PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET

CASE NUMBER: SPC-2019-0033CT **PC DATE**: 10/13/2020

PROJECT NAME: The Norwood House Project

ADDRESS: 1018 Edgecliff Terrace, Austin, TX 78704

APPLICANT: City of Austin (D'Anne Williams – Parks and Recreation Department)
919 W 28th Half Street
Austin, TX 78705
(512) 974-9456

AGENT: Dunaway Associates, LP (J Segura, PE)
3660 Stoneridge Road, Ste. E101
Austin, TX 78746
(512) 399-5367

CASE MANAGER: Anaiah Johnson, (512) 974-2932 or anaiah.johnson@austintexas.gov

WATERSHED: Lady Bird Lake (Urban)

NEIGHBORHOOD PLAN: Greater South River City Combined NPA (South River City)

PROJECT DESCRIPTION:
The applicant proposes to redevelop an existing historic-designated site as a Community Recreation (Public) land use with associated water quality, utility, sidewalk, parking (off-site), playground, and landscape improvements.

SUMMARY STAFF RECOMMENDATION:
Staff recommends approval of the Conditional Use Permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

SUMMARY STAFF COMMENT ON SITE PLAN:
The applicant proposes to refurbish the historic Norwood House and redevelop the 3.39 acre site as a Community Recreation (Public) land use. Sites zoned Public (P) greater than one acre in size are a Conditional Use that require Land Use Commission approval according to Land Development Code section 25-2-625.

PROJECT INFORMATION:

SITE AREA	147,752 SF, 3.39 acres
ZONING	P-NP (Public)
PROPOSED USE	Community Recreation (Public)
PROPOSED IMPERVIOUS COVER	15,724 SF, 10.6%
PROPOSED BUILDING COVERAGE	3,659 SF, 2.5%
PROPOSED BUILDING HEIGHT	1 story, 17 feet
PROPOSED F.A.R	0.025:1
PROPOSED ACCESS	Edgecliff Terrace (loading only)
PROPOSED PARKING	40 automobile (off-site), 24 bicycle (16 on-site; 8 off-site)

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Bike Austin
City of Austin Downtown Commission
Crossing Garden Home Owners Assn. (The)
Del Valle Community Coalition
East Austin Conservancy
East Cesar Chavez Neighborhood Association
East Cesar Chavez Neighborhood Plan Contact Team
East Riverside/Oltorf Neighborhood Plan Contact Team
East Town Lake Citizens Neighborhood Association
El Concilio Mexican-American Neighborhoods
Friends of Austin Neighborhoods
Friends of Riverside ATX Neighborhood Association
Greater South River City Combined Neighborhood Plan Contact Team
Guadalupe Neighborhood Development Corporation
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Neighbors United for Progress
Pleasant Valley
Preservation Austin
SELTexas
Sierra Club, Austin Regional Group
South Central Coalition
South River City Citizens Assn.
Southeast Austin Neighborhood Alliance
Tejano Town
Waterfront Condominium Homeowners Association
Waterloo Greenway
Zoning Committee of South River City Citizens

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.

2. **Comply with the objectives and purposes of the zoning district**; Staff response: This application complies with the objectives and purposes of the zoning district.

3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites.

4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.

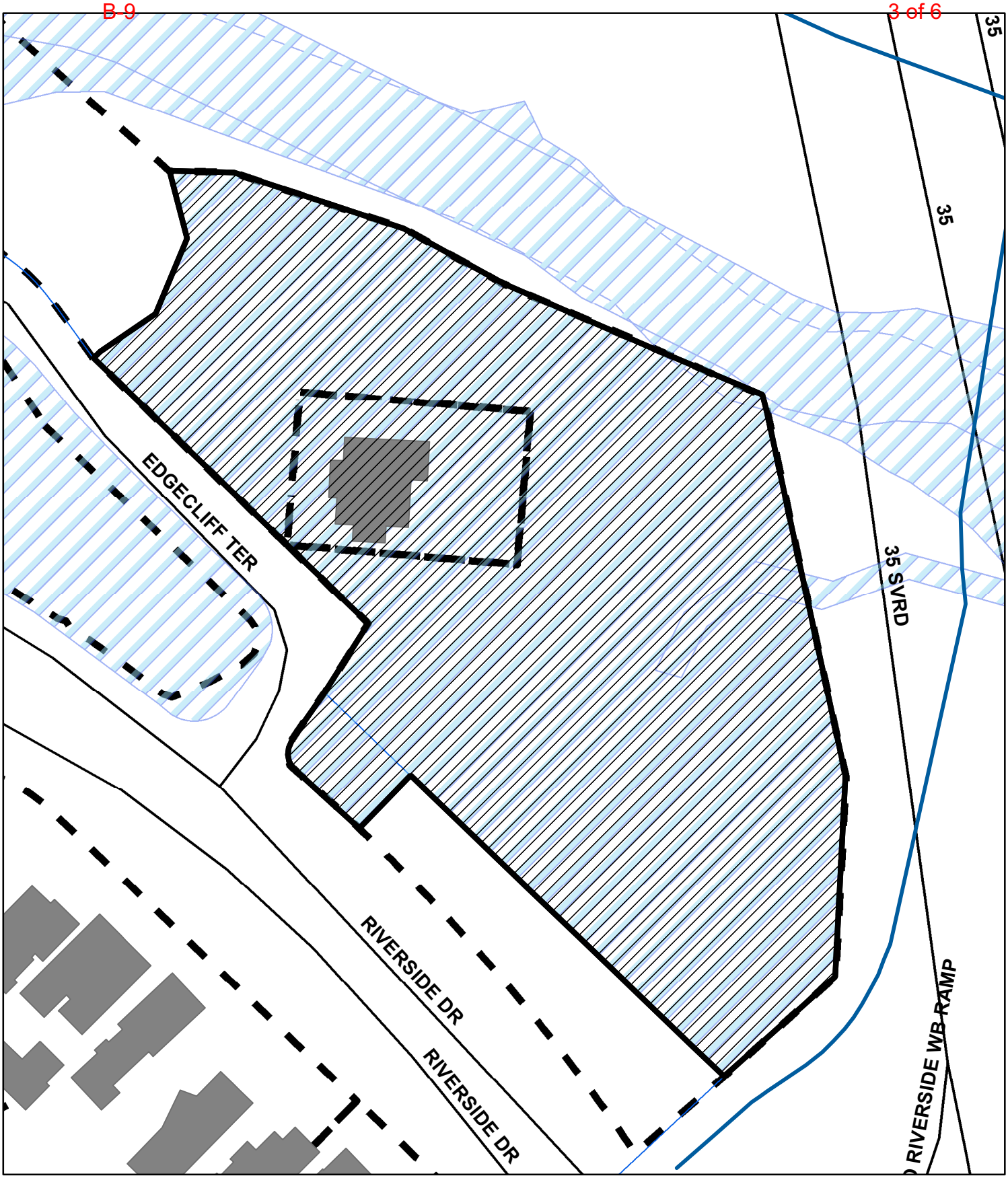
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects**.**

A conditional use site plan may not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.

2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The project is not anticipated to have any detriment to safety or convenience.

3. A**dversely affect an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.



SITE PLAN

N

SUBJECT TRACT

ZONING BOUNDARY

0 37.5 75 150 Feet

CASE#: SPC-2019-0033CT
ADDRESS: 1018 Edgecliff Terrace
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MANAGER: Anaiah Johnson

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

COMPATIBILITY STANDARDS NOTES

D) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (LDC 25-2-1064).

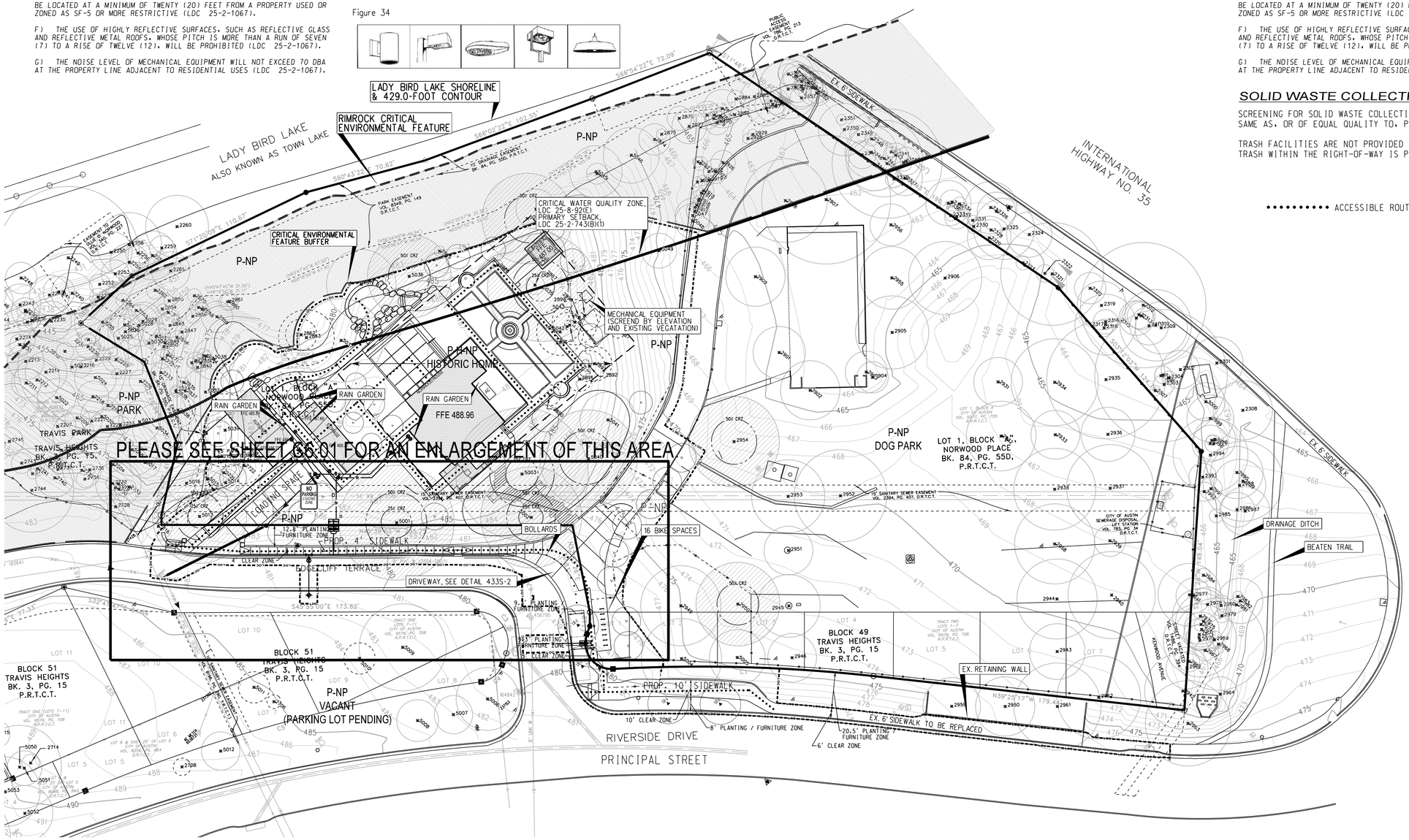
E) ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE (LDC 25-2-1067).

F) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED (LDC 25-2-1067).

G) THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES (LDC 25-2-1067).

All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E.

Figure 34



WATERFRONT OVERLAY DISTRICT NOTES

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SOLID WASTE COLLECTION

SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

TRASH FACILITIES ARE NOT PROVIDED ON-SITE. LOADING AND UNLOADING OF TRASH WITHIN THE RIGHT-OF-WAY IS PROHIBITED.

•••••••••• ACCESSIBLE ROUTE

Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility standards such as the 2010 Standards for Accessible Design or the 2012 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all applicable accessibility standards.

Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3]

Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]

Pavers may be used in the ADA route with the following specs:
- Joints between pavers 0.5" maximum
- Vertical differences between pavers 0.25" maximum
- Running slope (in the direction of travel) 1:20 (5%) maximum
- Cross slope (perpendicular to the direction of travel) 0.25" per foot (2%) maximum

THERE ARE NO EXISTING STRUCTURES ON ADJACENT LOTS.

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

STATE OF TEXAS
J. SEGURA
87045
LICENSED PROFESSIONAL ENGINEER
7/10/2020

THE NORWOOD PROJECT: HOUSE

1018 EDGECLIFF TERRACE
1011 1/2 EDGECLIFF TERRACE
AUSTIN, TX 78704

CLIENT
THE NORWOOD PARK FOUNDATION, INC.
P.O. BOX 5682
AUSTIN TX 78763-5682

ARCHITECT
MELL LAWRENCE ARCHITECTS
913 W GIBSON ST
AUSTIN, TX 78704

LANDSCAPE ARCHITECT
CAMPBELL LANDSCAPE ARCHITECTURE
608 MONROE STREET, UNIT D
AUSTIN, TX 78704

STRUCTURAL ENGINEER
LEAP! STRUCTURES
3001 S LAMAR BLVD
A-230
AUSTIN, TX 78704

CIVIL ENGINEER
URBAN DESIGN GROUP
3660 STONERIDGE RD E101
AUSTIN, TX 78746

DATE	ISSUE
11.06.17	100% SCHEMATIC DESIGN
06.05.18	SITE DEVELOPMENT PERMIT
04.03.20	50% CD SET

7/10/2020

1" = 30'

0 0.5 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

SITE PLAN APPROVAL — SHEET ___ OF 53
FILE NUMBER: SPC-2019-0333CT — APPLICATION DATE: 08/08/2019
APPROVED BY COMMISSION ON: _____ UNDER SECTION 142 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER ANAIAH JOHNSON
PROJECT EXPIRATION DATE (OED #970905-A) _____ DWPZ NO DDZ YES

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: P-NP, P-H-NP
Rev.1: _____ Correction 1: _____
Rev.2: _____ Correction 2: _____
Rev.3: _____ Correction 3: _____

Final plat 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.

DRAWN: JRS CHECKED: JRS

DUNAWAY PROJECT NO: U013755

DRAWING TITLE:

CIVIL SITE PLAN

C1.03

SPC-2019-0333CT

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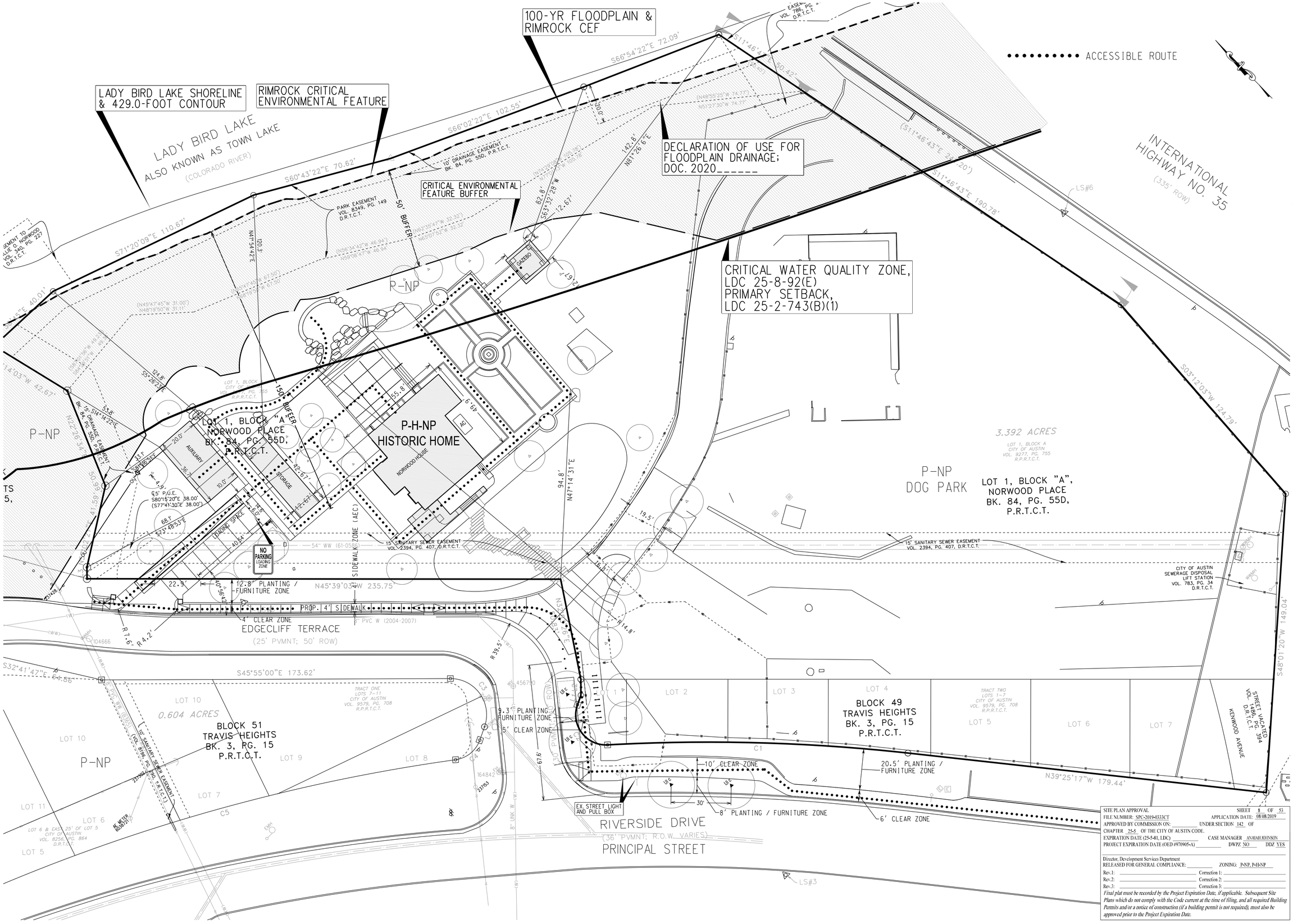

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DRAWN: JRS CHECKED: JRS

DUNAWAY PROJECT NO: U013755

DRAWING TITLE:

DIMENSIONS & EASEMENTS

C1.04

8 OF 53

SPC-2019-0333CT

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LEGEND

- CITY OF AUSTIN 4" BRASS DISK FOUND
- PROJECT CONTROL POINT
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "LANDMARK SURVEYING"
- MAG NAIL SET
- CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" SQUARE BOLT FOUND
- 1" ROUND BOLT FOUND IN CONCRETE
- "X" MARK FOUND ON CONCRETE
- 60D NAIL FOUND
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- WOOD FENCE
- *UPM*–COLOR — UTILITY PAINT MARK (COLOR SPECIFIC)
- YELLOW PAINT MARK – GAS LINE *SEE UTILITY NOTE
- OVERHEAD ELECTRIC/TELEPHONE LINE POWER POLE WITH GUY WIRE AND ANCHOR
- E — ELECTRIC METER
- EMH — ELECTRIC MANHOLE
- LIGHT STANDARD
- MONITORING WELL
- SPRINKLER HEAD
- IRRIGATION CONTROL VALVE
- FH — FIRE HYDRANT
- W — WATER METER
- WV — WATER VALVE
- SSMH — STORMWATER MANHOLE
- WWMH — WASTEWATER MANHOLE
- CO — WASTEWATER CLEAN OUT
- TRAFFIC SIGN (UNLESS NOTED OTHERWISE)
- TSP — TRAFFIC SIGNAL POLE
- PVC — POLYVINYL CHLORIDE PIPE
- RCP — REINFORCED CONCRETE PIPE
- R.O.W. — RIGHT–OF–WAY
- PROPERTY LINE
- VOL. — VOLUME
- BK. — BOOK
- PG. — PAGE
- DOC. NO. — DOCUMENT NUMBER
- ESMT. — EASEMENT
- R.P.R.T.C.T. — REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. — OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. — PLAT RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.T. — DEED RECORDS, TRAVIS COUNTY, TEXAS
- TCAD — TRAVIS COUNTY APPRAISAL DISTRICT
- ( ) — RECORD INFORMATION – BK. 84, PG. 55C–55D, P.R.T.C.T. NORWOOD SUBDIVISION PLAT
- (( )) — DOUGLAS SEELIG SURVEY DATED 12/7/1981, REV. 8/6/1982
- { } — VOL. 2315, PG. 117, D.R.T.C.T.
- [ ] — CITY OF AUSTIN RIVERSIDE DRIVE R.O.W. MAP
- * — APPROXIMATE LIMITS OF FLOOD ZONES PER FEMA FIRM MAPS NO 48453C0465H MAP DATED: SEPTEMBER 26, 2008 PER FEMA FIRM MAPS NO 48453C0605H MAP DATED: SEPTEMBER 26, 2008
- 100 — APPROXIMATE TREE CRITICAL ROOT ZONE TREE DIAMETER & TAG NUMBER
- 505 18 — TREE TO BE REMOVED

LINE DATA

LINE	BEARING	DISTANCE
L1	N63°57'13"E	4.98'
	[N65°20'32"E]	[4.99']
L2	N44°21'09"E	8.00'
	[N45°44'28"E]	[8.00']
	(S46°48'21"W)	(8.00')
	((N46°43'E))	((8.00'))
	{N46°36'E}	{8.02'}
L3	N44°00'16"E	5.72'
	(N47°04'35"E)	(5.68')
	((N46°57'E))	((5.70'))
	{N46°37'E}	{5.69'}
L4	S63°53'14"W	7.02'
	[S65°24'32"W]	[6.93']

CURVE DATA

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	N44°08'20"W	149.56'	09°26'06"	149.73'	909.28'
	[N42°39'27"W]	[149.56']		[149.73']	
C2	N07°27'24"E	24.95'	112°33'59"	29.47'	15.00'
	[N08°59'32"E]	[24.98']		[29.51']	
C3	S09°01'02"W	29.40'	110°03'20"	34.46'	17.94'
	[S10°29'32"W]	[29.40']		[34.44']	
	(N11°31'02"E)	(29.40')			
	((S11°34'W))	((29.40'))		((34.46'))	((17.94'))
	{N11°28'W}	{29.36'}			
C4	N84°42'21"W	15.51'	62°16'44"	16.30'	15.00'
	[S83°22'42"E]	[15.55']		[16.34']	
C5	N61°07'04"W	235.58'	14°53'09"	236.24'	909.28'
	[N59°36'29"W]	[235.56']		[236.23']	[909.28']
C6	N17°14'57"W	23.42'	102°37'41"	26.87'	15.00'
	[N15°51'48"W]	[23.38']		[26.80']	
C7	N42°04'25"E	4.54'	04°20'23"	4.54'	60.00'
	[N32°33'09"E]	[4.89']		[4.89']	

TOTAL GROSS SITE AREA = 147,752 SF (3.39 AC)
TOTAL BUILDING COVERAGE: 3,659 SF (2.5% OF SITE AREA)
TOTAL GROSS FLOOR AREA: 3,659 SF
EXISTING IMPERVIOUS COVER: 12,126 SF (0.28 AC), 8.2%
PROPOSED IMPERVIOUS COVER: 15,724 SF (0.36 AC), 10.6%
BASE IMPERVIOUS COVER: 10,142 SF (0.23 AC)
IC NOT COUNTED FOR WQ UNDER ECM 1.8.1.C: 2,177 SF (0.050 AC)
NEW IMPERVIOUS COVER: 3,405 SF (0.08 AC)
FLOOR TO AREA RATIO: 0.025:1

ZONING: P-NP
USE: COMMUNITY RECREATION (PUBLIC)
ZONING AREA = 134,167 SF (3.080 AC)
BUILDING COVERAGE: 1,272 SF (0.9% OF ZONING AREA)
GROSS FLOOR AREA: 1,272 SF
EXISTING IMPERVIOUS COVER: 8,941 SF (0.205 AC), 6.7%
PROPOSED IMPERVIOUS COVER: 11,400 SF (0.262 AC), 8.5%
BASE IMPERVIOUS COVER: 7,150 SF (0.164 AC)
IC NOT COUNTED FOR WQ UNDER ECM 1.8.1.C: 2,015 SF (0.046 AC)
NEW IMPERVIOUS COVER: 1,721 SF (0.40 AC)
FLOOR TO AREA RATIO: 0.009:1

ZONING: P-H-NP
USE: COMMUNITY RECREATION (PUBLIC)
ZONING AREA = 13,585 SF (0.312 AC)
BUILDING COVERAGE: 2,387 SF (17.6% OF ZONING AREA)
GROSS FLOOR AREA: 2,387 SF
EXISTING IMPERVIOUS COVER: 3,185 SF (0.073 AC), 23.4%
PROPOSED IMPERVIOUS COVER: 4,324 SF (0.0993 AC), 31.8%
BASE IMPERVIOUS COVER: 2,992 SF (0.057 AC)
IC NOT COUNTED FOR WQ UNDER ECM 1.8.1.C: 162 SF (0.004 AC)
NEW IMPERVIOUS COVER: 1,684 SF (0.0387 AC)
FLOOR TO AREA RATIO: 0.176:1

SITE LIMITS OF CONSTRUCTION: 42,230 SF (0.9695 AC)

BUILDING INFORMATION:

NORWOOD HOUSE (EXISTING)
PROPOSED USE: COMMUNITY RECREATION (PUBLIC)
HEIGHT: 17.0 FT
BUILDING COVERAGE: 2,142 SF (1.4% OF SITE AREA)
GROSS FLOOR AREA: 2,142 SF
NUMBER OF STORIES: 1
FFE: 488.96
FOUNDATION TYPE: SLAB

AUXILIARY BUILDING (NEW)
PROPOSED USE: ACCESSORY USE
HEIGHT: 12.67 FT TO 16.0 FT
BUILDING COVERAGE: 732 SF (0.5% OF SITE AREA)
GROSS FLOOR AREA: 732 SF
NUMBER OF STORIES: 1
FFE: 485.88, 486.22, 486.42
FOUNDATION TYPE: SLAB

STORAGE BUILDING (NEW)
PROPOSED USE: ACCESSORY USE
HEIGHT: 12.0 FT
BUILDING COVERAGE: 540 SF (0.4% OF SITE AREA)
GROSS FLOOR AREA: 540 SF
NUMBER OF STORIES: 1
FFE: 487.66, 488.27
FOUNDATION TYPE: SLAB

TEA HOUSE GAZEBO (RECONSTRUCTION / NEW)
PROPOSED USE: ACCESSORY USE
HEIGHT: 12 FT
BUILDING COVERAGE: 245 SF (0.2% OF SITE AREA)
GROSS FLOOR AREA: 245 SF
NUMBER OF STORIES: 1
FFE: 487.00
FOUNDATION TYPE: SLAB

PRIMARY SETBACK IMPERVIOUS COVER CALCULATION:
PRIMARY SETBACK AREA: 36,982 SF
IC IN SETBACK: 0 SF (0.0% OF SETBACK AREA)

PARKING SUMMARY

BUILDING	LAND USE	AREA / OCCUPANTS	PARKING RATIO	PARKING REQD.
NORWOOD HOUSE	PUBLIC ASSEMBLY	173.2 PEOPLE	1:5 PEOPLE	34.64
AUXILIARY	ADMIN. SERVICES	732 SF	1:275 SF	2.66
GAZEBO	PUBLIC ASSEMBLY	10.7 PEOPLE	1:5 PEOPLE	2.14
STORAGE	STORAGE	540 SF	NONE	0

TOTAL: 39.44

REQUIRED PARKING PER SPECIAL PARKING DETERMINATION
40 SPACES, 24 BIKE SPACES

TOTAL PARKING PROVIDED:
4 SPACES (38 STD., 2 ACCESSIBLE, AND 8 BIKE SPACES) SHOWN ON SP-2019-0334D LOCATED AT 1011 1/2 EDGECLIFF TERRACE AND 16 BIKE SPACES SHOWN ON SPC-2019-0333CT AT 1018 EDGECLIFF TERRACE

CITY OF AUSTIN — FOUNDED 1839

Request for Special Parking Determination

Case Number: Norwood House (SPC-2019-0333CT)

Applicant's Name:	**Vanessa Mendez**	**Phone #:**	**512-347-0040**
Location:	**1016 Edgecliff Terrace Austin, TX 78704**	**Date:**	**03/16/2020**

Proposed Uses:

Type	Size	Office Use Only: Parking Ratio	Office Use Only: Required Parking
Auxiliary Building	732 SF	None – accessory use	0
Storage	540 SF	None – accessory use	0
Gazebo	245 SF	None – accessory use	0
Norwood House (assembly space)	173 occupants	1 space per 5 occupants	35
General recreation lawn	121,589 SF	5 spaces per acre	15
		Total Vehicular Parking	50
		Parking Reduction	10
		Total Required Parking	**40***
		Total Required Bicycle Parking	24*

Other Information:
*This parking determination was based on previous parks and amenity centers. Based on the scope of this project, Norwood House is intended to serve as an event space, drawing a higher-than-average amount of long distance traffic to the site. The vehicular parking reflects projected demand, and increased bicycle parking is intended to encourage multi-modal access to the site in combination with reduced vehicular parking. Any changes to the proposed uses will require a new special parking determination.

Completed By: Ryan Johnson
Development Services Department

512-974-1225 — Phone
03/16/2020 — Date

SITE PLAN APPROVAL — SHEET 10 OF 53
FILE NUMBER: SPC-2019-0333CT — APPLICATION DATE: 08/08/2019
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AUSTIN, TX 78735
PHONE: 512-306-8252

S:\Projects\Norwood House - 13-755\CAD\(Plans) Site Plan - Norwood\Sheets\10-NWP-S-SP05.dgn

STATE OF TEXAS — J SEGURA — 87045 — LICENSED PROFESSIONAL ENGINEER
7/10/2020

THE NORWOOD PROJECT: HOUSE

1018 EDGECLIFF TERRACE
1011 1/2 EDGECLIFF TERRACE
AUSTIN, TX 78704

CLIENT
THE NORWOOD PARK FOUNDATION, INC.
P.O. BOX 5682
AUSTIN TX 78763–5682

ARCHITECT
MELL LAWRENCE ARCHITECTS
913 W GIBSON ST
AUSTIN, TX 78704

LANDSCAPE ARCHITECT
CAMPBELL LANDSCAPE ARCHITECTURE
608 MONROE STREET, UNIT D
AUSTIN, TX 78704

STRUCTURAL ENGINEER
LEAP! STRUCTURES
3001 S LAMAR BLVD
A–230
AUSTIN, TX 78704

CIVIL ENGINEER
URBAN DESIGN GROUP
3660 STONERIDGE RD E101
AUSTIN, TX 78746

DATE	ISSUE
11.06.17	100% SCHEMATIC DESIGN
06.05.18	SITE DEVELOPMENT PERMIT
04.03.20	50% CD SET

7/10/2020

AS SHOWN
0 0.5 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DRAWN: JRS CHECKED: JRS

DUNAWAY PROJECT NO: U013755

DRAWING TITLE:

SITE DATA TABLES

C1.06

10 OF 53

SPC-2019-0333CT