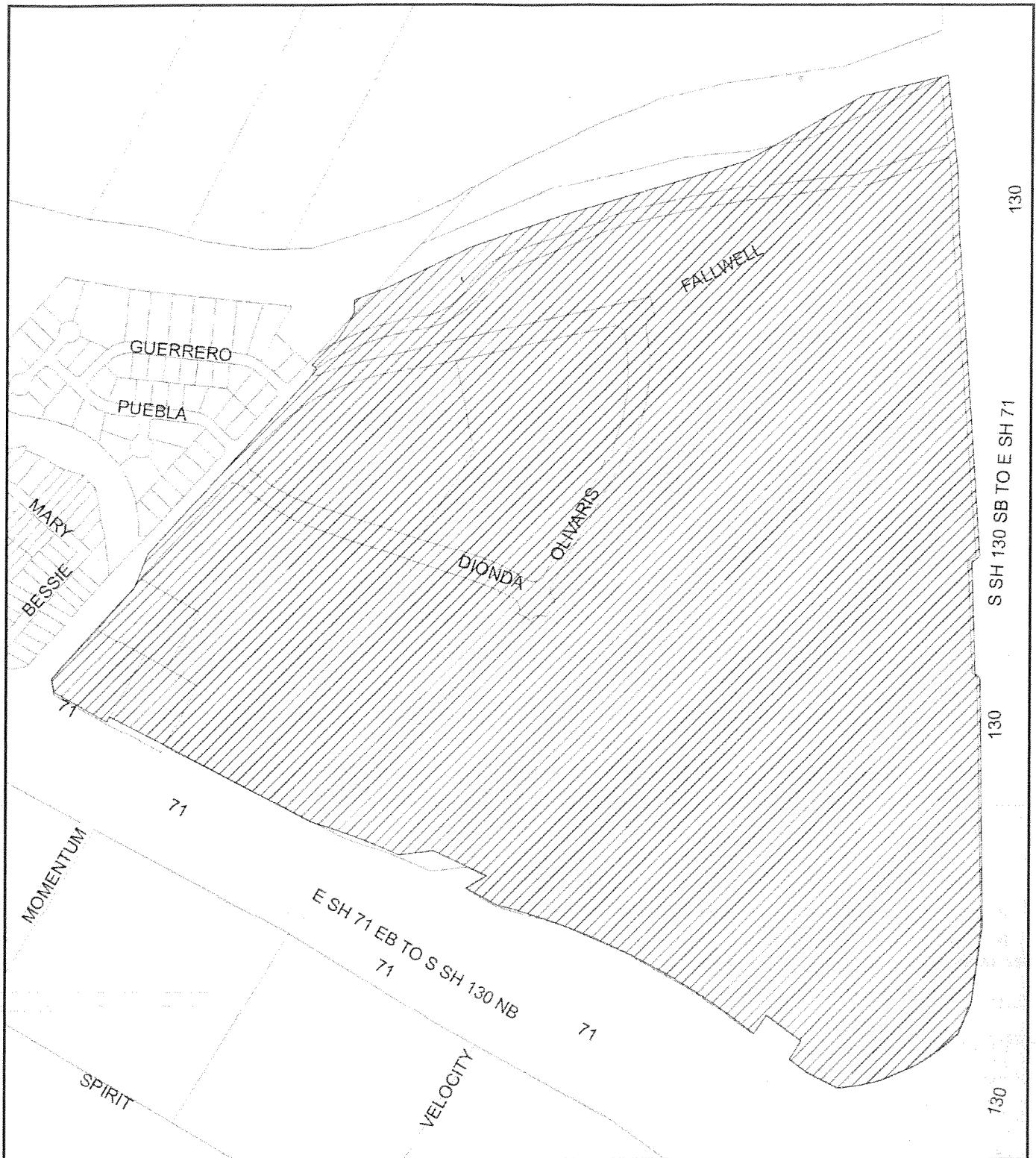


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0154**Z.A.P. DATE:** November 6, 2018**SUBDIVISION NAME:** Interport 2**AREA:** 229.69 acres**LOT(S):** 24**OWNER/APPLICANT:** GRCE/TX Austin Master LLC
(Joseph Goveia)**AGENT:** Urban Design Group
(Vanessa Mendez)**ADDRESS OF SUBDIVISION:** 3101 Falwell Lane**GRIDS:** P-16/17; Q-16/17**COUNTY:** Travis**WATERSHED:** Colorado River**JURISDICTION:** Full Purpose**EXISTING ZONING:** LI-PDA**DISTRICT:** 2**PROPOSED LAND USE:** Multifamily/Commercial; Multifamily/Warehouse Industrial;
Commercial/Retail; Industrial/Service Center; Industrial/Warehouse Flex with related uses.**SIDEWALKS:** Sidewalks will be provided along subdivision side of boundary streets and both sides of all internal subdivision streets.**DEPARTMENT COMMENTS:** The request is for approval of the preliminary subdivision, namely, Interport 2. The proposed plan is composed of 24 lots on 229.69 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the preliminary plan. This plan meets all applicable City of Austin and State Local Government code requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



 Subject Tract
 Base Map

CASE# C8-2017-0154
 LOCATION: 3101 FALLWELL LANE

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 Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

InterPort 2

TRAVEN COUNTY, TEXAS

CONCLUSIONS

- | | |
|---|--|
| 1 | COVER SHEET |
| 2 | PRELIMINARY PLAN |
| 3 | PRELIMINARY UTILITY PLAN |
| 4 | PRELIMINARY WATER QUALITY AND DRAINAGE PLAN |
| 5 | PRELIMINARY OFF-SITE DRAINAGE |
| 6 | PRELIMINARY EROSION/SEDIMENTATION CONTROL PLAN & BEST MP |
| 7 | APPENDIX OF TABLES |
| 8 | APPENDIX OF TABLES |

STREET TABLE					FUNCTIONAL CLASSIFICATION
STREET NAME	LENGTH	ROW	PAVEMENT LOCATION	SIDEWALKS	
OLIVARES BLVD.	1247	SB	2 & 21	8 SIDEWALKS WITH 6 SIDEWALKS	INDUSTRIAL COLLECTOR
PAULMILL LANE	1529	SB	57	6 SIDEWALKS	INDUSTRIAL COLLECTOR
RELLA LANE	2050	SB	49	7 SIDEWALKS 6 SIDEWALKS	INDUSTRIAL COLLECTOR
DUNN DRIVE	1709	SB	57	6 SIDEWALKS 6 SIDEWALKS	INDUSTRIAL COLLECTOR
MELAS DRIVE	2155	SB	57	6 SIDEWALKS 6 SIDEWALKS	INDUSTRIAL COLLECTOR

NOTES:

ALTERNATIVE STREET CROSS SECTIONS HAVE BEEN PROVIDED AS SHOWN ON THIS COVER SHEET FOR ALL STREETS IN ACCORDANCE WITH THE CITY OF AUSTIN STREET DESIGN GUIDE.

LAND USE SUMMARY			LOTS #	ACRES
USE	ROW			19.13
		LOT 1 BLOCK 6	1	12.22
		LOT 1 BLOCK F	1	17.31
		LOT 7 BLOCK F	1	18.24
		LOT 7 BLOCK G	1	18.08
		LOTS 1 & 2 BLOCK A & BLOCK C	13	72.53
		LOT 14 BLOCK D	1	17.46
		LOTS 14 & 2 BLOCK D	2	10.40
		TOTAL	27	146.34

1

OWNERS:

GORE/TEX ALUMIN MASTER LLC,
24866 DEL PUERTO
DANA POINT, CA 92629

STONEMORE CAPITAL PARTNERS, LP
1009 E. 40TH STREET, SUITE 200
ALBANY, TEXAS 76001

CONCLUSIONS

DUNAWAY LTD.
TX Registered Engineering Firm #2-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78736
PHONE: 512-330-0023

THIS IS TO CERTIFY THAT I AM CERTIFIED TO REALIZE THE PROGRESS OF ENROLLMENT OF THE STATE OF TEXAS THAT REVIEWED THE PLAN SUBMITTED HEREWITH, AND THAT ALL INFORMATION BROUGHT



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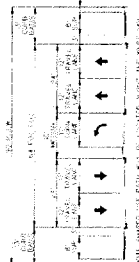
RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

UNIVERSITY OF CALIFORNIA, BERKELEY

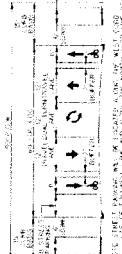
JULY 8, 2017

DUNAWAY/UDG
X Registered Engineering Firm #F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252

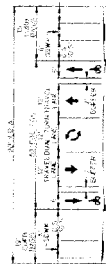
TYPICAL CROSS SECTION



TYPICAL CROSS SECTION



TYPICAL CROSS SECTION



1

- [illegible]

INTERPORT 2 PRELIMINARY PLAN
LOT LAYOUT



DUNAWAY URBAN DESIGN
3707 SOUTHWEST PARKWAY
SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252
TX Registered Engineering Firm #114

PRELIMINARY SUBDIVISION APPROVAL
SHEET 2 OF 8
FILE NUMBER: C8-2017-0154 APPLICATION DATE: JANUARY 2017
APPROVED BY (DAP) PC ON: _____
EXPIRATION DATE (DEC 28-6-6): _____
CASE MANAGER: STEVEN LEMMON

J. ROONEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
Final Plans must be recorded by the Expiration Date. Subsequent Site Plans, which do not comply with the recorded Final Plans, shall be subject to review and approval by the Department.
(If a Building Permit is not required, plans shall be approved prior to the Project Expiration Date.)

LEGEND	
-----	PROPOSED LOT LINES
-----	PROPOSED SHARED USE PATH
CURVE DATA	
1	154.00'
2	154.00'
3	154.00'
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