

**ZONING AND PLATTING COMMISSION
HILL COUNTRY ROADWAY
SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2014-0467C **ZAP COMMISSION DATE:** January 19, 2016

PROJECT NAME: Volente Village

ADDRESS: 11907 Anderson Mill Road

WATERSHED: Lake Travis (Water Supply Rural)

AREA: 5.38 Acres

APPLICANT: Johnson Four Corners (Eric Johnson)
Austin, Texas
512-423-9703

AGENT: Michael Chapa

CASE MANAGER: Christine Barton-Holmes, LEED AP (512) 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: GR- CO and CS-1-CO

PROPOSED USE: The applicant is proposing to construct 5 retail and restaurant buildings on 5.38 acres with associated improvements in the FM 620 High Intensity Hill Country Roadway. No waivers or variances have been requested.

REQUEST: The site is located within the RM 620 high intensity zone, and must be presented to the Zoning and Platting 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 applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations.

ZONING AND PLATTING COMMISSION ACTION:

LEGAL DESCRIPTION: Lot 4, Block A, Volente Subdivision

EXIST. ZONING: GR-CO and CS-1-CO

ALLOWED F.A.R.: 0.30:1

ALLOWED HEIGHT: 60'

MAX. BLDG. COVERAGE: 95%

MAX. IMPERV. CVRG.: 60%

MIN. REQ. HC NATURAL AREA: 40%

REQUIRED PARKING: 141

PROPOSED USE: Retail/restaurant/office

PROPOSED F.A.R.: 0.12:1

PROPOSED HEIGHT: 29'

PROPOSED BLDG. CVRG: 11.73%

PROPOSED IMP. CVRG.: 49.34%

PROVIDED: 41%

PROPOSED PARKING: 149

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is currently undeveloped, and is proposed to be developed in two phases for restaurant, retail, and professional office uses. One of the restaurants will be located in the portion of the site that is zoned CS-1. 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 the Lake Travis watershed, and is subject to Water Supply Rural Watershed regulations.

Transportation: Access to the proposed site will be taken from FM 620 and Anderson Mill Road. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:

North: Anderson Mill Rd, then multifamily residential (City of Cedar Park)

East: Commercial retail, then FM 620 (I-RR)

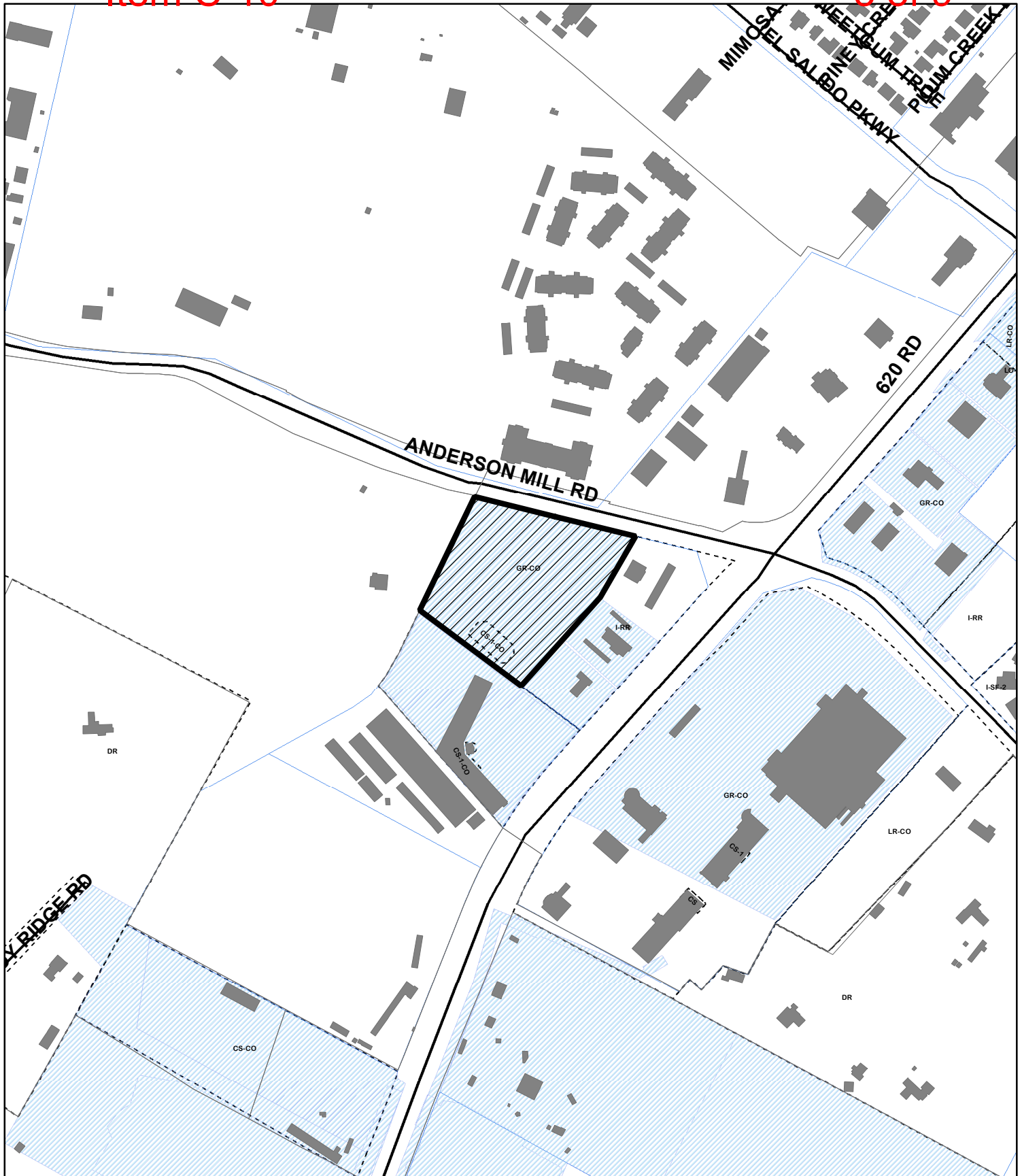
West: Single-family residential and undeveloped (2-mile ETJ)

South: Commercial (GR-CO and 2-mile ETJ)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 620	140'	75'	Major Arterial
Anderson Mill Road	95'	62'	Major Arterial

NEIGHBORHOOD ORGANIZATION:

Anderson Mill Neighborhood Association
 Austin Heritage Tree Foundation
 Bike Austin
 Bull Creek Foundation
 Friends of Austin Neighborhoods
 Leander ISD
 Long Canyon Homeowners Association
 Long Canyon Phase II & III Homeowners Association
 SEL Texas
 Sierra Club
 The Parke HOA
 Volente Neighborhood Association



SITE PLAN



CASE#: SPC-2014-0467C

ADDRESS: 11907 Anderson Mill Rd

CASE NAME: Volente Village

MANAGER: Christine Barton-Holmes



 SUBJECT TRACT
 ZONING BOUNDARY

0 200 400 800 Feet

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: Christine Barton-Holmes

OWNER: JOHNSON FOUR CORNERS
11100 LAUREL CREEK
AUSTIN, TX 78726

ENGINEER: CRD GROUP, LLC
9111 JOLLYVILLE RD,
SUITE 106
AUSTIN, TX 78759
512-775-5166

ARCHITECT: ALLAN NUTT ARCHITECTS
5121 BEE CAVES ROAD, SUITE 202
AUSTIN, TEXAS 78746

SURVEYOR: CRICHTON AND ASSOCIATES
6448 HIGHWAY 290 EAST
AUSTIN, TX 78723
512-244-9508

ZONING:

CITY OF AUSTIN – FULL PURPOSE (GR & CS-1)

LAND USE SUMMARY:

GROSS ACREAGE 5.05 ACRES
TOTAL IMPERVIOUS COVER 53.07% (2.68 AC.)
ALLOWABLE IMPERVIOUS COVER 60% (3.02 AC.)
PRINCIPAL STREET MAJOR ARTERIAL (FM 2769)

FLOODPLAIN INFORMATION:

FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE
RATE MAP NO. 48453C0230H DATED SEPTEMBER 26, 2008
INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONE "X"
(UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE FLOOD
PLAIN.

WATERSHED:

THIS PROJECT IS LOCATED IN THE LAKE TRAVIS WATERSHED A
WATER SUPPLY RURAL WATERSHED AND IN THE NORTH EDWARDS
AQUIFER RECHARGE ZONE.

BEARING BASIS NOTE:

BENCHMARK:

T.B.M. NOTE: SQUARE CUT IN TOP OF CURB ELEVATION = 1026.92

Plan Note

This note is being placed on the plan set in place of a temporary traffic control strategy with the full understanding that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by the Right of Way Management Division. The owner/representative further recognizes that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.

The following must be taken into consideration when developing future traffic control strategies:

Pedestrian and bicycle traffic access must be maintained at all times, unless otherwise authorized by Right of Way Management.

No long-term lane closures will be authorized, unless Right of Way Management determines that adequate accommodations have been made to minimize traffic impact.

Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities.

Case Report Note

The Owner/Representative has elected to defer the temporary traffic control plan review until after the completion of the developmental review process and fully understands that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by Right of Way Management Division. The owner/representative further recognizes that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.

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NOTES

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2. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURE FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2.5).

3. THIS SITE PLAN IS WITHIN COMPLIANCE WITH SUBCHAPTER E: DESIGN STANDARDS.

4. THIS SITE WILL COMPLY WITH §3.3 OPTIONS TO IMPROVE BUILDING DESIGN.

5. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.

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

7. RETAINING WALLS MUST BE ENGINEERED AND WILL BE A SEPERATE PERMIT

CITY OF AUSTIN
WATER AND WASTEWATER UTILITY
SPECIAL SERVICES DMSION
(512) 972-1060

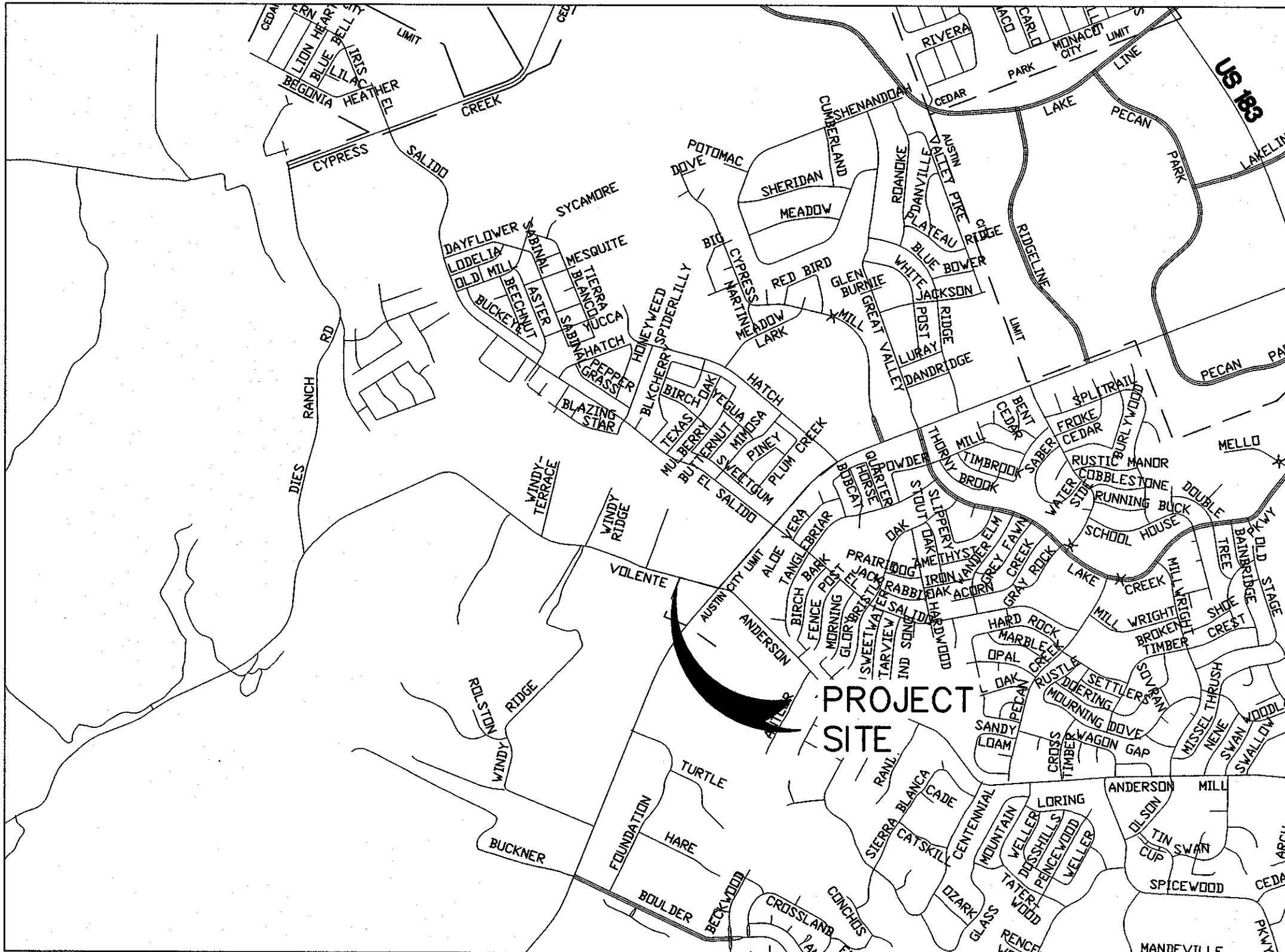
THIS PROJECT HAS PRIVATE HYDRANTS WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OR RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICES, MAINTAINED AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE. THE PROJECT INCLUDES 3 PRIVATE HYDRANTS.

CONSOLIDATED ADMINISTRATIVE SITE PLAN

FOR

VOLENTE VILLAGE

11907 ANDERSON MILL
AUSTIN, TEXAS 78726



I, _____ TEXAS LICENSE NUMBER _____ CERTIFY
THAT THE DESIGN OF THE DAM IN THIS SET OF PLANS
CAN SAFELY PASS 75% OF THE PROBABLE MAXIMUM
FLOOD BASED ON THE HYDROLOGIC, HYDRAULIC,
STRUCTURAL AND GEOTECHNICAL ANALYSIS USING
STANDARD ACCEPTED ENGINEERING PRACTICES.

VICINITY MAP
COA GRID E38
MAPSCO #433J & 433 N

SUBMITTAL DATE:
NOVEMBER 19, 2014

LEGAL DESCRIPTION
LOT 4 IN BLOCK A OF THE VOLENTE SUBDIVISION, AS
RECORDED UNDER DOCUMENT NO. 200000061 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

RELATED CASES

VARIANCES

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF FIVE
(5) ONE-STORY RETAIL BUILDINGS TOTALING 34,014 SQ.
FT. (GSF), ON A 5.05 ACRE SITE WITH ASSOCIATED
PARKING, DETENTION, WATER QUALITY, AND UTILITY
IMPROVEMENTS. THE TOTAL IMPERVIOUS COVER IS
53.07%

FIRE DEPARTMENT
NORTHWEST B1 PRESSURE ZONE
TYPE 1-B CONSTRUCTION
NO SPRINKLERS
FIRE AREA: 8,207 SF
REQUIRED FIRE FLOW: 1,500 GPM
(PER THE INTERNATIONAL FIRE CODE)
STATIC PRESSURE: 80 PSI

AUSTIN WATER UTILITY
70 GPM
222 FIXTURE UNITS

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	FINAL PLAT
3	EROSION CONTROL & DEMOLITION PLAN
4	SITE PLAN
5	SLOPE MAP
6	GRADING & DRAINAGE PLAN
7	OFFSITE DRAINAGE PLAN
8	DETENTION POND – PLAN AND PROFILE
9	WATER QUALITY POND PLAN AND PROFILE
10	WATER QUALITY POND NOTES AND DETAILS
11	UTILITY PLAN
12	WATERLINE PLAN AND PROFILE 1+00 – 4+52
13	GENERAL NOTES
14	GENERAL NOTES
15	CONSTRUCTION DETAILS
16	CONSTRUCTION DETAILS
17	UTILITY DETAILS
18	LANDSCAPE PLAN
19	LANDSCAPE DETAILS
20	SPECIFICATIONS
21	TREE MITIGATION PLAN
22	BUILDING 1 ELEVATIONS
23	BUILDING 2 ELEVATIONS
24	BUILDING 3 ELEVATIONS

NOTE TO CONTRACTOR

1. ALL BIDDERS SHALL IMMEDIATELY NOTIFY THE ENGINEER OF AN AMBIGUITIES, ERRORS, OR INCONSISTENCIES THEY DISCOVER OF THE BIDDING DOCUMENTS OR OF THE SITE CONDITIONS. ANY OF THESE ITEMS NOT BROUGHT TO THE ATTENTION OF THE ENGINEER DURING THE BIDDING PROCESS SHALL BE PROVIDED AT NO ADDITIONAL COST
2. ALL BIDDERS SHALL PERFORM AN INDEPENDENT QUANTITY TAKE-OFF TO VERIFY QUANTITIES ARE WITHIN FIVE PERCENT OF THE ACTUAL QUANTITIES REQUIRED TO COMPLETE THE CONSTRUCTION BY THE PLANS PRIOR TO SUBMITTING A BID TO THE ENGINEER. IF ANY QUANTITY IS FOUND TO BE IN ERROR BY MORE THAN FIVE PERCENT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEASE FORTY- EIGHT HOURS PRIOR TO SUBMITTING BID
3. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH OF THE INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.
4. LOTS WITH 85 PSI OR GREATER, REQUIRE PRV SET AT 85 PSI, TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE PROPERTY.

ACCEPTED BY:

_____ DATE _____

FOR DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

_____ DATE _____

SITE PLAN/DEVELOPMENT PERMIT NUMBER _____

_____ DATE _____

AUSTIN WATER UTILITY _____ DATE _____

AUSTIN FIRE DEPARTMENT _____ DATE _____

INDUSTRIAL WASTE DEPARTMENT _____ DATE _____

FOR TEXAS DEPARTMENT OF TRANSPORTATION

_____ DATE _____

SUBMITTED BY :

MICHAEL R. CHAPA, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 91724

DATE 11-25-15

REVISIONS / CORRECTIONS							
Number	Description	Revised (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

SITE PLAN RELEASE Sheet 1 of 24

FILE NUMBER: SPC-2014-0467C EXPIRATION DATE: _____

CASE MANAGER: CHRISTINE BAXTON-HOLMES APPLICATION DATE: NOV. 19, 2014

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section 142 on Chapter 25-5 of the Austin City Code.

Signing for Director, Planning and Development Review Department

DATE OF RELEASE: _____ of _____ Zoning: GR, CS-1

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

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MARK	REVISION	BY	CHK'D	DATE

CRD GROUP, LLC
COMMERCIAL-RESIDENTIAL DESIGN
T.A.S. PER 90000

9111 Jollyville Road, Suite 106
Austin, Texas 78759
T-512.775.5166
F-512.246.0520

Austin, Texas

DRAWN BY:

DESIGNED BY: MC

LATEST REVISION:

CRD PROJECT NO.:

VOLENTE VILLAGE
11907 ANDERSON MILL ROAD
AUSTIN, TX 78726

PROJECT NAME:

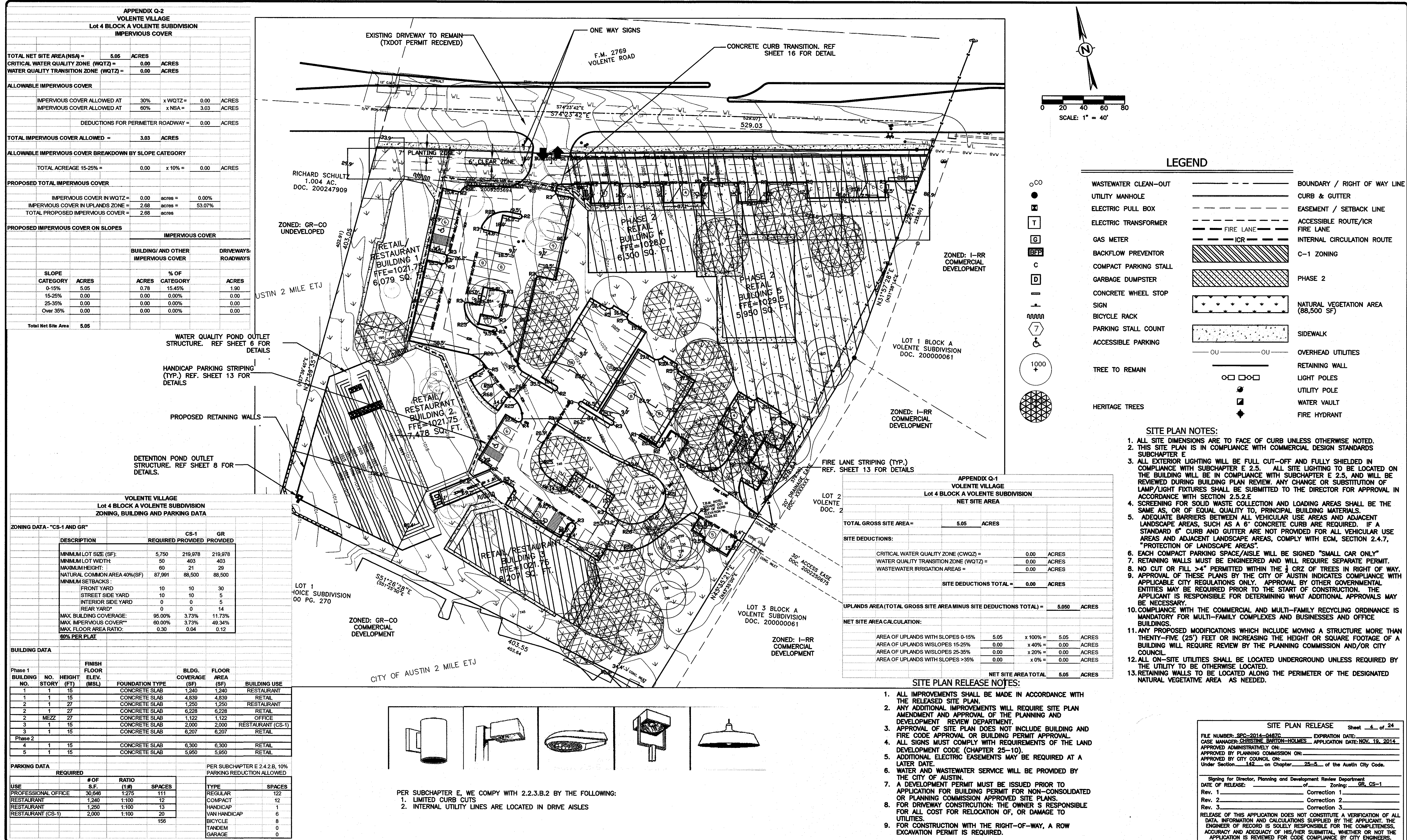
COVER SHEET

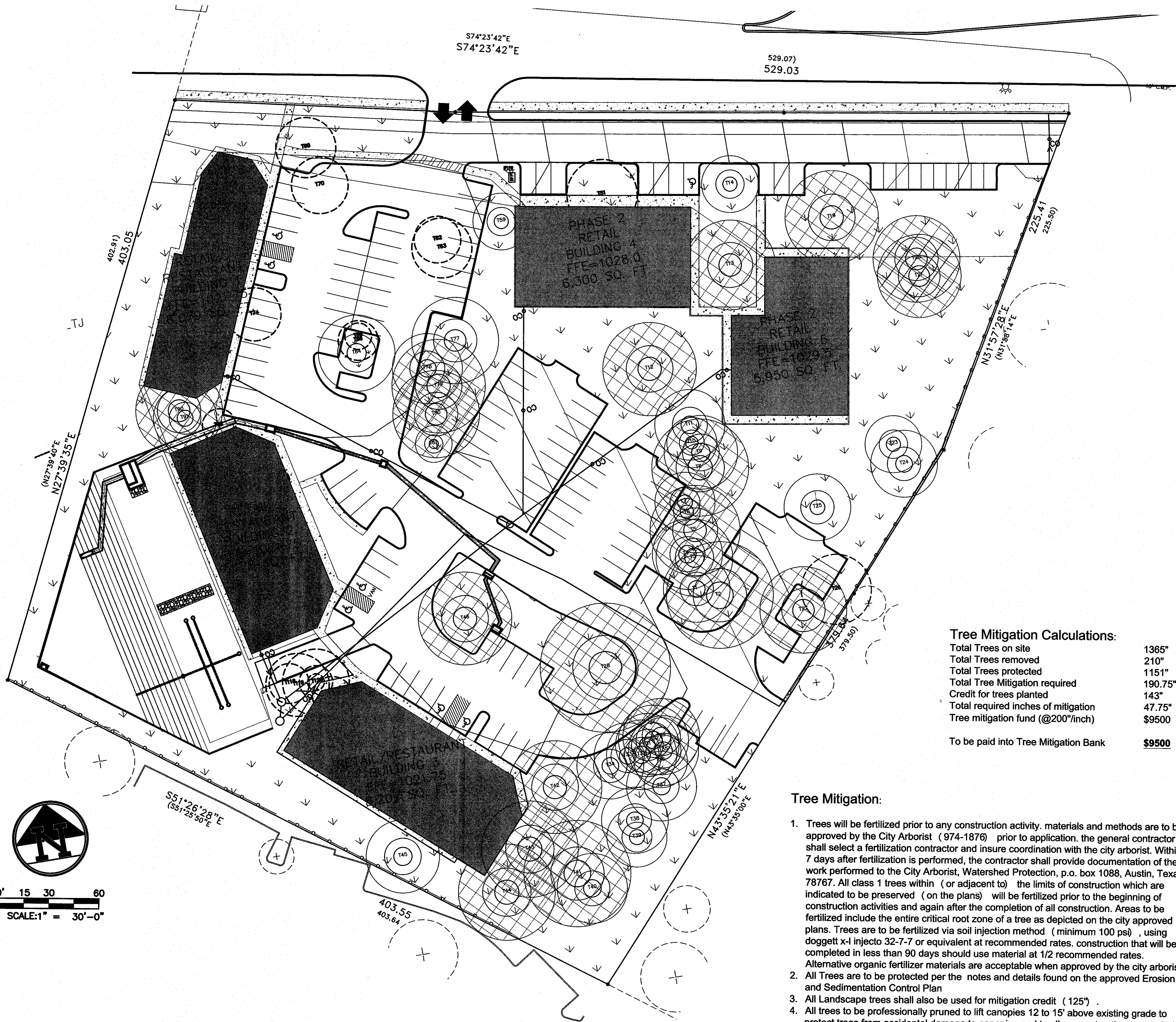
SHEET NAME:

STATE OF TEXAS
MICHAEL R. CHAPA
91724
11/12/2015
SEAL

FULL SIZE DRAWING SCALE:
VERTICAL _____
HORIZONTAL _____
11"x17" DRAWING SCALE:
VERTICAL _____
HORIZONTAL _____
PLOT DATE: 11/12/2015
FILE NAME: _____

SHEET NO.
1
24
OF





Tree Mitigation Calculations:

Total Trees on site	1365"
Total Trees removed	210"
Total Trees protected	1151"
Total Tree Mitigation required	190.75"
Credit for trees planted	143"
Total required inches of mitigation	47.75"
Tree mitigation fund (@200"/inch)	\$9500

To be paid into Tree Mitigation Bank **\$9500**

Tree Mitigation:

1. Trees will be fertilized prior to any construction activity. materials and methods are to be approved by the City Arborist (974-1876) prior to application. the general contractor shall select a fertilization contractor and insure coordination with the city arborist. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arborist, Watershed Protection, p.o. box 1088, Austin, Texas, 78767. All class 1 trees within (or adjacent to) the limits of construction which are indicated to be preserved (on the plans) will be fertilized prior to the beginning of construction activities and again after the completion of all construction. Areas to be fertilized include the entire critical root zone of a tree as depicted on the city approved plans. Trees are to be fertilized via soil injection method (minimum 100 psi), using doggett x-1 injecto 32-7-7 or equivalent at recommended rates. construction that will be completed in less than 90 days should use material at 1/2 recommended rates. Alternative organic fertilizer materials are acceptable when approved by the city arborist.
2. All Trees are to be protected per the notes and details found on the approved Erosion and Sedimentation Control Plan
3. All Landscape trees shall also be used for mitigation credit (125")
4. All trees to be professionally pruned to lift canopies 12 to 15' above existing grade to protect trees from accidental damage to canopies and to allow construction as needed.

Tree Inventory & Mitigation

TREE LIST		size	save	remove	mitigation req
TAG#	DESCR				
ITION					
T-1	LIVE OAK	20	20	0	
T-2	LIVE OAK-m	32.5	32.5	0	H
T-3	LIVE OAK	23	23	0	
T-4	LIVE OAK	21	21	0	
T-5	LIVE OAK	27	27	0	H
T-6	LIVE OAK	18	18	0	
T-7	LIVE OAK	18	18	0	
T-8	LIVE OAK-m	28	28	0	H
T-9	LIVE OAK	22	22	0	
T-10	LIVE OAK	15	15	0	
T-11	LIVE OAK	21	21	0	
T-12	LIVE OAK	28	28	0	H
T-13	LIVE OAK	27	27	0	H
T-14	LIVE OAK	17	17	0	
T-15	LIVE OAK	28	28	0	H
T-16	LIVE OAK	28	28	0	H
T-17	LIVE OAK	28	28	0	H
T-18	LIVE OAK	28	28	0	H
T-19	LIVE OAK	28	28	0	H
T-20	LIVE OAK	28	28	0	H
T-21	LIVE OAK	28	28	0	H
T-22	LIVE OAK	17	17	0	
T-23	LIVE OAK	20	20	0	
T-24	LIVE OAK	20	20	0	
T-25	LIVE OAK	20	20	0	
T-26	LIVE OAK	28	28	0	H
T-27	LIVE OAK	38	38	0	H
T-28	LIVE OAK	23	23	0	
T-29	LIVE OAK	21	21	0	
T-30	LIVE OAK	19	19	0	
T-31	LIVE OAK	21	21	0	
T-32	LIVE OAK	20	20	0	
T-33	LIVE OAK	20	20	0	
T-34	LIVE OAK	21	21	0	
T-35	LIVE OAK	16	16	0	
T-36	LIVE OAK	21	20	0	
T-37	ELM	20	20	0	
T-38	ELM	18	20	0	
T-39	ELM	33	33	0	H
T-40	LIVE OAK-m	28	28	0	H
T-41	LIVE OAK	29	29	0	H
T-42	ELM	29	29	0	H
T-43	LIVE OAK	22	22	0	
T-44	LIVE OAK-m	28.5	28.5	0	H
T-45	LIVE OAK	21	0	21	21
T-46	LIVE OAK	17	17	0	
T-47	LIVE OAK	14	0	14	7
T-48	LIVE OAK	18	0	18	9
T-49	LIVE OAK	18	0	18	18
T-50	LIVE OAK	17	0	17	8.5
T-51	LIVE OAK	12	0	12	6
T-52	LIVE OAK	26	26	0	H
T-53	LIVE OAK	21	21	0	
T-54	LIVE OAK	28	28	0	H
T-55	LIVE OAK	26	26	0	H
T-56	LIVE OAK	11	11	0	
T-57	LIVE OAK	23	0	23	
T-58	LIVE OAK	8	0	8	4
T-59	ELM	12	0	12	6
T-60	LIVE OAK	8	0	8	4
T-61	LIVE OAK	28	28	0	H
T-62	LIVE OAK	19	19	0	
T-63	CEDAR ELM	10	10	0	
T-64	LIVE OAK	8	8	0	
T-65	LIVE OAK	11	11	0	5.5
T-66	LIVE OAK	10	10	0	5
T-67	LIVE OAK	11	11	0	5.5
T-68	LIVE OAK	9	9	0	4.5
T-69	LIVE OAK	8	8	0	4
T-70	LIVE OAK	12	0	12	6
T-71	LIVE OAK-m	19.5	0	19.5	19.5
T-72	LIVE OAK-m	0	0	18.5	9.25
T-73	LIVE OAK-m	8	0	8	4
T-74	LIVE OAK	12	0	12	6
T-75	LIVE OAK	12	0	12	6
T-76	LIVE OAK	12	0	12	6
T-77	LIVE OAK	1365	1151	210	190.75

Tree #84 is to be preserved, mitigation shall be provided for tree #84 regardless of its survival during and after construction.

SITE PLAN RELEASE Sheet 21 of 24

FILE NUMBER: SPC-2014-0467C EXPIRATION DATE: NOV. 19, 2014

CASE MANAGER: CHRISTINE BARTON-HOLMES APPLICATION DATE: NOV. 19, 2014

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section _____ on Chapter _____ of the Austin City Code.

Signing for Director, Planning and Development Review Department

DATE OF RELEASE: _____ of _____ Zoning: GR & CS-1

Rev. 1 _____ Correction 1

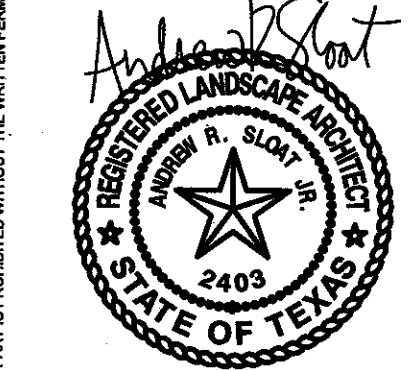
Rev. 2 _____ Correction 2

Rev. 3 _____ Correction 3

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SLOAT
LANDSCAPE
ARCHITECTS LLC
7209 Kenosha Pass
Austin, Texas
t 512. 673. 2051



11/19/2014

Volente Village
11907 ANDERSON MILL ROAD
Austin, Texas 78726

PROJECT NUMBER
1302

DATE OF ISSUE
11.19.14

REVISION DATE REASON

03.09.2015 CITY COMMENTS

05.26.2015 CITY COMMENTS

07.26 CITY COMMENTS

08.17.2015 CITY COMMENTS

10/02/2015 CITY COMMENTS

PROJECT PHASE
REVIEW

PROJECT TEAM DRAWN BY
ds ds

SHEET CONTENTS
Tree Mitigation Plan

21 of 24
SPC-2014-0467C
SHEET NO.

ALLAN NUTT - ARCHITECTS HEREBY CERTIFY THAT THE PLANS, SPECIFICATIONS, AND DETAILS ARE THE PROPERTY OF ALLAN NUTT - ARCHITECTS AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION OF ALLAN NUTT - ARCHITECTS.

VOLENTE RETAIL COMPLEX
11901 ANDERSON MILL DRIVE
AUSTIN, TEXAS 78726



ALLAN NUTT
ARCHITECT
5121 BEE CAVE ROAD STE 202 AUSTIN, TEXAS 78746
OFFICE: (512) 330-0330

Sheet Contents:
BUILDING #1
ELEVATIONS

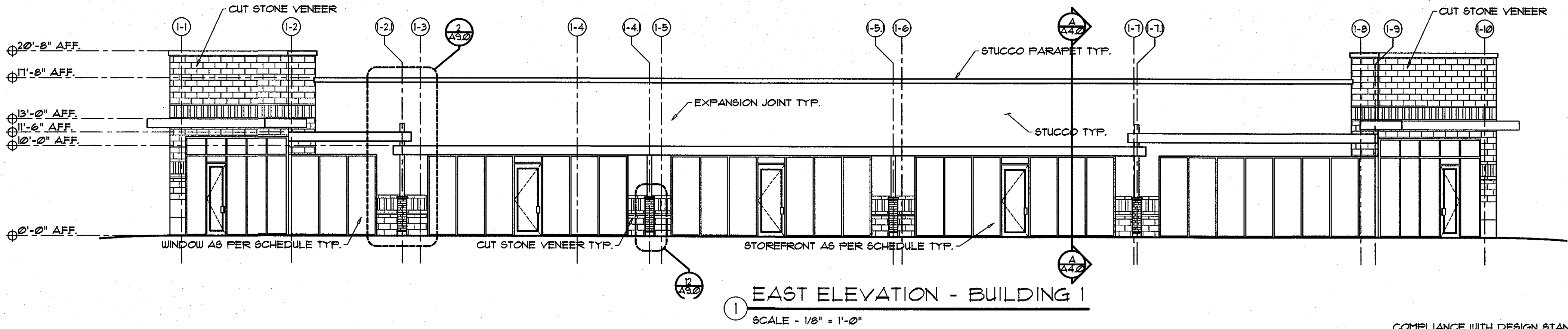
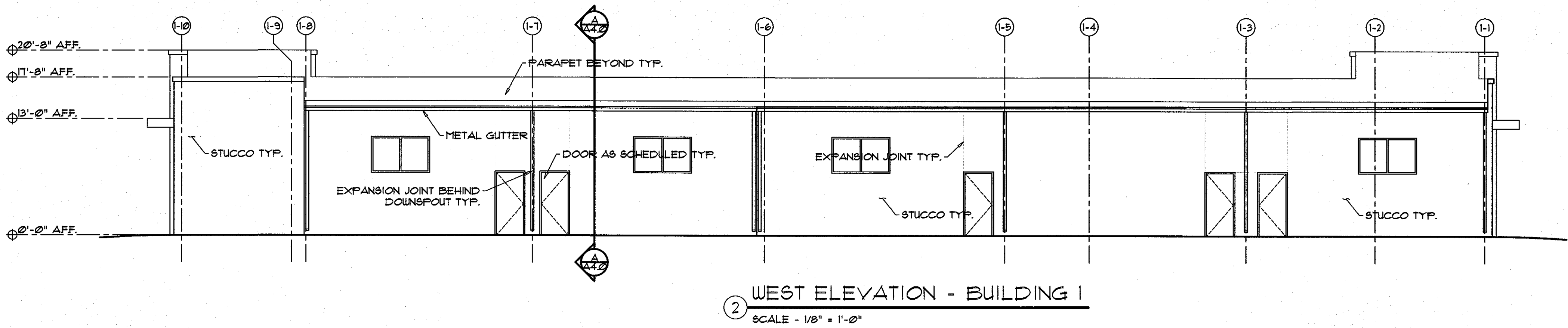
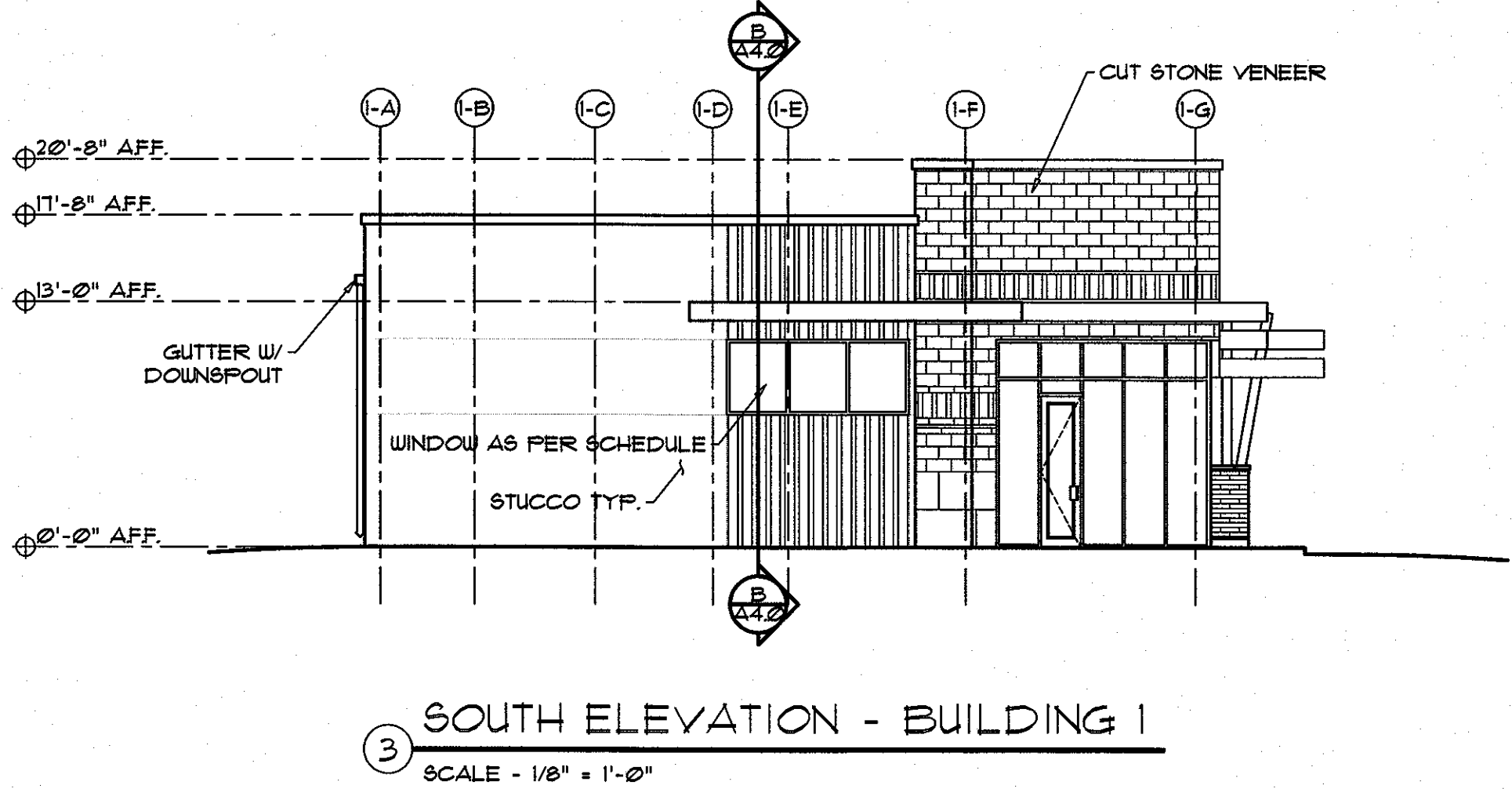
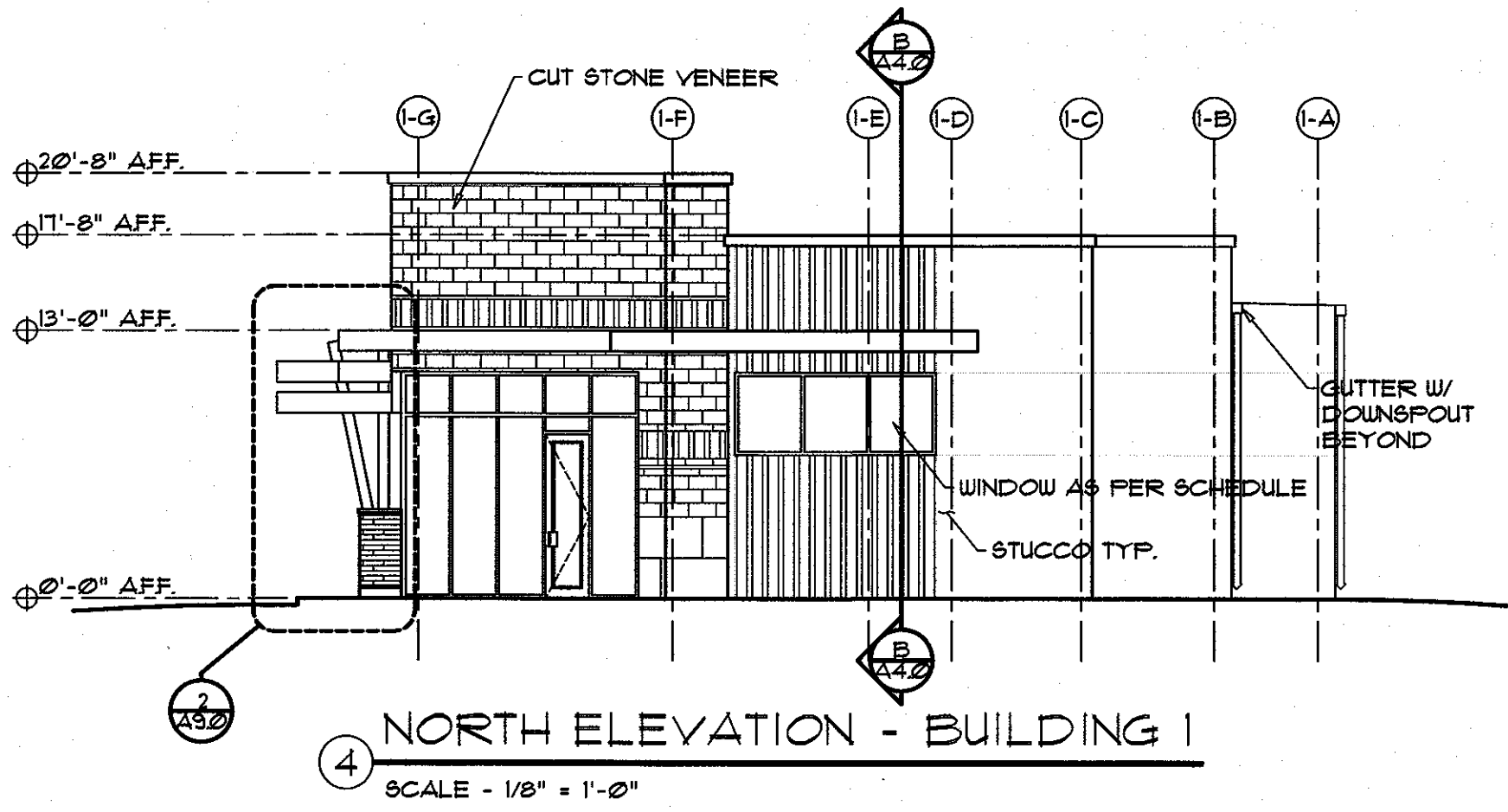
Date: 08.14.15
Drawn By: TG
Revision:
Checked By:

File Name:

Project No:

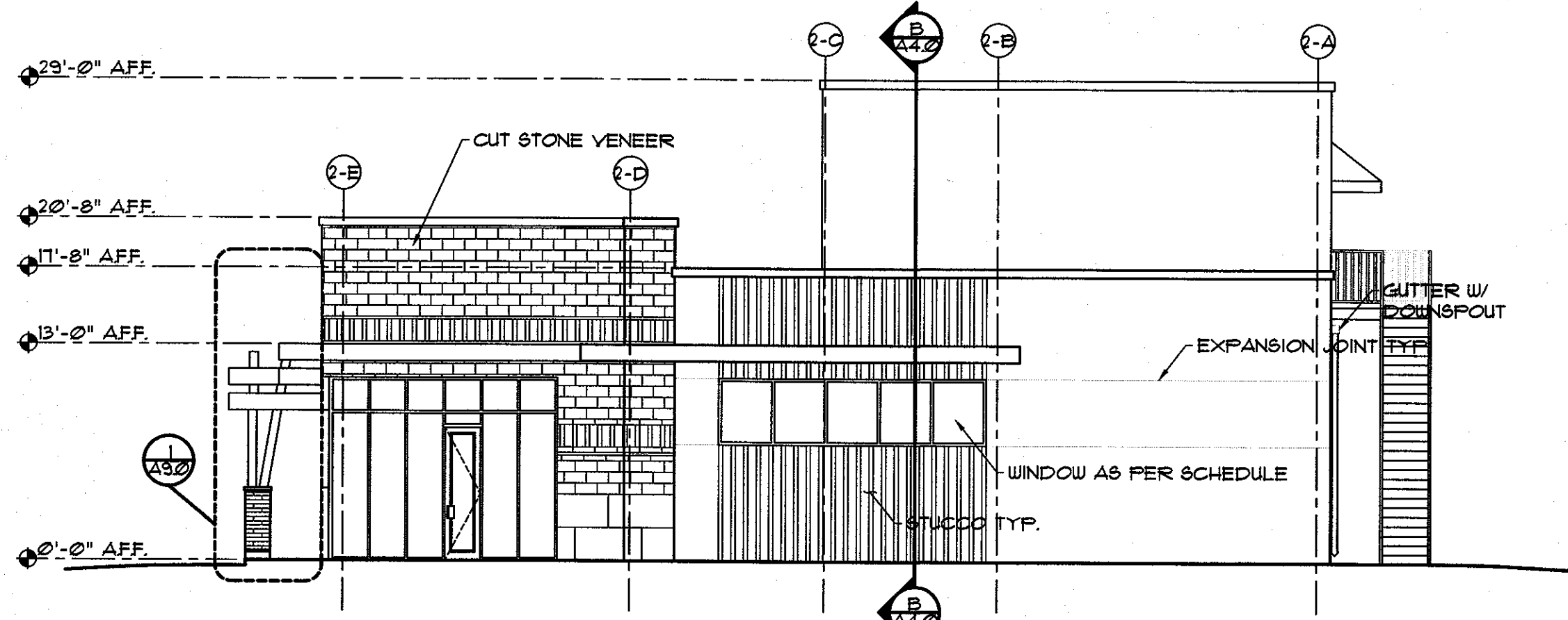
Sheet Number:

22 OF 24

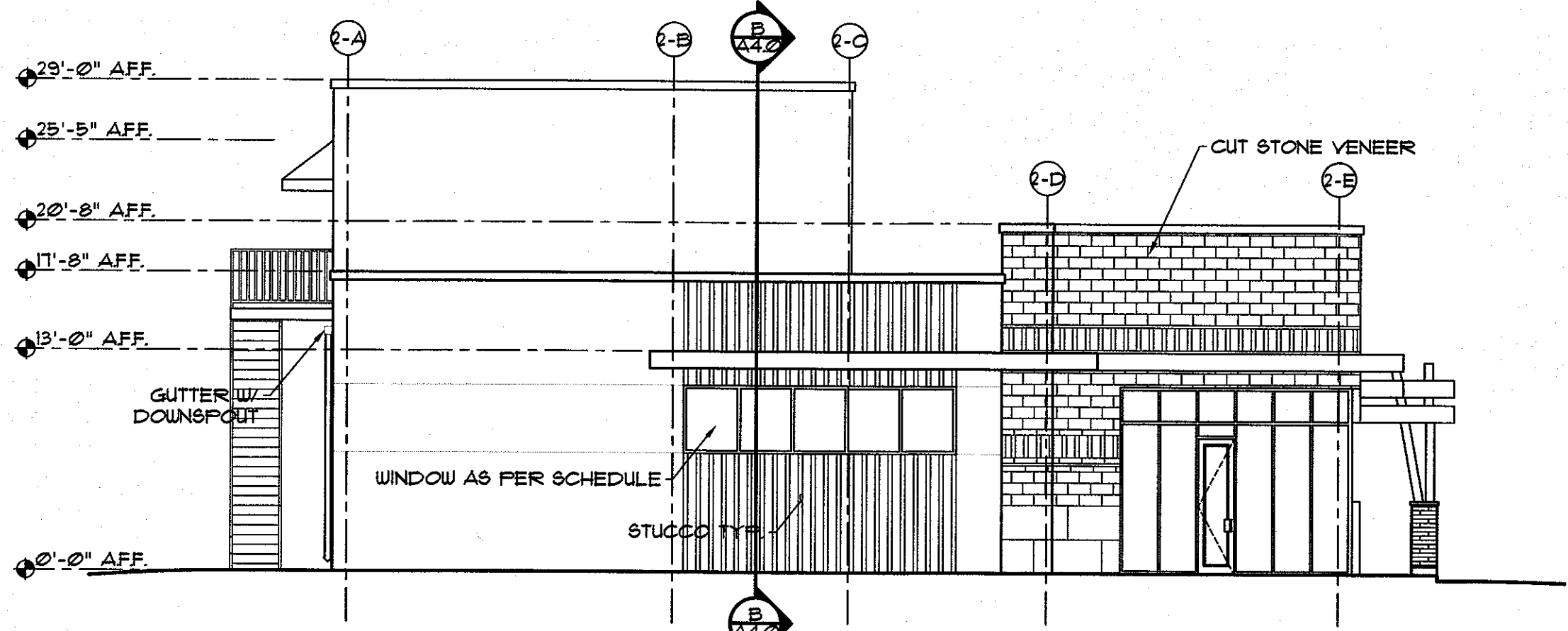


COMPLIANCE WITH DESIGN STANDARDS,
ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED,
AND IS TO BE REVIEWED FOR COMPLIANCE
DURING BUILDING CODE REVIEW.

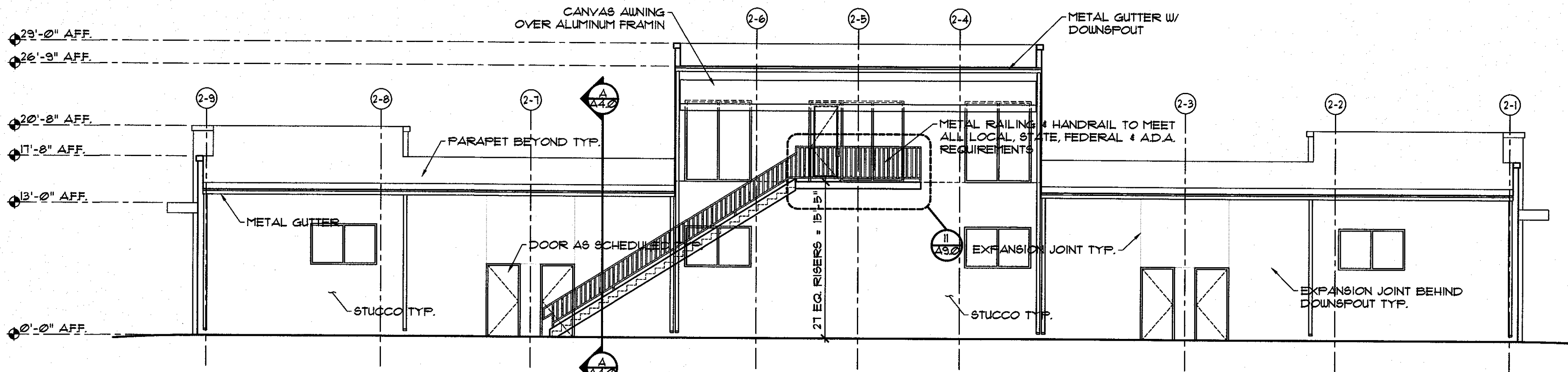
SITE PLAN RELEASE		Sheet	of	TBD
FILE NUMBER: SPC-2014-0467C	EXPIRATION DATE:			
CASE MANAGER: CHRISTINE BARTON-HOLMES	APPLICATION DATE: NOV. 19, 2014			
APPROVED ADMINISTRATIVELY ON:				
APPROVED BY PLANNING COMMISSION ON:				
APPROVED BY CITY COUNCIL ON:				
Under Section	on Chapter	of the Austin City Code.		
Signing for Director, Planning and Development Review Department				
DATE OF RELEASE:	of	Zoning: GR & CS-1		
Rev. 1	Correction 1			
Rev. 2	Correction 2			
Rev. 3	Correction 3			
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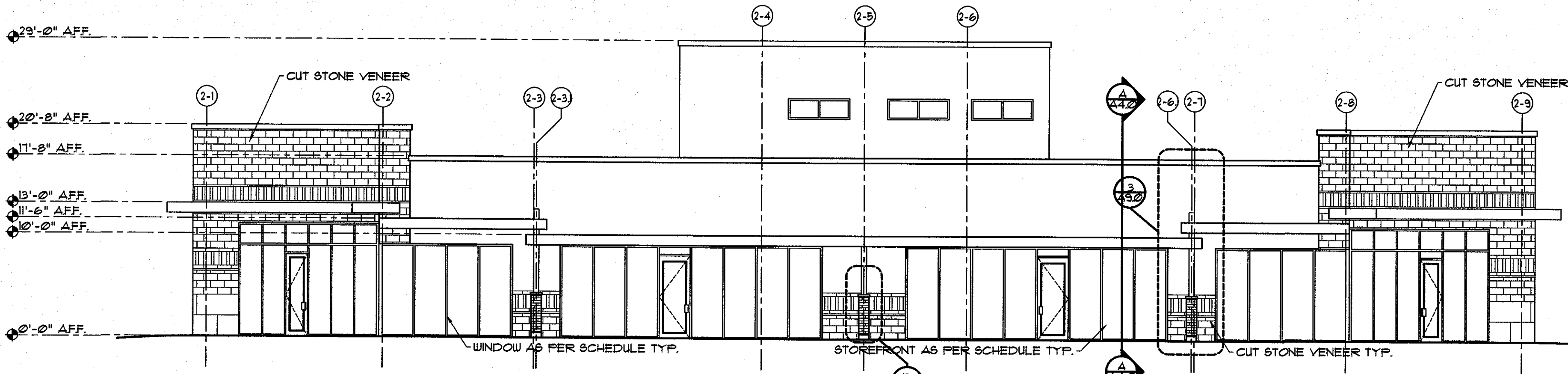
4 NORTH ELEVATION - BUILDING 2
SCALE - 1/8" = 1'-0"



3 SOUTH ELEVATION - BUILDING 2
SCALE - 1/8" = 1'-0"



2 WEST ELEVATION - BUILDING 2
SCALE - 1/8" = 1'-0"

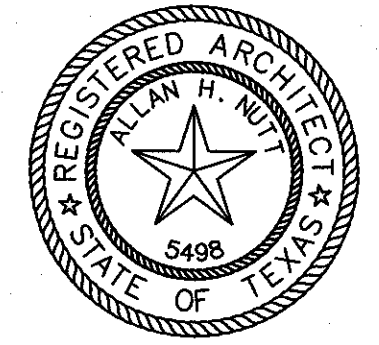


1 EAST ELEVATION - BUILDING 2
SCALE - 1/8" = 1'-0"

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VOLENTE RETAIL COMPLEX
11901 ANDERSON MILL DRIVE
AUSTIN, TEXAS 78726



ALLAN NUTT
ARCHITECT
5121 BEE CAVE ROAD STE 202 AUSTIN, TEXAS 78746
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Sheet Contents:
BUILDING 2
ELEVATIONS

Date: 08.14.15
Drawn By: TG
Revision:
Checked By:

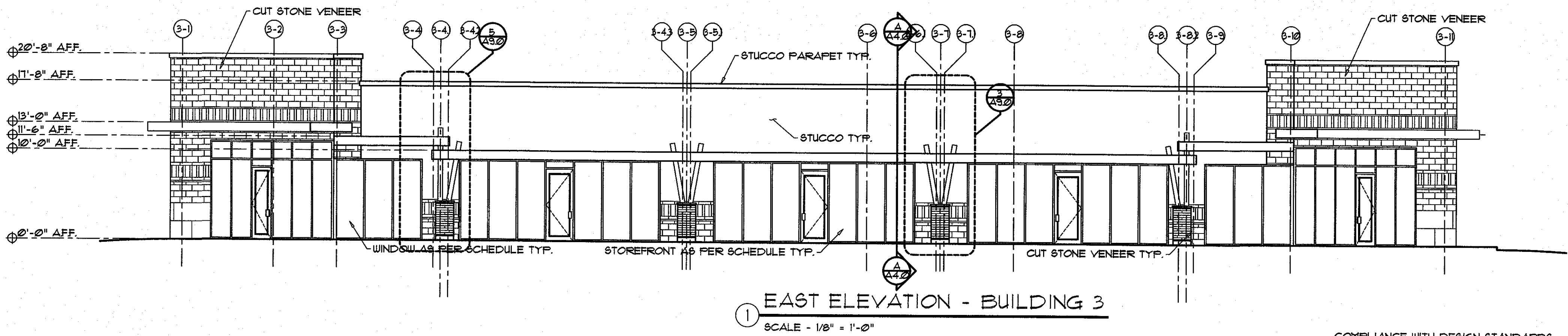
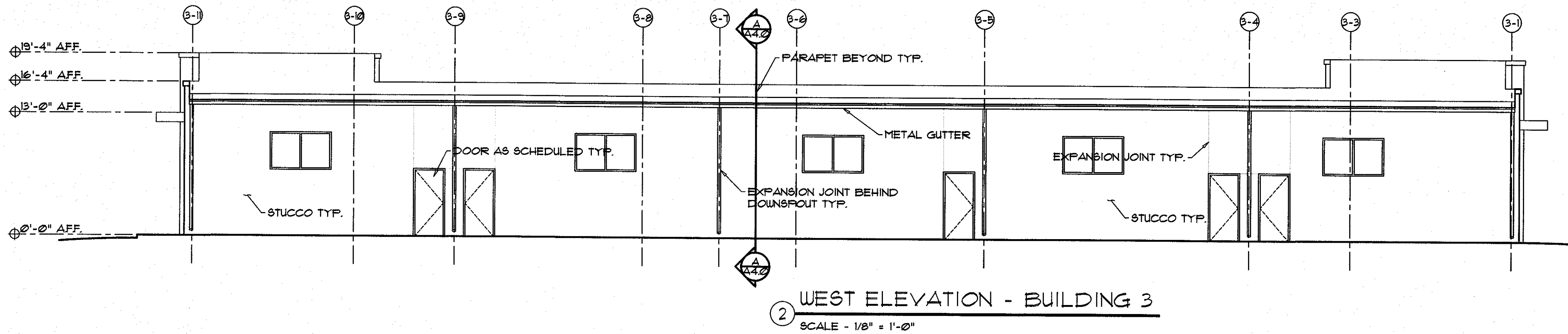
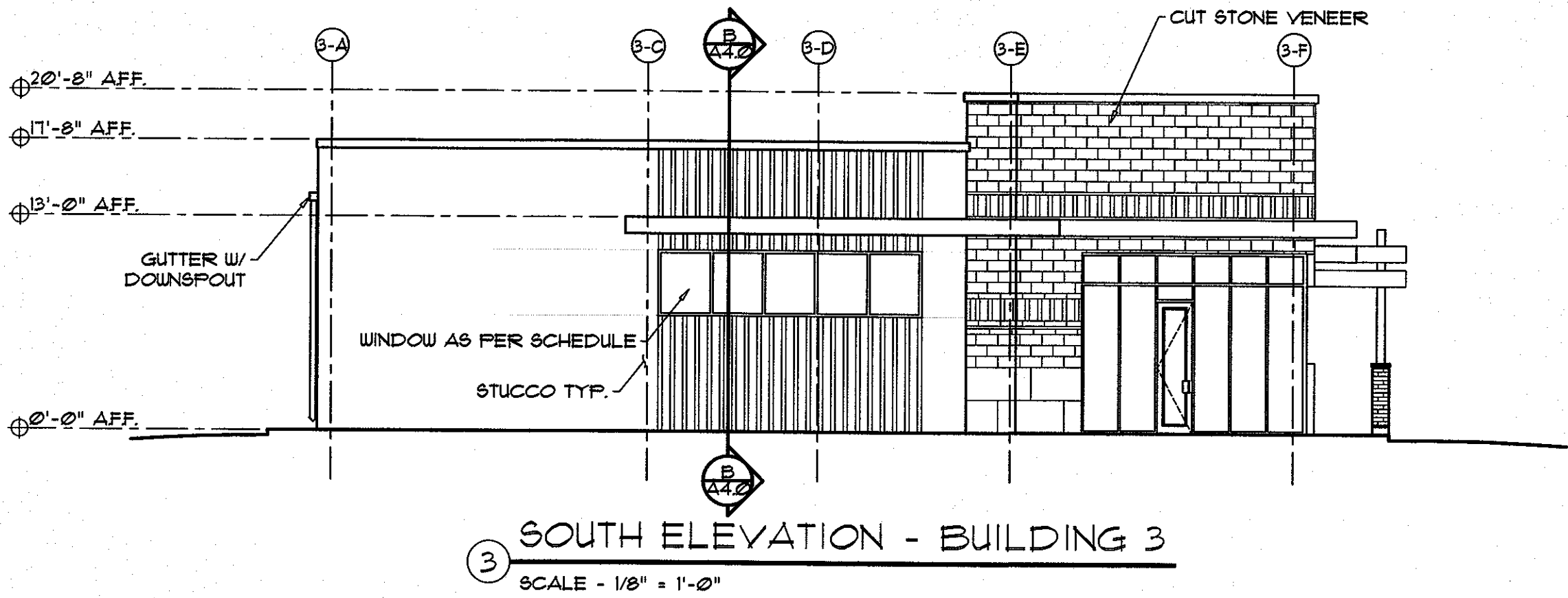
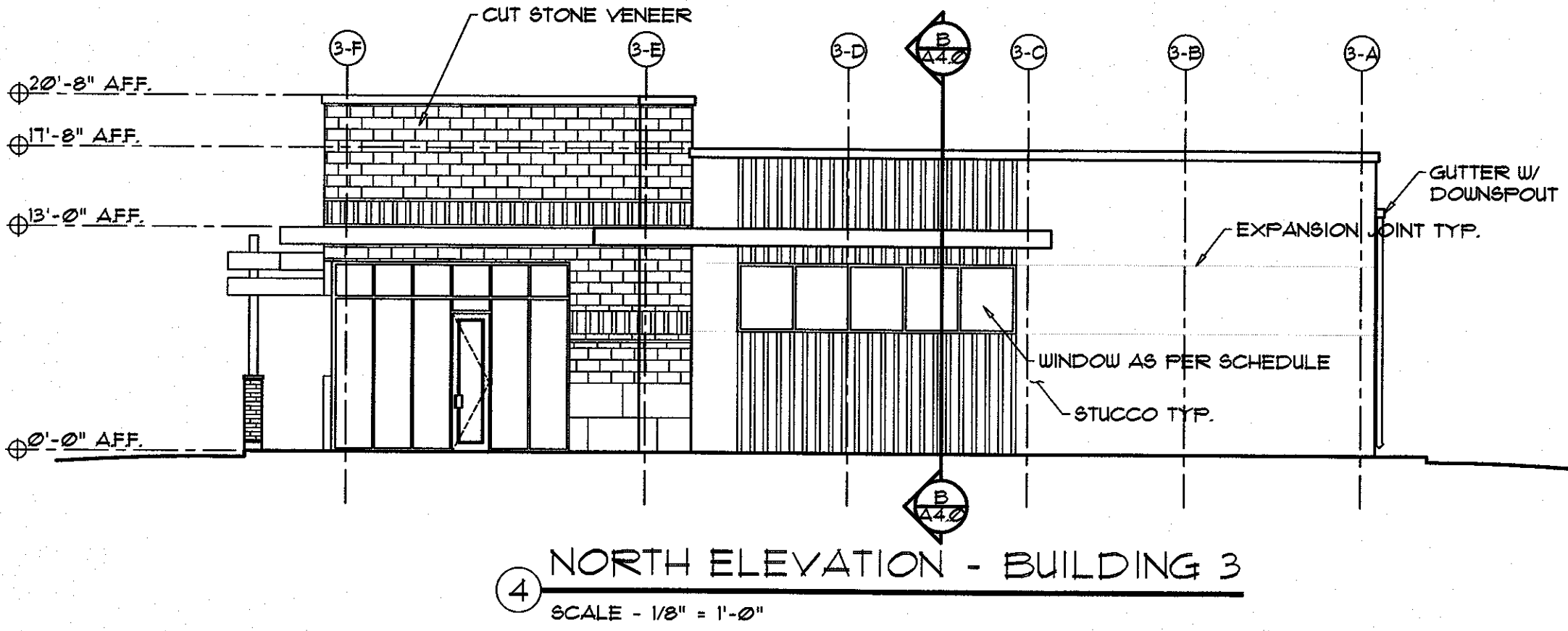
File Name:

Project No:

Sheet Number:

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SITE PLAN RELEASE		Sheet	of	TBD
FILE NUMBER:	SPC-2014-0467C	EXPIRATION DATE:		
CASE MANAGER:	CHRISTINE BARTON-HOLMES	APPLICATION DATE:	NOV. 19, 2014	
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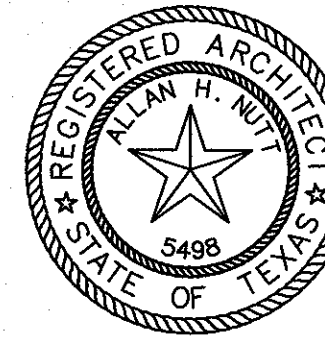


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Sheet Contents:
BUILDING 3
ELEVATIONS

Date: 08.14.15
Drawn By: TG
Revision:
Checked By:

File Name:

Project No:

Sheet Number:

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SITE PLAN RELEASE		Sheet	of	TBD
FILE NUMBER: SPC-2014-0467C EXPIRATION DATE: NOV. 19, 2014				
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