature]
BURY+PARTNERS
DATE: 2/26/09

THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REGENERATED AND TO THE DEGREE PRACTICABLE, RESTORED TO ORIGINAL OR BETTER CONDITION. EROSION/SEDIMENTATION CONTROL SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND TO PREVENT POLLUTION OF THE PUBLIC WATERWAYS. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. BRUSH AND LOGS SHALL BE REMOVED FROM THE PROJECT AREA.

SITE DEVELOPMENT PERMIT PLANS

FOR

Tech.Ridge

Section One

AGRI WATER UPDATE EXPIRATION DATE: FEB 02 2008
Project Name: Tech.Ridge Section One
Project Number: SP-2008-0324C
Date: 2/26/09
Page # 01 of 01
Scale: As Shown
Author: Kelly Bell Green
Reviewer: J. Adams
Checked: J. Adams
Approved: J. Adams

PERMIT NO.: SP-2008-0324C

PROJECT DURATION: JUNE 30, 2013

ADDRESS: 13001 CENTER LAKE DRIVE
AUSTIN, TEXAS 78753

SUBMITTAL DATE: JUNE 30, 2008

SUBMITTED BY:

[Signature]
KELLY BELL GREEN, P.E.
BURY+PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT RELEASE THESE RESPONSIBILITIES.
REVIEWED BY THE AUSTIN WATER UTILITY ENGINEERS ONLY TO FACILITATE WITHIN PUBLIC WORKS DEPARTMENT'S UTILITY ENGINEERS AND WATER ENGINEERS. THIS REVIEW IS LIMITED TO THE ACCURACY OF THE INFORMATION OF BUILDING INSPECTION.

TEXAS WATER CODE 13.502
SUBMETERING IS REQUIRED
ON THIS PROJECT.

APPROVED FOR ACCEPTANCE:

[Signature]
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT
DATE: 2/27/09

[Signature]
CITY OF AUSTIN FILE DEPARTMENT
DATE: 02/02/2009

[Signature]
CITY OF AUSTIN WATER AND UTILITY DEPARTMENT
DATE: 1-6-09

APPROVED FOR ACCEPTANCE:

STATIC PRESSURE = 70 PSI

CITY OF AUSTIN GRID N34, M34
NORTHWEST A (NWA22) PRESSURE ZONE
NO SERVICE EXTENSION REQUESTS REQUIRED

PLAN SUBMITTALS:

| NO. | DATE | COMMENTS |
|-----|------------|---------------------------|
| 1 | 07-10-2008 | COMPLETENESS RE-SUBMITTAL |
| 2 | 08-29-2008 | FORMAL |
| 3 | 10-24-2008 | UPDATE # 1 |
| 4 | 11-14-2008 | UPDATE # 2 |
| 5 | 12-15-2008 | UPDATE # 3 |

| PHASE I | PHASE II | PHASE III |
|--|--|--|
| BUILDING TYPE: 2-B | BUILDING TYPE: 2-B | BUILDING TYPE: 2-B |
| BUILDING SIZE: 166,173 S.F. | BUILDING SIZE: 5,109 S.F. | BUILDING SIZE: 113,000 S.F. |
| FIRE FLOW DEMAND PER AFD: 4000 GPM WITH 50% CREDIT (SPRINKLED) | FIRE FLOW DEMAND PER AFD: 1500 GPM (NON-SPRINKLED) | FIRE FLOW DEMAND PER AFD: 3500 GPM WITH 50% CREDIT (SPRINKLED) |

* THE CHECKS FOR THIS PACKAGE SHALL REFER TO 16% OF THE PMP DOG TO AVOIDER GOVERNED TO DCH 6.3.4(d).

I, KELLY BELL GREEN, P.E., 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 APPROVAL.

FILE: G:\25\37\72537\CVR01.dwg

SHEET NO. DESCRIPTION

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- 02 FINAL PLAT
- 03 GENERAL NOTES
- 04 EXISTING TOPOGRAPHIC AND DEMOLITION PLAN
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- 06 MASTER SITE PLAN
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- 11 SITE PLAN DETAILS
- 12 EXISTING OVERALL DRAINAGE AREA MAP
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| NO. | DESCRIPTION | REVERSE (R) | TOTAL SHEETS | NET CHANGE | TOTAL SITE COVER | CITY OF AUSTIN APPROVAL DATE | DATE |
|-----|--------------------------------------|-------------|--------------|------------|------------------|------------------------------|--------|
| C1 | UPDATE DRIVER/ AND AWD DETAILS NOTES | 1/3 10/11 | 46 | 0 | 100% | 02/02/2009 | 2-2-09 |
| C2 | ADD NOTES AND DOCUMENT NUMBERS | 2/15 5/31 | 46 | 0 | 100% | 02/02/2009 | 2-2-09 |

811
SHEET 01 OF 46

FOR CITY USE ONLY:
DATE: 02/02/2009
DATE: 1-6-09