C-19
1

PLANNING COMMISSION
HILL COUNTRY ROADWAY
SITE PLAN REVIEW SHEET

CASE NUMBER: SPC-2014-0258C **PLANNING COMMISSION DATE:** April 14, 2015

PROJECT NAME: 5301 Southwest Parkway – Phase II

ADDRESS: 5301 Southwest Parkway

WATERSHED: Barton Springs (Barton Springs Zone)

AREA: 3 acres LOC/45.70 total site

APPLICANT: Drawbridge 5301 Southwest Parkway, LLC (Michael Embree)
3 Embarcadero Center, Suite 2310
San Francisco, California 94111

AGENT: Bury & Partners, LLC (Hillary Metcalf)
221 W 6th Street, Suite 600
Austin, Texas 78701
CASE MANAGER: Christine Barton-Holmes, LEED AP
(512) 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: LO-CO-NP and GO-CO-NP (entire site)

PROPOSED USE: The applicant is proposing to construct an office building and parking garage addition with associated improvements on 3 acres, zoned LO-CO-NP, in the Southwest Parkway Low Intensity Hill Country Roadway. No waivers have been requested.

REQUEST: The site is located within the Southwest Parkway Low Intensity zone, and must be presented to the Planning Commission for approval, a Hill Country Roadway Ordinance requirement.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Staff recommends approval of this Hill Country Roadway site plan. The site plan will comply with all applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. No waivers have been requested.

PLANNING COMMISSION ACTION: NA

LEGAL DESCRIPTION: Block A, Lots 2 & 3, Murphey Subdivision
EXIST. ZONING: LO-CO-NP **PROPOSED USE:** Office buildings
ALLOWED F.A.R.: 0.7:1 **PROPOSED F.A.R.:** 0.20:1

C19/2

ALLOWED HEIGHT: 40' **PROPOSED HEIGHT:** 40'
MAX. BLDG. COVERAGE: 50% **PROPOSED BLDG. CVRG:** 100,180 sf (6%)
MAX. IMPERV. CVRG.: 70% **PROPOSED IMP. CVRG.:** 127,100 sf (8%)
MIN. REQ. HC NATURAL AREA: 40%(12.38 ac) **PROVIDED:** 13.37 ac
REQUIRED PARKING: 784 **PROPOSED PARKING:** 798

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is partially developed with one office building and one parking garage, and is proposed to be developed in this phase with one office building, an addition to the existing parking garage, and surface parking. Drainage and water quality infrastructure was built with the initial phase. There are no Critical Environmental Features on the site. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: This site is located in Barton Springs, and is subject to Barton Springs Watershed regulations.

Transportation: Access to the proposed site will be taken from Southwest Parkway. The site plan will comply with all transportation requirements prior to release.

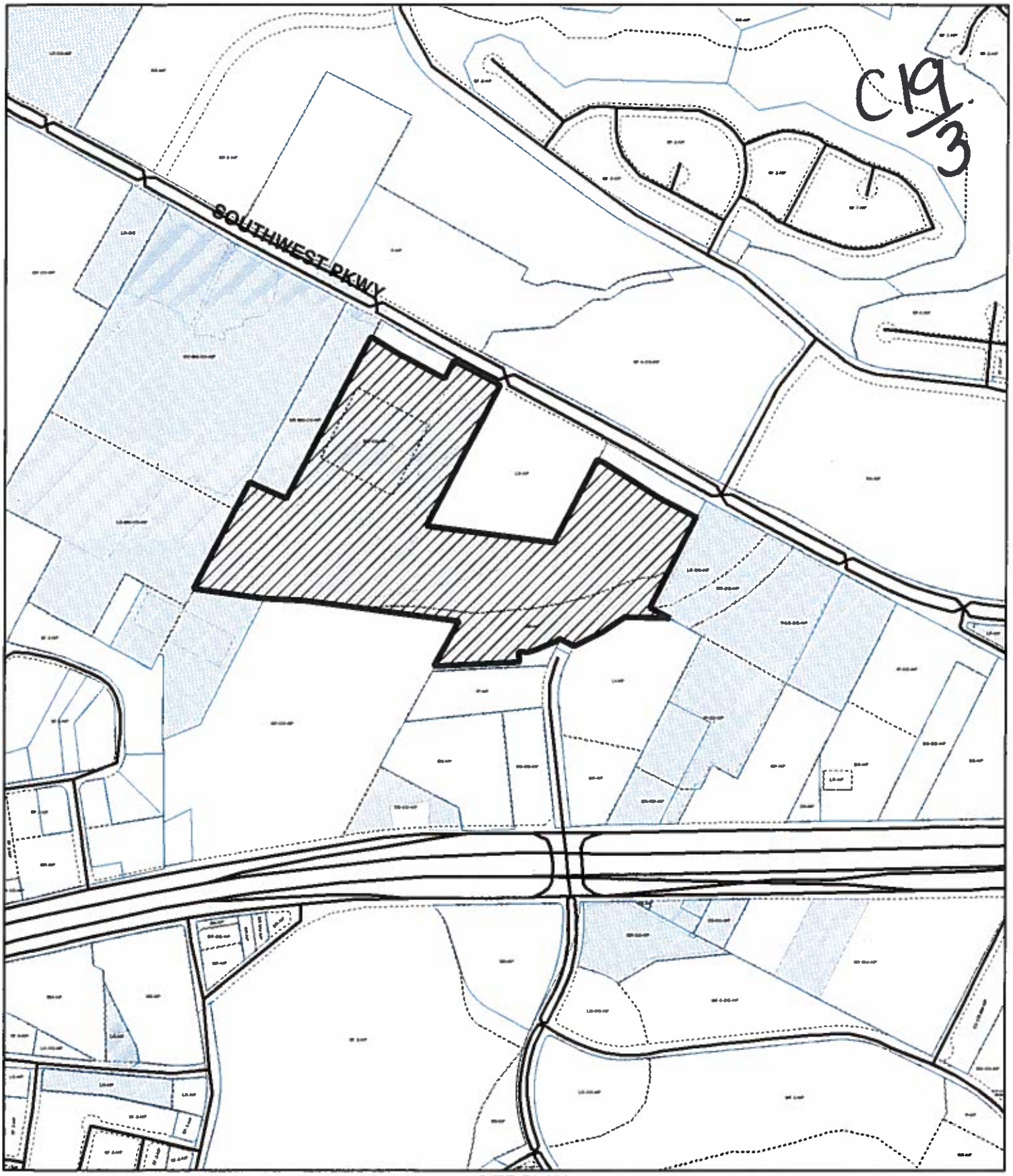
SURROUNDING CONDITIONS:

North: Southwest Parkway, then Oakhill Neighborhood Park (P-NP) and Residential (SF-6-CO-NP and MF-2-NP)
East: Office and Manufacturing (RR-CO-NP, LI-NP, and P&D-CO-NP)
West: Single-Family, then Agricultural (GR-MU-CO-NP, then GO-MU-CO-NP)
South: Office, then Commercial (LO-CO-NP, then GR-CO-NP)

Street	R.O.W.	Surfacing	Classification
Southwest Parkway	106'	96'	Major Arterial

NEIGHBORHOOD ORGANIZATION:

Austin Heritage Tree Foundation
Austin Independent School District
Bike Austin
City of Rollingwood
Homeless Neighborhood Association
Oak Acres Neighborhood Association
Oak Hill Association of Neighborhoods (OHAN)
Oak Hill Neighborhood Plan – COA Liaison
Oak Hill Trails Association
Real Estate Council of Austin, Inc.
Save Barton Creek Association
Save Our Springs Alliance
SEL Texas
Sierra Club
Super Duper Neighborhood Objectors and Appealers Organization
Travis County Community Service Association



SITE PLAN

N

SUBJECT TRACT

ZONING BOUNDARY

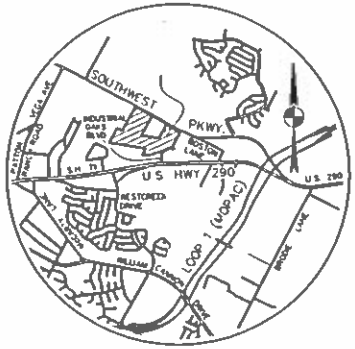
0 310 620 1,240 Feet

CASE#: SPC-2014-0258C
ADDRESS: 5301 Southwest Parkway
CASE NAME: 5301 Southwest Parkway - Phase II
MANAGER: Christine Barton-Holmes

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Donna Galati



VICINITY MAP GRID # D20
MAPSCO 612R

SITE DEVELOPMENT PERMIT PLANS

FOR

5301 SOUTHWEST PARKWAY PHASE II

OWNER: DRAWBRIDGE REALTY TRUST, LLC
533 2ND ST STE 1
ENCINITAS, CA 92024

DEVELOPER: DRAWBRIDGE 5301 SOUTHWEST PARKWAY, LLC
THREE EMBARCADERO CENTER, SUITE 2310
SAN FRANCISCO, CALIFORNIA 94111
(415) 391-4440

ARCHITECT: LEVY ARCHITECTS
2438 W. ANDERSON LANE, B-2
AUSTIN, TEXAS 78757
(512) 342-9177

ENGINEER: BURY, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011
CONTACT: JOSE M. FARIAS

LANDSCAPE ARCHITECT: BURY, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011
CONTACT: ZACH HUNTER

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE BARTON CREEK WATERSHED, WHICH IS CLASSIFIED AS A BARTON SPRINGS ZONE WATERSHED BY THE CITY OF AUSTIN. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

FLOODPLAIN INFORMATION:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0580 H, DATED SEPTEMBER 26, 2008

LEGAL DESCRIPTION:

43.7 ACRES BEING ALL OF LOTS 2 AND 3 OF THE MURPHEY SUBDIVISION. A SUBDIVISION SITUATED IN TRAVIS COUNTY, TEXAS RECORD IN DOCUMENT NO. 200600208 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARK NOTE:

RELATED CASES

SUBDIVISION No: C8-06-0086.0A
ZONING ORDINANCE No.: 20050613-130
ZONING No.: C14-06-0103
SITE PLAN: SP-06-0055C
SITE PLAN: SPC-2010-0096C

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel (512) 328-0011 Fax (512) 328-0325
TBPE # F-1046 TBPLS # F-10107500
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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 RESPONSIBILITIES.

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY THE OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

REVIEWED BY THE AUSTIN WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

NOTE:
1. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
2. COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
3. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST OR A GEOLOGIST'S REPRESENTATIVE.
4. THIS PLAN IS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH LDC CHAPTER 25-8, SUBCHAPTER A.
5. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION AND SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THAT PHASE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO INSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
6. ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25) FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND/OR CITY COUNCIL. REFER TO SECTION 25-2-1104 EXEMPTIONS.
7. THIS SITE IS COMPOSED OF 3 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COMBINE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. DOCUMENT NO. 2006133342 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PERMIT NO.: SPC-2014-0258C
SUBDIVISION NO.: C8-06-0086.0A
ADDRESS: 5301 SOUTHWEST PARKWAY
SUBMITTAL DATE: JULY 2, 2014
SUBMITTED BY: 03-17-2015
JOSE M. FARIAS, P.E. DATE
BURY, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

STATE OF TEXAS
111387
LICENSED
PROFESSIONAL ENGINEER

DOMESTIC DEMAND = 175 GPM
SOUTHWEST A PRESSURE ZONE: 96 PSI STATIC PRESSURE
PRV'S REQUIRED ON DOMESTIC SERVICE LINE ON PLUMBING SIDE.

AUSTIN FIRE DEPARTMENT
FIRE FLOW DEMAND WORKSHEET

	Project Name or address	Type of Construction	Plan Area (SF)	Fire Flow (GPM)	Reduction	Reduced Fire Demand (GPM)	Notes (Fire walls, etc.)
1	Chemistry Phase II Office Building	IIA	176 372	5 000	75 % Reduction for NFPA 13R type system adjusted fire flow = 1 250		75% reduction results in 1 250 no fire flow = 1 000

PLAN SUBMITTALS:

NO.	DATE	COMMENTS

APPLICABLE WATERSHED ORDINANCE: SOS
OPERATING PERMIT WHERE APPLICABLE UNDER 25-8-233: OP-08-0719R
FOR SIGN-OFF AND DATE:

NOTES:
1. WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF AUSTIN.
2. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.

(PM) PLAN DOC # 2006133346

I, JOSE M. FARIAS, 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:\111387\10001\111387001CVR01.dwg

SHEET INDEX

NO.	DESCRIPTION
01	COVER SHEET
02	PROPOSED SUBDIVISION PLAT
03	MASTER EXISTING BOUNDARY, TOPOGRAPHY, AND TREE SURVEY
04	EXISTING BOUNDARY, TOPOGRAPHY, AND TREE SURVEY PLAN A
05	EXISTING BOUNDARY, TOPOGRAPHY, AND TREE SURVEY PLAN B
06	TREE LIST
07	DEMOLITION PLAN
08	MASTER SITE PLAN
09	SITE PLAN "A"
10	SITE PLAN "B"
11	SITE PLAN NOTES AND DETAILS
12	EXISTING DRAINAGE AREA MAP
13	PROPOSED DRAINAGE AREA MAP
14	SLOPE MAP
15	MASTER GRADING, EROSION & SEDIMENTATION CONTROL PLAN
16	GRADING & DRAINAGE PLAN "A"
17	GRADING & DRAINAGE PLAN "B"
18	EROSION & SEDIMENTATION CONTROL NOTES, DETAILS & GRADING DETAILS
19	EXISTING WATER QUALITY DETENTION POND CALCULATIONS & DETAILS
20	WATER & WASTEWATER PLAN "A"
21	WATER & WASTEWATER PLAN "B"
22	WATER & WASTEWATER NOTES & DETAILS
23	LANDSCAPE PLAN 1
24	LANDSCAPE PLAN 2
25	LANDSCAPE PLAN 3
26	LANDSCAPE PLAN 4
27	LANDSCAPE PLAN 5
28	ARCHITECTURAL PARKING GARAGE LAYOUT
29	ARCHITECTURAL PARKING GARAGE ELEVATION 1
30	ARCHITECTURAL PARKING GARAGE ELEVATION 2
31	ARCHITECTURAL BUILDING ELEVATION 1
32	ARCHITECTURAL BUILDING ELEVATION 2

NO	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) (%)	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED

APPROVED FOR ACCEPTANCE:

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT — DATE

INDUSTRIAL WASTE — DATE

AUSTIN WATER UTILITY DEPARTMENT—PRV'S REQUIRED ON DOMESTIC SERVICE LINES ON PLUMBING SIDE SET AT 80 PSI — DATE

CITY OF AUSTIN FIRE DEPARTMENT — DATE

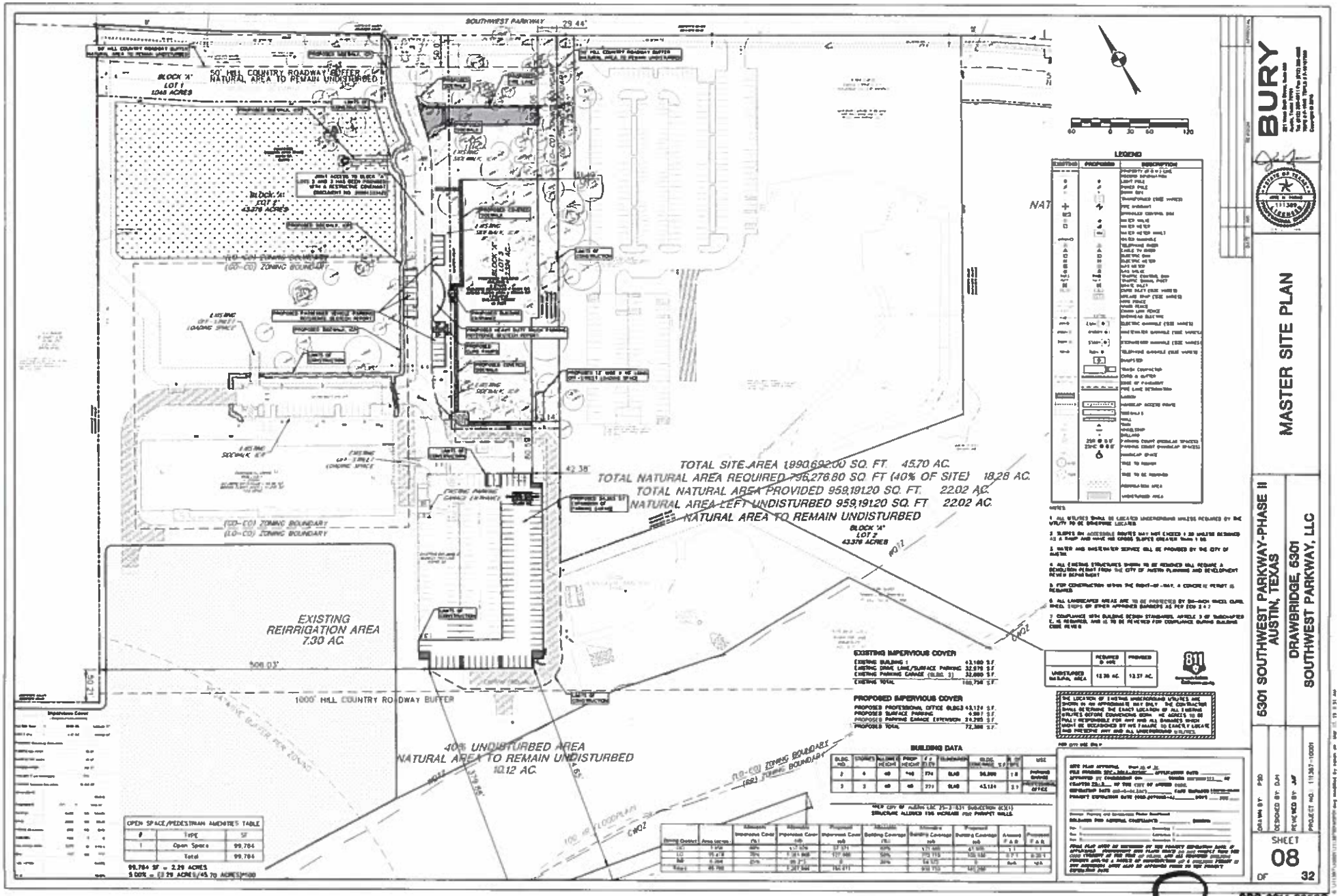
811 Know what's below. Call before you dig.

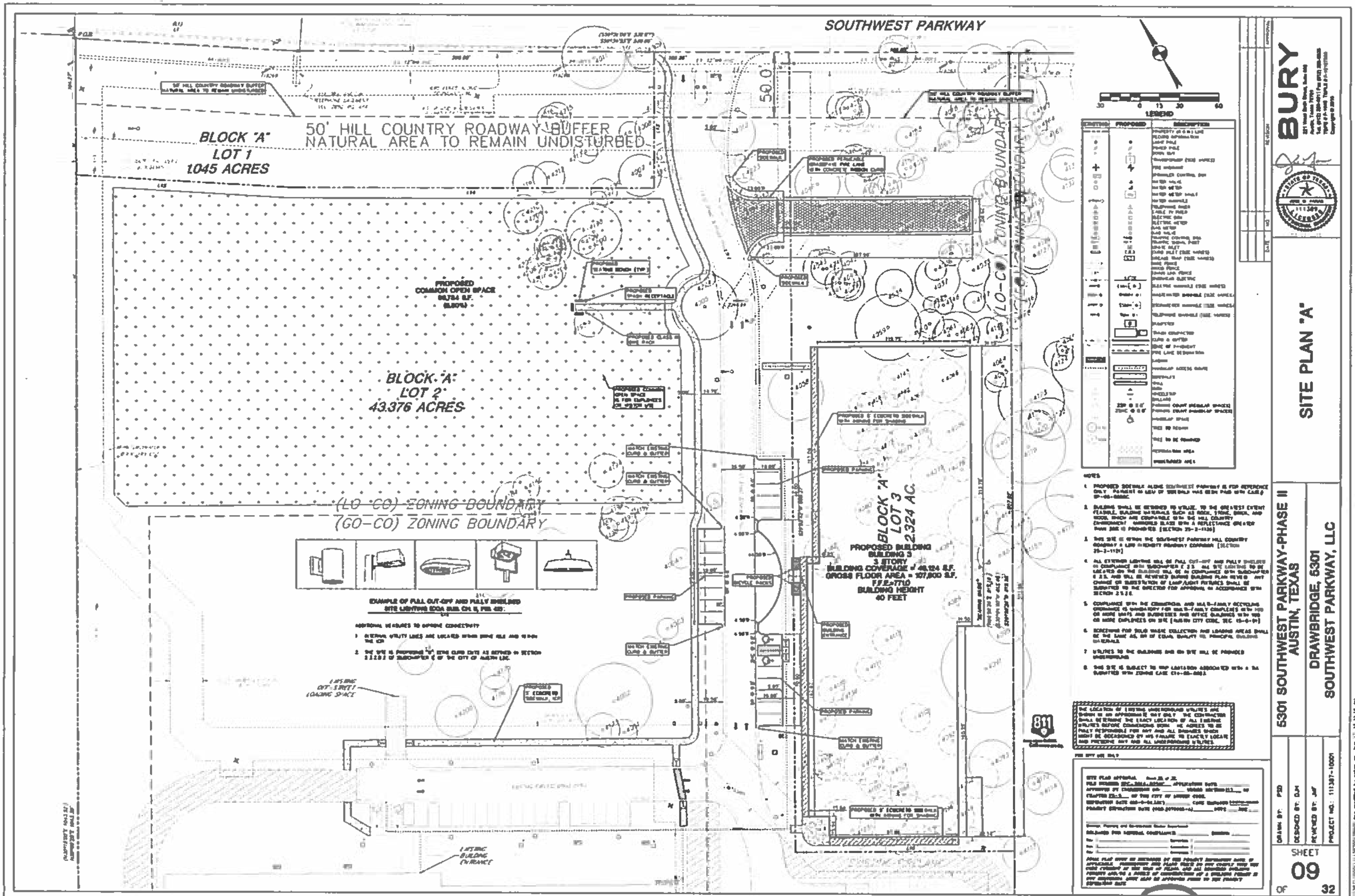
SITE PLAN APPROVAL

SHEET 01 OF 32

SPC-2014-0258C

5301 SOUTHWEST PARKWAY PHASE II


SOUTHWEST PARKWAY
50' HILL COUNTRY ROADWAY BUFFER NATURAL AREA TO REMAIN UNDISTURBED
BLOCK 'A' LOT 1 10.46 ACRES
BLOCK 'A' LOT 2 43.376 ACRES
(GR-CO) ZONING BOUNDARY
(LO-CO) ZONING BOUNDARY
TOTAL SITE AREA 1,990,692.00 SQ. FT. 45.70 AC.
TOTAL NATURAL AREA REQUIRED 796,276.80 SQ. FT (40% OF SITE) 18.28 AC.
TOTAL NATURAL AREA PROVIDED 959,191.20 SQ. FT. 22.02 AC.
NATURAL AREA LEFT UNDISTURBED 959,191.20 SQ. FT 22.02 AC.
NATURAL AREA TO REMAIN UNDISTURBED
BLOCK 'A' LOT 2 43.376 ACRES
EXISTING REIRRIGATION AREA 7.30 AC.
1000' HILL COUNTRY ROADWAY BUFFER
40% UNDISTURBED AREA
NATURAL AREA TO REMAIN UNDISTURBED 10.12 AC.
LEGEND
EXISTING IMPERVIOUS COVER
PROPOSED IMPERVIOUS COVER
BUILDING DATA
OPEN SPACE/PEDESTRIAN AMENITIES TABLE
99,784 SF = 2.29 ACRES
5.00% = (2.29 ACRES/45.70 ACRES)*100
BURY
MASTER SITE PLAN
5301 SOUTHWEST PARKWAY-PHASE II
AUSTIN, TEXAS
DRAWBRIDGE, 5301
SOUTHWEST PARKWAY, LLC
SHEET 08 OF 32
SPC-2014-0258C



SPC-2014-0258C

C9/6

EXISTING BUILDING
BUILDING 1
4 STORY
BUILDING COVERAGE = 43,800 S.F.
GROSS FLOOR AREA = 107,800 S.F.
F.F.E.=774.0

EXISTING BUILDING 2
GARAGE PARKING
32,680 S.F.

PROPOSED PARKING GARAGE EXPANSION
24,206 S.F.

EXISTING OFF-STREET LOADING SPACE

EXISTING FIRE DEPARTMENT CONNECTION

EXISTING BUILDING ENTRANCE

EXISTING PARKING GARAGE ENTRANCE

EXISTING FIRE LANE

EXISTING REINFORCED GRASSPAVE FIRE LANE

EXISTING IRRIGATION PUMP

TOTAL

S80?05'39"E 661.85
(S80?00'00"E 661.75
N80°06'00"W 661.7

EXISTING REIRRIGATION AREA
7.30 AC.

40% UNDISTURBED AREA
NATURAL AREA TO REMAIN UNDISTURBED
10.12 AC.

VEGETATIVE BUFFER PER ZONING

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY BOUNDARY LINE
		BUILDING SETBACK LINE
		LIGHT POLE
		POWER POLE
		GUY
		TRANSFORMER (PAD MOUNTED)
		FIRE HYDRANT
		SPRINKLER CONTROL BOX
		GATE VALVE
		GAS VALVE
		GAS METER
		WATER METER VAULT
		WATER MANHOLE
		TELEPHONE BOOTH
		CABLE TV BOOTH
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POLE
		UNITED UTILITY
		CLEAN OUT (PER WATER)
		UNITED TRAP (PER WATER)
		WIRE FENCE
		CHAIN LINK FENCE
		WROUGHT IRON FENCE
		ELECTRIC CHANNEL (PER WATER)
		UNDERGROUND CHANNEL (PER WATER)
		STORMWATER CHANNEL (PER WATER)
		TELEPHONE CHANNEL (PER WATER)
		ADDRESS
		SIGN (DIRECTION)
		SIGN & METER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		CURB
		HANDICAP ACCESS RAMP
		CONCRETE
		WALL
		DOOR
		WINDOW/STOP
		BUILDING
22' @ 0.0' 22'-0" @ 0.0'		PARKING COUNT (REGULAR SPACES)
		PARKING COUNT (HANDICAP SPACES)
		HANDICAP SPACE
		TREE TO REMAIN
		TREE TO BE REMOVED
		REVEGETATION AREA
		UNDISTURBED AREA

NOTES

1. BUILDING SHALL BE DESIGNED AND UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MANUFACTURED GLASS OR ON A REFLECTIVENESS GREATER THAN 300 IS PROHIBITED. (SECTION 25-2-1105)
2. THIS SITE IS WITHIN THE SOUTHWEST PARKWAY HILL COUNTRY ROADWAY & LOW INTENSITY ROADWAY CORRIDOR. (SECTION 25-2-1129)
3. ALL EXTERIOR LIGHTING SHALL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING SHALL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND SHALL BE REVIEWED BEFORE BUILDING PLAN REVIEW. ANY CHANGES OR SUBSTITUTION OF LIGHT/LAMP FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.3.C.
4. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH TWO OR MORE UNITS AND BUSINESSES AND OFFICE BUILDINGS WITH TWO OR MORE EMPLOYEES ON SITE (AUSTIN CITY CODE, SEC. 15-6-91)
5. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
6. UTILITIES TO THE BUILDINGS AND ON SITE WILL BE PROVIDED UNDERGROUND.

811 Texas811.org

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS AN APPROXIMATE, MAY 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, Date 20, 20
FILE NUMBER SPC-2014-0258C APPLICATION DATE
APPROVED BY COMMISSION ON ____ VOTE: ____ FOR ____ AGAINST ____ ABSTAIN ____
CHAPTER 25-5, ___ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (SUBJECT TO 25-5-81,SUBCH.A) ____ (LAND DEVELOPMENT CODE)
PROJECT EXPIRATION DATE (PER CHAPTER 25-1, ___ OF THE CITY OF AUSTIN CODE) ____ (DATE) ____ (NO.)

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE ____ DESIGN ____
Rev 1 ____ Expiration ____
Rev 2 ____ Expiration ____
Rev 3 ____ Expiration ____
THIS PLAN SHALL BE RELEASED BY THE CITY PROJECT EXPIRATION DATE IF APPLICABLE. PERMITS AND PLAN CHECK FOR ANY PART OF THE PROJECT MUST BE COMPLETED BY THE DATE OF RELEASE, AND ALL DAMAGES INCURRED PRIOR TO EXPIRATION OF A PERMIT OR PLAN CHECK OR EXPIRATION DATE OF AN APPROVED PLAN SHALL BE BORNE BY THE PROJECT EXPIRATION DATE.

ADDITIONAL MEASURES TO IMPROVE CONNECTIVITY

1. EXTERNAL UTILITY LINES ARE LOCATED WITHIN DRIVE AISLE AND WITHIN THE ROW
2. THE SITE IS PROPOSED "W" ZONE CLASS CUTS AS DEFINED IN SECTION 2.2.3.D.1 OF SUBCHAPTER E OF THE CITY OF AUSTIN LDC

BURY
211 West Ninth Street, Suite 100
Austin, Texas 78701
Tel: 512-469-1000 FAX: 512-469-8000
Texas Registered Firm F-2510

STATE OF TEXAS
JOSE D. NAVAR
111387
LICENSED
PROFESSIONAL ENGINEER

SITE PLAN "B"

5301 SOUTHWEST PARKWAY-PHASE II
AUSTIN, TEXAS

DRAWBRIDGE, 5301
SOUTHWEST PARKWAY, LLC

DRAWN BY: PSD
DESIGNED BY: DJH
REVIEWED BY: JAF
PROJECT NO. 111387-10201

SHEET
10
OF 32

SPC-2014-0258C

+10