

**PLANNING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2013-0366C (XT2) **PC HEARING DATE:** August 27, 2019

PROJECT NAME: Commerce Center South Section Two

ADDRESS OF SITE: 5811 Trade Center Dr. **COUNCIL DISTRICT:** 2

NEIGHBORHOOD PLANNING AREA: McKinney

WATERSHED: Carson Creek (Suburban) **JURISDICTION:** Full Purpose

OWNER: David McGeehan, AEW Capital Management (617) 261-9152
2 Seaport Lane
Boston, MA 02210

AGENT: Richard Couch, Cunningham-Allen, Inc. (512) 327-2946
3103 Bee Caves Rd. Suite 202
Austin, TX 78746

CASE MANAGER: Ann DeSanctis (512) 974-3102
Ann.DeSanctis@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is requesting a three year extension to a previously approved site plan. All public improvements associated with the site plan have been constructed and all onsite infrastructure including water, wastewater, storm drain, detention, and water quality facilities have been completed. Additionally, five of the six proposed buildings and their parking are constructed.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three years, from May 29, 2019 to May 29, 2022 based on the case meeting criteria from LDC Section 25-5-62(C). The applicant has included a justification letter explaining details of this site (see attached).

25-5-63(C) Extension of released site plan by the Land Use Commission: “the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*).”

25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

“ (1) the director determines that:

- (a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;
- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or

(d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and”

SUMMARY COMPONENTS OF SITE PLAN:

LAND USE: The site is zoned LI-NP, all site calculations (F.A.R., Building coverage, and impervious cover) are within the allowed amount. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

Site Plan administrative approval, permit expiration 05/29/2018.

One year Site Plan Extension administrative approval, permit expiration 05/29/2019.

PROJECT INFORMATION

SITE AREA	1,208,455.28 sq. ft.	30.038 acres
EXISTING ZONING	LI-NP	
	Allowed	Proposed
FLOOR-AREA RATIO	1:1	0.29:1
BUILDING COVERAGE	75%	29%
IMPERVIOUS COVERAGE	80%	78.5%
PARKING	610 required	971

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	LI-NP	General Warehousing and Distribution / Administrative and Business Offices
<i>North</i>	LI-NP	General Warehousing and Distribution/ Administrative and Business Offices
<i>South</i>	LI-CO-NP/ CS-MU-NP	Vehicle Storage/Restaurant (Limited)/Automotive Repair Services/Single Family Residential/ Undeveloped
<i>East</i>	LI-NP/CS-MU-NP	Research Services/Administrative and Business Offices/Restaurant (Limited)/Single Family Residential/
<i>West</i>	LI-NP	Automotive Sales and Services/Business Support Services

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Comsouth Drive	92 ft	60 ft	Industrial Collector
Trade Center Drive	94 ft	60 ft	Industrial Collector

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin
Austin Heritage Tree Foundation
Austin Independent School District
Austin Neighborhoods Council
Del Valle Community Coalition
Del Valle Independent School District

Dove Springs Neighborhood Association
Dove Springs Proud
Friends of the Emma Barrientos MACC
Go! Austin/Vamos! Austin
Homeless Neighborhood Assn
Kensington Park Homeowners Assn.

SP-2014-0071C(XT2)

All Saints Presbyterian Church

Montopolis Area Neighborhood Alliance
Onion Creek Homeowners Assoc.
Southeast Combined Neighborhood Plan
Contact Team

Southeast Corner Alliance of Neighborhoods
The Real Estate Council of Austin, Inc.
SELTexas
Sierra Club, Austin Regional Group



Cunningham | Allen

August 19, 2019

City of Austin
Development Services Department
505 Barton Springs Drive, 4th Floor
Austin, Texas 78767

**RE: Site Plan Extension Request
Commerce Center South Section Two Site Plan
CAI No. 7130101**

To Whom It May Concern:

This summary letter has been included for your review of the Commerce Center South Section Two Site Plan Extension application.

The Commerce Center South Section Two Site Plan consists of 30.038 Acres of land described as the Amended Plat of Lots 3-7, Block D, Commerce Center South Section Two. The property is located at 5813-6009 ½ Trade Center Drive in Austin, Travis County, Texas. It is a designated part of the City of Austin's Full Purpose Jurisdiction and is currently zoned as Limited Industrial.

Site Plan Number SP-2014-0320C was approved on May 29, 2015, and a one year extension granted on August 1, 2018 resulting in a current expiration date of May 29, 2019. All public improvements associated with this site plan have been constructed and accepted by the City of Austin. All onsite infrastructure including water, wastewater, storm drain, detention and water quality facilities have been completed and 5 of the 6 proposed buildings have been completed.

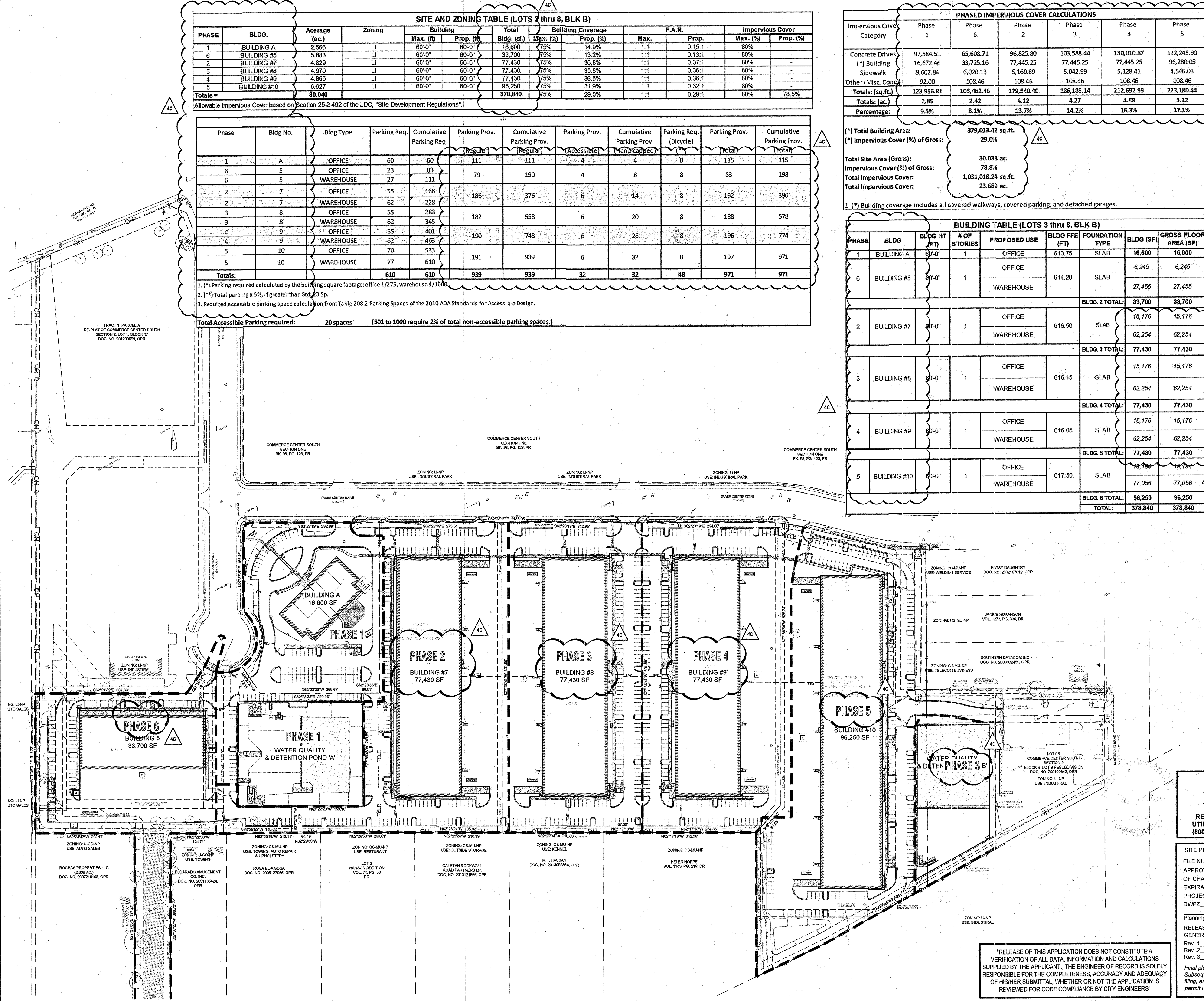
The pad site for Building 5 remains vacant and the owner is aggressively seeking interest from prospective build to suit tenants. As of this date, construction could not be initiated prior to the permit expiration. As this is the last phase of construction associated with this site plan, and all other necessary improvements are in place to support this pad site, on behalf of the current owner we respectfully request a 3-year extension be granted per Section 25-5-63 of the Land Development Code.

If you have any questions regarding this project, or should you require additional information to assist you in your review of this project, please contact me at 327-2946.

Sincerely,

CUNNINGHAM-ALLEN, INC.

Richard G. Couch, P.E.
Associate



SITE AND ZONING TABLE (LOTS 2 thru 8, BLK B)												
PHASE	BLDGs.	Acreage (ac.)	Zoning	Building		Total Bldg. (sf.)	Building Coverage		F.A.R.		Impervious Cover	
				Max. (ft)	Prop. (ft)		Max. (%)	Prop. (%)	Max.	Prop.	Max. (%)	Prop. (%)
1	BUILDING A	2.566	LI	60'-0"	60'-0"	16,600	75%	14.9%	1:1	0.15:1	80%	-
6	BUILDING #5	5.883	LI	60'-0"	60'-0"	33,700	75%	13.2%	1:1	0.13:1	80%	-
2	BUILDING #7	4.829	LI	60'-0"	60'-0"	77,430	75%	36.8%	1:1	0.37:1	80%	-
3	BUILDING #8	4.970	LI	60'-0"	60'-0"	77,430	75%	35.8%	1:1	0.36:1	80%	-
4	BUILDING #9	4.865	LI	60'-0"	60'-0"	77,430	75%	36.5%	1:1	0.36:1	80%	-
5	BUILDING #10	6.927	LI	60'-0"	60'-0"	96,250	75%	31.9%	1:1	0.32:1	80%	-
Totals =		30.040				378,840	75%	29.0%	1:1	0.29:1	80%	78.5%
Allowable Impervious Cover based on Section 25-2-492 of the LDC, "Site Development Regulations".												

Allowable Impervious Cover based on Section 25-2-492 of the LDC, "Site Development Regulations".

Phase	Bldg No.	Bldg Type	Parking Req.	Cumulative Parking Req.	Parking Prov.	Cumulative Parking Prov. (Regular)	Parking Prov. (Accessible)	Cumulative Parking Prov. (Handicapped)	Parking Req. (Bicycle)	Parking Prov. (Total)	Cumulative Parking Prov. (Total)
1	A	OFFICE	60	60	111	111	4	4	8	115	115
6	5	OFFICE	23	83	79	190	4	8	8	83	198
6	5	WAREHOUSE	27	111							
2	7	OFFICE	55	166	186	376	6	14	8	192	390
2	7	WAREHOUSE	62	228							
3	8	OFFICE	55	283	182	558	6	20	8	188	578
3	8	WAREHOUSE	62	345							
4	9	OFFICE	55	401	190	748	6	26	8	196	774
4	9	WAREHOUSE	62	463							
5	10	OFFICE	70	533	191	939	6	32	8	197	971
5	10	WAREHOUSE	77	610							
Totals:			610	610	939	939	32	32	48	971	971

- (*) Parking required calculated by the building square footage; office 1/275, warehouse 1/1000
- (**) Total parking x 5%, if greater than Std. 23 Sp.
- Required accessible parking space calculation from Table 208.2 Parking Spaces of the 2010 ADA Standards for Accessible Design.

Total Accessible Parking required: 20 spaces (501 to 1000 require 2% of total non-accessible parking spaces.)

PHASED IMPERVIOUS COVER CALCULATIONS						
Impervious Cover Category	Phase 1	Phase 6	Phase 2	Phase 3	Phase 4	Phase 5
Concrete Drives	97,584.51	65,608.71	96,825.80	103,588.44	130,010.87	122,245.90
(*) Building	16,672.46	33,725.16	77,445.25	77,445.25	77,445.25	96,280.05
Sidewalk	9,607.84	5,020.13	5,160.89	5,042.99	5,128.41	4,546.03
Other (Misc. Conc.)	92.00	108.46	108.46	108.46	108.46	108.46
Totals: (sq.ft.)	123,956.81	105,462.46	179,540.40	186,185.14	212,692.99	223,180.44
Totals: (ac.)	2.85	2.42	4.12	4.27	4.88	5.12
Percentage:	9.5%	8.1%	13.7%	14.2%	16.3%	17.1%

(*) Total Building Area: 379,013.42 sq.ft.
(*) Impervious Cover (% of Gross): 29.0%

Total Site Area (Gross): 30.038 ac.
Impervious Cover (% of Gross): 78.8%
Total Impervious Cover: 1,031,018.24 sq.ft.
Total Impervious Cover: 23.669 ac.

1. (*) Building coverage includes all covered walkways, covered parking, and detached garages.

BUILDING TABLE (LOTS 3 thru 8, BLK B)							
PHASE	BLDG	BLDG HT (FT)	# OF STORIES	PROPOSED USE	BLDG FFE (FT)	FOUNDATION TYPE	GROSS FLOOR AREA (SF)
1	BUILDING A	60'-0"	1	OFFICE	613.75	SLAB	16,600
6	BUILDING #5	60'-0"	1	WAREHOUSE	614.20	SLAB	27,455
BLDG. 2 TOTAL:							33,700
2	BUILDING #7	60'-0"	1	OFFICE	616.50	SLAB	15,176
2	BUILDING #7	60'-0"	1	WAREHOUSE	616.50	SLAB	62,254
BLDG. 3 TOTAL:							77,430
3	BUILDING #8	60'-0"	1	OFFICE	616.15	SLAB	15,176
3	BUILDING #8	60'-0"	1	WAREHOUSE	616.15	SLAB	62,254
BLDG. 4 TOTAL:							77,430
4	BUILDING #9	60'-0"	1	OFFICE	616.05	SLAB	15,176
4	BUILDING #9	60'-0"	1	WAREHOUSE	616.05	SLAB	62,254
BLDG. 5 TOTAL:							77,430
5	BUILDING #10	60'-0"	1	OFFICE	617.50	SLAB	15,176
5	BUILDING #10	60'-0"	1	WAREHOUSE	617.50	SLAB	77,056
BLDG. 6 TOTAL:							96,250
TOTAL:							378,840

LEGEND

PROPERTY LINE
PROPERTY LINE (ADJACENT)
EXISTING EASEMENT
EXISTING ELECTRICAL
EXISTING UNDERGROUND ELEC.
EXISTING OVERHEAD ELEC.
EXISTING GAS
EXISTING CONTOURS
EXISTING TREE (TO REMAIN)
EXISTING TREE (REMOVAL)

PROPOSED ACCESSIBLE ROUTE
PROPOSED CURB & GUTTER
(UNLESS OTHERWISE NOTED PLANS)
PROPOSED CONCRETE SIDEWALK (SEE PLAN FOR WIDTHS)
PROPOSED STRIPING TO BE PAINTED ON AREA
PROPOSED CONCRETE AREAS
PROPOSED CRUSHED GRANITE PATHS
PROPOSED FIRE LANE (PAINTED "FIRE LANE NO PARKING" AND STRIPING ON CURB AND/OR GUTTER AS SPECIFIED & SHOWN)
L.O.C. (LIMITS OF CONSTRUCTION)
PHASING BOUNDARY

PARKING SPACE LABELS
REGULAR PARKING SPACE
COMPACT PARKING SPACE
ACCESSIBLE PARKING SPACE
TANDEM PARKING SPACE

PROPOSED UTILITIES:
FIRE HYDRANTS
WATER VALVE
MANHOLE (STORM)
MANHOLE (WW)
INLET

EXISTING UTILITIES:
FIRE HYDRANTS
WATER VALVE
MANHOLE (STORM)
MANHOLE (WW)
INLET

- PHASING NOTIS:**
- ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAYS SHALL BE PER APPLICABLE CITY, COUNTY, AND STATE STANDARD DETAILS AND SPECIFICATIONS.
 - ALL PUBLIC UTILITY CONSTRUCTION AND CONNECTIONS TO PUBLIC UTILITIES SHALL BE PER UTILITY OWNER'S STANDARD DETAILS AND SPECIFICATIONS. CONTACT UTILITY OWNER PRIOR TO START OF CONSTRUCTION AND COORDINATE TO ENSURE ACCEPTABLE PROCEDURES, DETAILS, AND SPECIFICATIONS ARE FOLLOWED.
 - CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION AND ENSURE CONTINUITY OF SERVICES AS NECESSARY.
 - WHERE CONSTRUCTION IS PROPOSED ADJACENT TO EXISTING BUILDINGS, ENSURE THAT EXISTING WEEP HOLES ARE NOT COVERED. CONTACT ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION SHOULD SUCH A CONFLICT ARISE.
 - AT NEW PAVEMENT TIE IN LOCATION, SAWCUT A MINIMUM OF 1' BEHIND AND ALONG THE EDGE OF EXISTING EDGE OF PAVEMENT IS NECESSARY FOR A CLEAN, AND STRUCTURALLY SOUND TIE IN.
 - REFER TO OVERALL EROSION CONTROL PLAN SHEET FOR PROVIDED INNOVATIVE WATER MANAGEMENT AREAS.

REPLACEMENT SHEET

!!! WARNING !!!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

SITE PLAN APPROVAL SHEET OF 81

FILE NUMBER SP-2014-0320C APPLICATION DATE August 14, 2014

APPROVED BY COMMISSION ON N/A UNDER SECTION 112 OF CHAPTER 255 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81, LDC) CASE MANAGER Lynda Courtney

PROJECT EXPIRATION DATE (ORD #970905-A) DWPZ DDZ X

Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: ZONING

Rev. 1 Correction 1 4/7/13-14

Rev. 2 Correction 2

Rev. 3 Correction 3

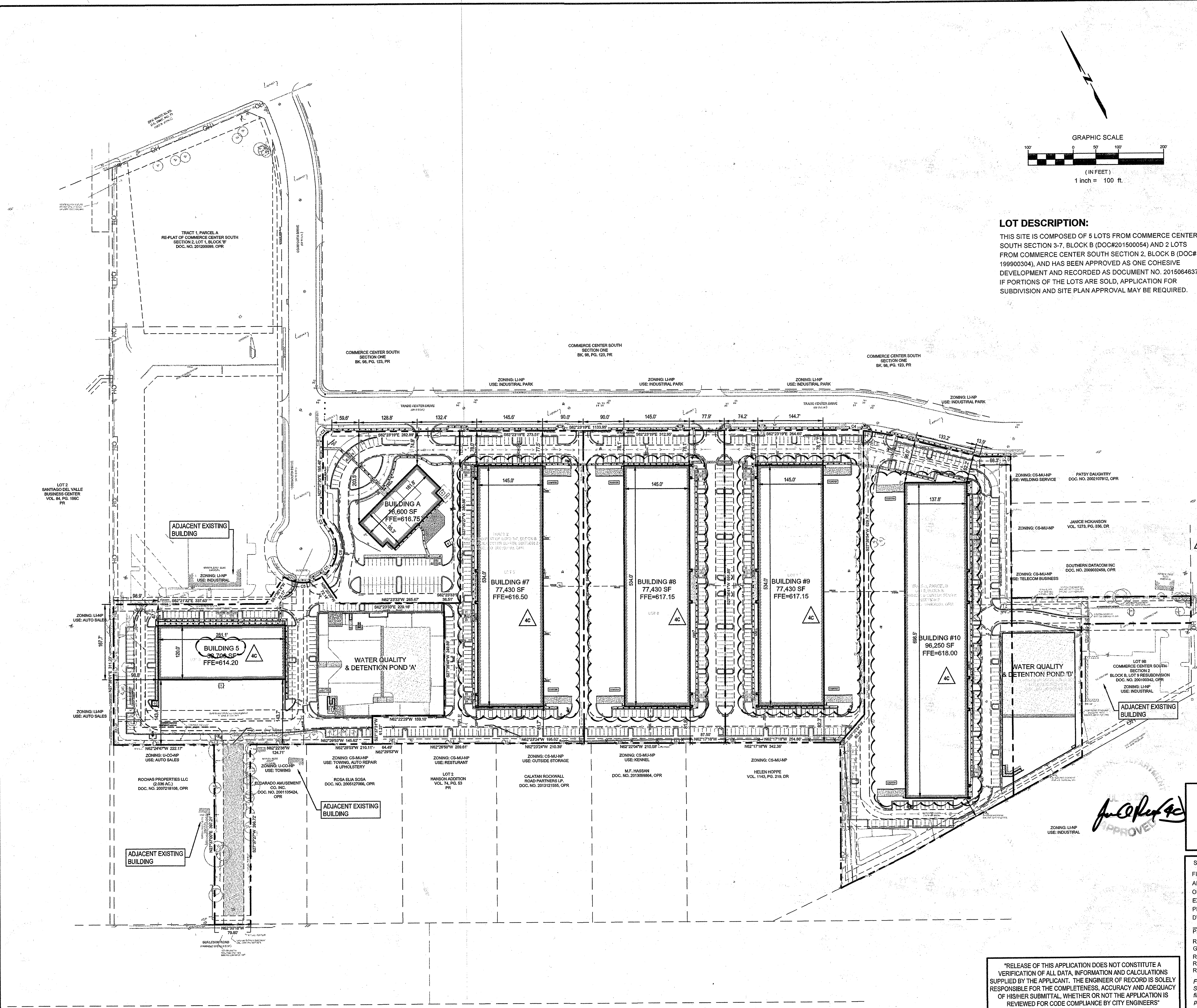
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"RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS"

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COMMERCIAL CENTER SOUTH SECTION TWO
5611 TRADE CENTER DRIVE
AUSTIN, TEXAS 78744
PHASING PLAN

PROJECT NO.: 05990101
DESIGN: M.S./S.T.
TECHNICIAN: P.M.T.
ISSUED: UPDATE #2
SHEET C5.0
FOR CITY OF AUSTIN USE
26 OF 86



LOT DESCRIPTION:
THIS SITE IS COMPOSED OF 5 LOTS FROM COMMERCE CENTER SOUTH SECTION 3-7, BLOCK B (DOC#201500054) AND 2 LOTS FROM COMMERCE CENTER SOUTH SECTION 2, BLOCK B (DOC# 199900304), AND HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT AND RECORDED AS DOCUMENT NO. 2015064637. IF PORTIONS OF THE LOTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

LEGEND	
---	PROPERTY LINE (ADJACENT)
---	EXISTING EASEMENT
---	ELEC. EXISTING ELECTRICAL
---	UE. EXISTING UNDERGROUND ELEC.
---	OH. EXISTING OVERHEAD ELEC.
---	GAS. EXISTING GAS
---	100' EXISTING CONTOURS
100'	EXISTING TREE (TO REMAIN)
100'	EXISTING TREE (REMOVAL)
---	PROPOSED ACCESSIBLE ROUTE
---	PROPOSED CURB & GUTTER (UNLESS OTHERWISE NOTED PLANS)
---	PROPOSED CONCRETE SIDEWALK (SEE PLAN FOR WIDTH)
---	PROPOSED STRIPING TO BE PAINTED ON AREA
---	PROPOSED CONCRETE AREAS
---	PROPOSED CRUSHED GRANITE PATHS
---	PROPOSED FIRE LANE, PAINTED "FIRE LANE NO PARKING" AND STRIPING ON CURB AND/OR GUTTER AS SPECIFIED & SHOWN
---	L.O.C. (LIMITS OF CONSTRUCTION)
PARKING SPACE LABELS	
#	= REGULAR PARKING SPACE
#	= ACCESSIBLE PARKING SPACE
#	= COMPACT PARKING SPACE
#	= TANDEM PARKING SPACE
PROPOSED UTILITIES:	
⊗	FIRE HYDRANTS
⊕	WATER VALVE
⊕	MANHOLE (STORM)
⊕	MANHOLE (WW)
INLET	INLET
EXISTING UTILITIES:	
⊗	FIRE HYDRANTS
⊕	WATER VALVE
⊕	MANHOLE (STORM)
⊕	MANHOLE (WW)
INLET	INLET

- SITE PLAN NOTES:**
- ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAYS SHALL BE PER APPLICABLE CITY, COUNTY, AND STATE STANDARD DETAILS AND SPECIFICATIONS.
 - ALL PUBLIC UTILITY CONSTRUCTION AND CONNECTIONS TO PUBLIC UTILITIES SHALL BE PER UTILITY OWNER'S STANDARD DETAILS AND SPECIFICATIONS. CONTACT UTILITY OWNER PRIOR TO START OF CONSTRUCTION AND COORDINATE TO ENSURE ACCEPTABLE PROCEDURES, DETAILS, AND SPECIFICATIONS ARE FOLLOWED.
 - CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION AND ENSURE CONTINUITY OF SERVICES AS NECESSARY.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURNS SHALL BE 3' RADIUS UNLESS OTHERWISE NOTED.
 - FIRE LANE MARKINGS DESIGNATED HEREIN SHALL CONSIST OF A 6" WIDE RED STRIPE APPLIED EITHER ON THE FACE OF CURB OR THE PAVEMENT SURFACE AS APPROPRIATE. THE RED STRIPE SHALL BE MARKED WITH "FIRE LANE - NO PARKING - TOW AWAY ZONE" IN WHITE LETTERS AT LEAST 3" TALL AT A 30' MAXIMUM INTERVAL.
 - PAVEMENT STRIPING SHALL BE WHITE PAINT, 4" WIDE.
 - COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE CITY/COUNTY FIRE DEPARTMENT.
 - WHERE CONSTRUCTION IS PROPOSED ADJACENT TO EXISTING EASEMENTS, THE CONTRACTOR SHALL KEEP THEM COVERED. CONTACT ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION SHOULD SUCH A CONFLICT ARISE.
 - REFER TO STRUCTURAL PLANS FOR ALL WALL DETAILS.
 - AT NEW PAVEMENT TIE IN LOCATION, SAWCUT A MINIMUM OF 1' BEHIND AND ALONG THE EDGE OF EXISTING EDGE OF PAVEMENT AS NECESSARY FOR A CLEAN, AND STRUCTURALLY SOUND TIE IN.
 - ALL DRIVES TO BE TWO-WAY TRAFFIC UNLESS OTHERWISE NOTED.

GENERAL NOTES:

- REFER TO PHASING PLAN AND CALCULATIONS FOR ALL SITE PLAN CALCULATION TABLES.

REPLACEMENT SHEET

!!! WARNING !!!
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

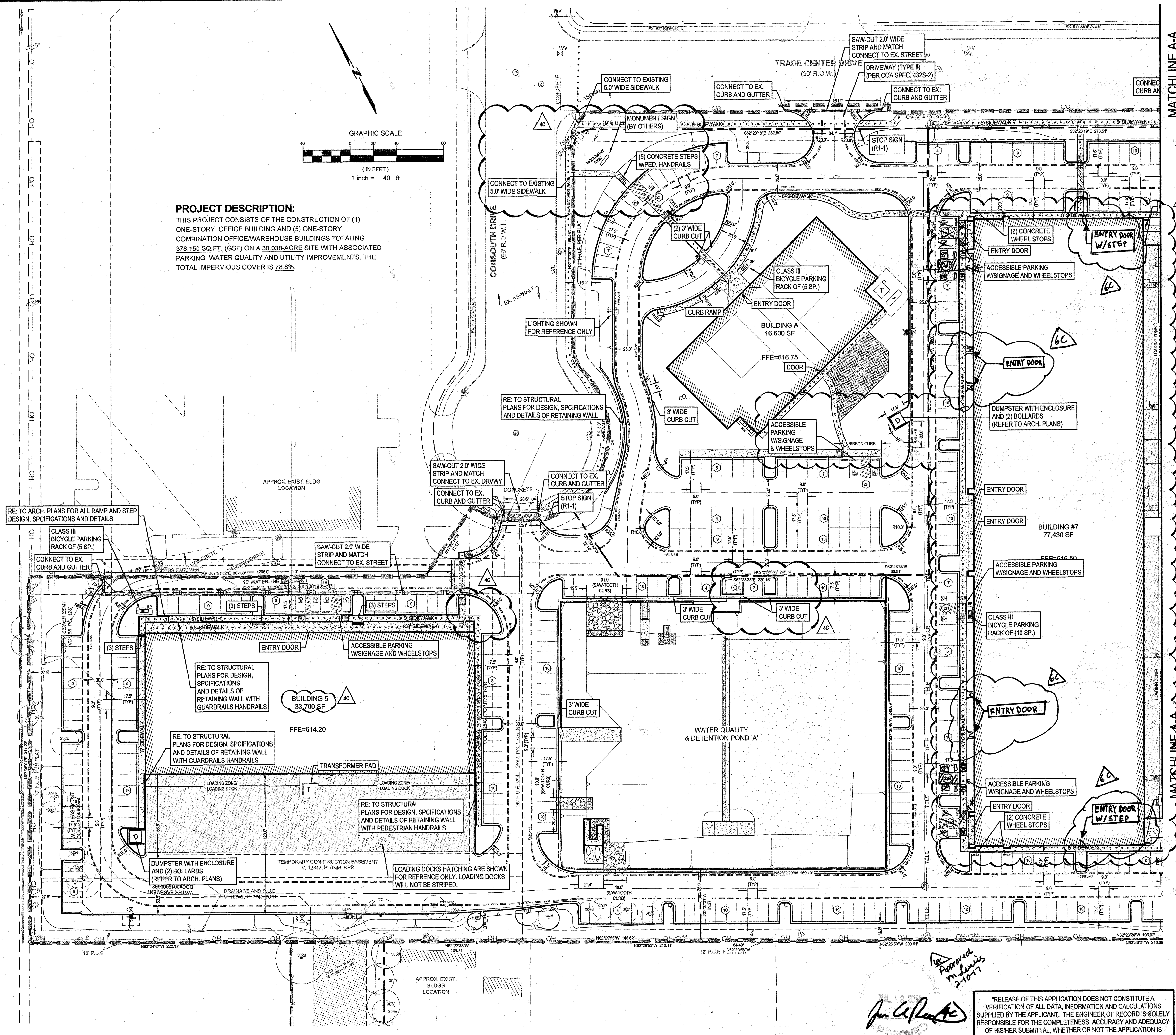
SITE PLAN APPROVAL SHEET OF 81
FILE NUMBER SP-2014-0320C APPLICATION DATE August 14, 2014
APPROVED BY COMMISSION ON N/A UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER Lynda Courtney
PROJECT EXPIRATION DATE (ORD #970905-A) 7-13-16
DWPZ FOR 4C
Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: ZONING 4C
Rev. 1 Correction 7-13-16
Rev. 2 Correction 7-13-16
Rev. 3 Correction 7-13-16
Final plot must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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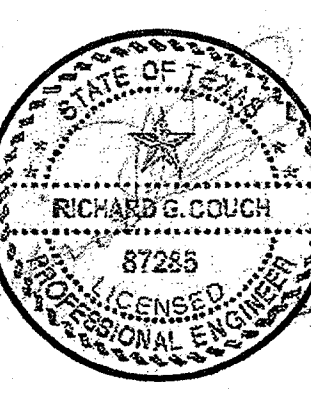
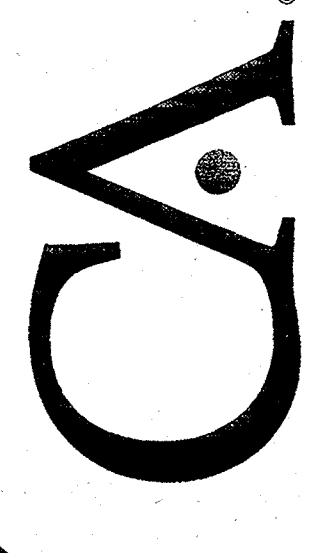
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COMMERCIAL CENTER SOUTH SECTION TWO
5811 TRADE CENTER DRIVE
AUSTIN, TEXAS 78744
OVERALL SITE PLAN

PROJECT NO.: 05990101
DESIGN: M.S./S.T.
TECHNICIAN: P.M.T.
ISSUED: UPDATE #2
SHEET C5.1
FOR CITY OF AUSTIN USE
27 OF 86

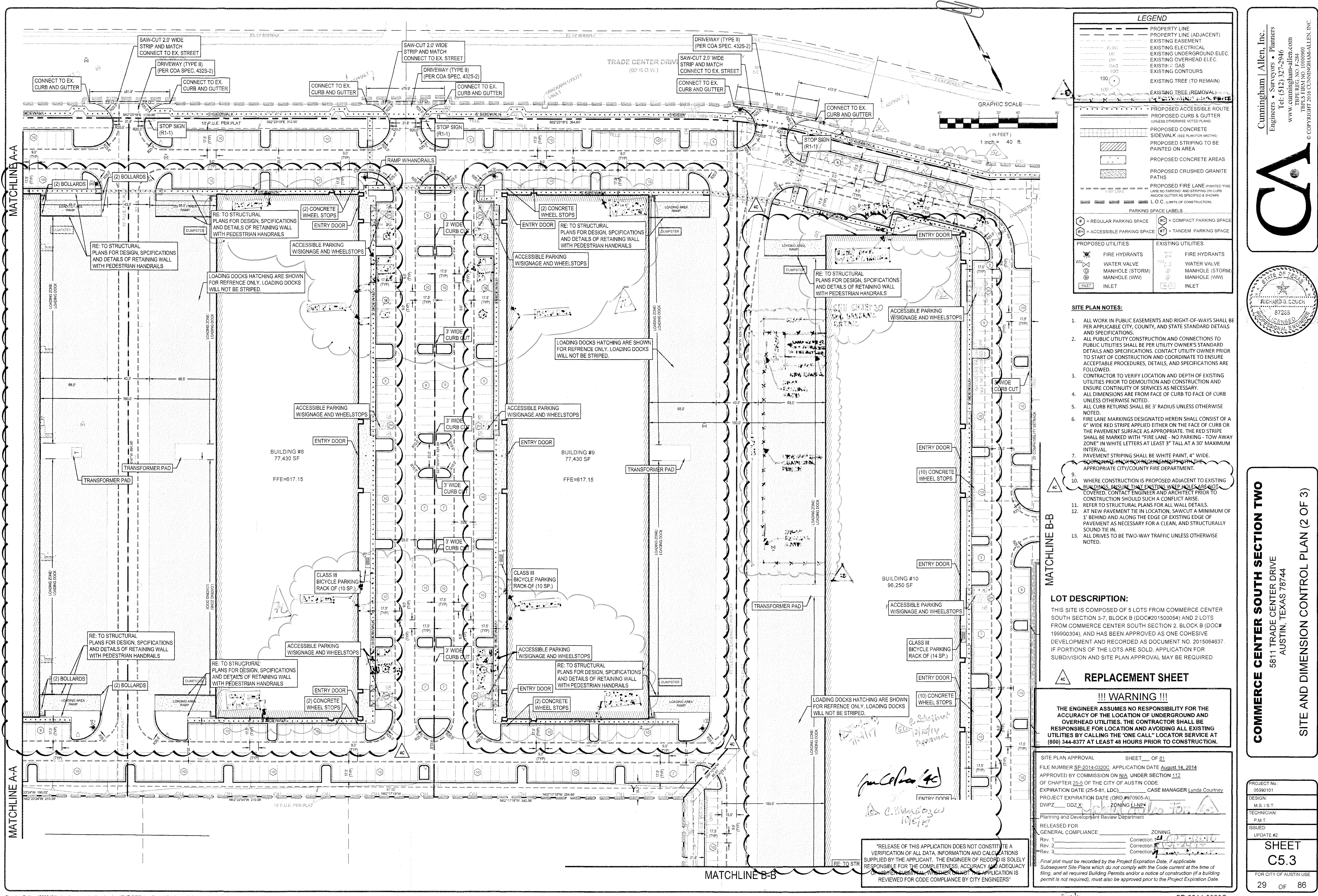


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TBD REG NO. 10000900
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COMMERCE CENTER SOUTH SECTION TWO
5811 TRADE CENTER DRIVE
AUSTIN, TEXAS 78744
SITE AND DIMENSION CONTROL PLAN (1 OF 3)

PROJECT No.: 05990101
DESIGN: M.S./S.T.
TECHNICIAN: P.M.T.
ISSUED: UPDATE #2
SHEET C5.2
FOR CITY OF AUSTIN USE
28 OF 86



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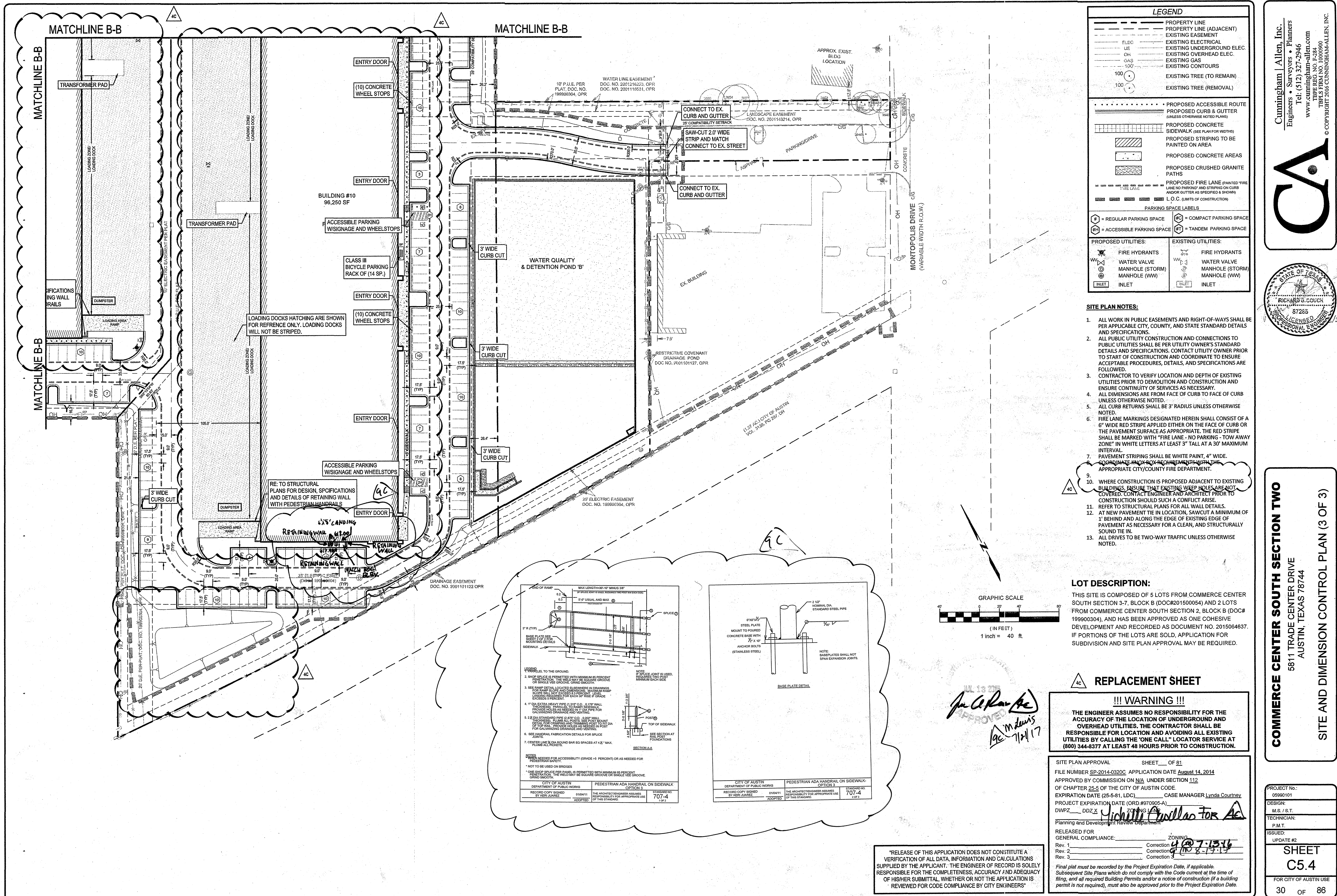
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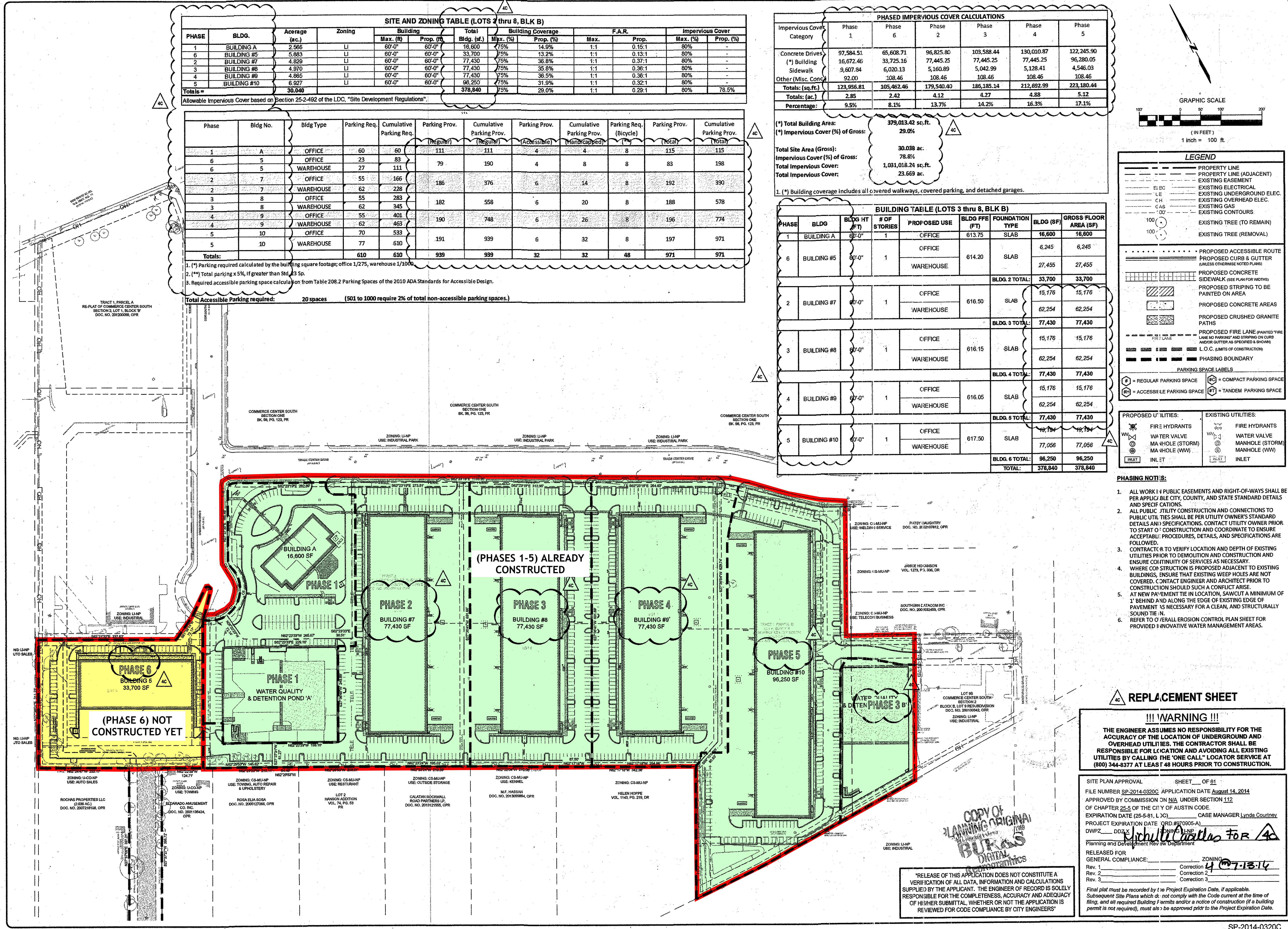
SITE AND DIMENSION CONTROL PLAN (2 OF 3)

PROJECT NO.: 05990101
DESIGN: M.S./S.T.
TECHNICIAN: P.M.T.
ISSUED: UPDATE #2

SHEET C5.3

FOR CITY OF AUSTIN USE
29 OF 86





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TABLE NO. P-344
TABLES NO. 10000900
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COMMERCIAL CENTER SOUTH SECTION TWO
5811 TRADE CENTER DRIVE
AUSTIN, TEXAS 78744
PHASING PLAN

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TECHNICIAN: P.M.T.
ISSUED: UPDATE #2
SHEET C5.0
FOR CITY OF AUSTIN USE
26 OF 86



LOCATION MAP

Scale: 1" = 1000'

PROJECT:

COMMERCE CENTER SOUTH



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 TBPE REG. NO. F-284
 TBPLS FIRM NO. 10000900