

ZONING AND PLATTING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET

CASE NUMBER: SP-2012-0370C(XT3)      ZAP COMMISSION DATE: Feb 16, 2021

PROJECT NAME: Riata Corporate Park Building 1 – Site Plan Extension

ADDRESS: 12301 Riata Trace Pkwy, Bldg 1

AREA: 5.64 acres

WATERSHED: Walnut Creek (Suburban)

COUNCIL DISTRICT: 6

JURISDICTION: Full Purpose

APPLICANT: BRI 1872 Riata I, LLC  
1021 Main Street, Suite 1920  
Houston, Texas 77002

AGENT: Drenner Group, PC  
Amanda W. Swor  
200 Lee Barton Dr, Suite 100  
Austin, Texas 78704

EXISTING ZONING: LI

PROPOSED DEVELOPMENT: A 3-story administrative office building with a total floor area of 64,550 sq. ft., with associated parking and other improvements. The site was originally approved with SP-2012-0370C, and was to be constructed as part of a larger development, which has mostly been completed. Certain shared infrastructure (including drainage, utilities, and some parking), which was intended to serve this site as part of that larger development, has already been constructed.

STAFF RECOMMENDATION: Staff recommends the requested extension to December 31, 2023.

CASE MANAGER: Christine Barton-Holmes Telephone: 512-974-2788  
[christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)

PREVIOUS APPROVALS: The site plan was granted a one year administratively approved extension from March 6, 2017 to March 6, 2018, and a two-year Commission-approved extension from March 6, 2018 to March 6, 2020.

PROJECT INFORMATION: 5.64 acres

EXIST. ZONING: LI

MAX. BLDG. COVERAGE: 75%

MAX. IMPERV. CVRG: 80%

PROP. BLDG CVRG: 22,080 sq. ft. (8.99%)

PROP. IMP. CVRG: 3.5 acres (62.1%)

### A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS

WATERSHED ORDINANCE: This project complies with current watershed regulations.

LAND USE: The site plan complies with all zoning regulations.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

### SURROUNDING CONDITIONS:

Zoning/ Land Use

North: GR-MU-CO and MF-2-CO (Riata Trace Pkwy, then multi-family)

South: SF-2 (single-family)

East: LI (office)

West: LI (restaurant)

STREET:	R.O.W.	SURFACING	CLASSIFICATION
Riata Trace Pkwy	varies (+/- 90')	varies (+/- 60')	Suburban Roadway

### NEIGHBORHOOD ORGANIZATIONS:

Angus Valley Area Neighborhood Association

Bike Austin

Friends of Angus Valley

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Northwest Austin Coalition

NW Austin Working Group

SELTexas

Sierra Club, Austin Regional Group

Summit Oaks Neigh. Assn.

TNR BCP – Travis County Natural Resources

# DRENNER GROUP

Amanda Swor  
Direct(512)807-2904  
aswor@drennergroupp.com

March 9, 2021

Mrs. Christine Barton-Holmes  
City of Austin  
Development Services Department  
6310 Wilhelmina Delco Drive  
Austin, Texas 78752

Re: SP-2012-0370C(XT3) Riata Corporate Park Building - Riata Trace site plan extension application amendment. Amend the application request, from the original 2-year extension request to a 3-year extension of the site development permit. Property located at 12301 Riata Trace Parkway, Building 1, Austin, Travis County, Texas.

Dear Mrs. Barton-Holmes

As representatives of the owner of the Property, we respectfully submit an amendment to the original request of a 2-year extension to the site development permit, to a 3-year extension to the site development permit. The review of the third extension request has taken a year to proceed through review, to address and clear comments. With the 3-year extension request, the new expiration date will be extended to December 31, 2023, once approved by the Zoning and Platting Commission. The extension request was submitted on February 5, 2020, if the 2-year extension were approved it would have extended the site development permit to December 31, 2022.

The mayor's recent emergency order asked for all permit deadlines, site plans or similar development applications or permits to be extended to December 31, 2021. Given this new directive the site development permit would have an expiration date of December 31, 2021.

With this new information, we ask that an additional year be added to the extension request, from a 2 year to a 3-year request. This will provide an expiration date of December 31, 2023.

Please let me know if you or your team members would like additional information or have questions. Thank you for your time.

Very truly yours,



Amanda Swor

# CONSOLIDATED ADMINISTRATIVE SITE PLAN FOR RIATA CORPORATE PARK BUILDING 1 12301 RIATA TRACE PARKWAY AUSTIN, TEXAS 78727

PAGE 465 - GRID J36  
MAPSCO

OWNER/DEVELOPER: RIATA HOLDING COMPANY  
JOHN GRASSI  
SPEAR STREET CAPITAL, ONE MARKET PLAZA  
SPEAR TOWER SUITE 4125  
SAN FRANCISCO, CALIFORNIA 94105  
415.222.7420

ENGINEER: HANRAHAN • PRITCHARD ENGINEERING, INC.  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
512.459.4734

LANDSCAPE ARCHITECT: THOMAS D. BROWN AND ASSOCIATES  
8633 HWY. 290 EAST, SUITE 310  
AUSTIN, TEXAS 78723  
512.328.3289

SURVEYOR: BASELINE LAND SURVEYORS  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
512-374-9722

## WATERSHED STATUS:

1. THIS PROJECT IS IN THE CITY OF AUSTIN FULL PURPOSE JURISDICTION, LOCATED WITHIN THE WALNUT CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

2. THIS SITE IS LOCATED OVER THE NORTH EDWARDS AQUIFER RECHARGE ZONE.

## FLOOD PLAN NOTE

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 49483C0285N FOR TRAVIS COUNTY, TEXAS EFFECTIVE SEPTEMBER 28, 2008.

## GENERAL NOTES

1. THE DISTURBED AREAS OF THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION / SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO BEGINNING ANY OTHER WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE PLANS AND EXISTING UTILITIES IN THE FIELD. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY RE-WORK REQUIRED AS A RESULT OF SUCH DISCREPANCY UNLESS ENGINEER IS NOTIFIED PRIOR TO BEGINNING ANY OTHER WORK.
3. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, APPURTENANCES, SIGNAGE, PLATWORK, ETC. CAUSED BY THE CONSTRUCTION OF THIS PROJECT.
4. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTER TO THE TOP OF WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT.

## LEGAL DESCRIPTION

LOT 1, BLOCK A OF RIATA CORPORATE PARK SECTION 1, DOG. NO. 20060888 QPRTGT.

## DECKMARK INFORMATION

"X" CUT CENTRAL MEDIAN OF RIATA TRACE PARKWAY APPROXIMATELY 12' WEST OF THE COMMON LOT CORNER OF LOT 1 & LOT 2, BLOCK A, RIATA CORPORATE PARK SECTION 1, ELEVATION = 659.28'

MEASURING BASE: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/98 CORRS.

## ZONING

LI & SF-3

## EXISTING USE

OFFICE

## PRV NOTE

LOTS WITH 65 PSI OR GREATER REQUIRE A PRV, SET AT 65 PSI TO BE INSTALLED AFTER THE WATER METER WITHIN PRIVATE PROPERTY.

\*BUILDING TYPE (B)  
BUILDING SIZE 64,650 sq ft

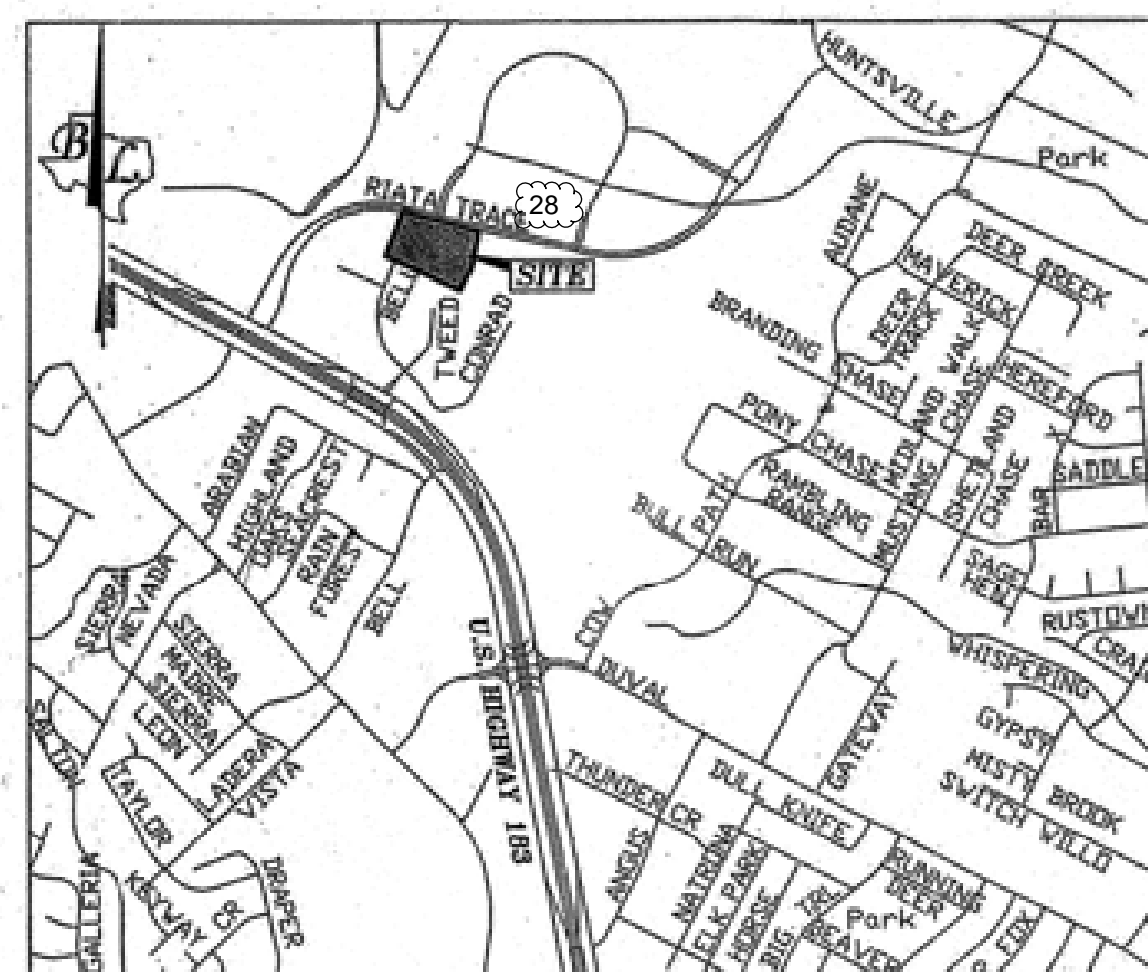
\*BUILDING TO BE SPRINKLED

FIRE FLOW DEMAND  
PER AFD = 5250 x .25 = 1312.5 = USE 1500 GPM (MIN)  
GPM REDUCTION

STATIC PRESSURE  
100 psi

NORTH WEST B  
WATER PRESSURE ZONE

0 - PRIVATE FIRE HYDRANT  
4 - PUBLIC FIRE HYDRANT  
1 - BACKFLOW DEVICES



VICINITY MAP  
(NOT TO SCALE)

MAP #J-36



ZONING MAP  
(NOT TO SCALE)

\* CONTRACTOR SHALL PROVIDE MAINTENANCE FOR EXISTING WATER QUALITY AND DETENTION POND CONSTRUCTED UNDER C8-94-0274.01 & C8-94-0274.1B.

TO INCLUDE: REMOVAL OF ALL TRASH & DEBRIS, MOWING AND MAINTENANCE OF SEDIMENTATION BASIN.

THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1120 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.

DETENTION AND WATER QUALITY FOR THIS SITE ARE PROVIDED UNDER PREVIOUS DEVELOPMENT PERMIT NO. C8-94-0274.1B.

THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).

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

CORRECTIONS						
No.	Description	Revised/Added Sheet No.	Total # Sheets in Plan Set	Net Change Imp. Cover	Site Imp. Cover	X Site Imp. Cover

LIMITATION OF LIABILITY - HANRAHAN PRITCHARD ENGINEERING, INC. ASSUMES NO LIABILITY FOR ANY DESIGN OR DRAWINGS IN THESE PLANS THAT ARE NOT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER EMPLOYED BY THE FIRM. OTHER CONSULTANTS' WORK SHOWN IN THESE PLANS IS THE RESPONSIBILITY OF THE CONSULTANT WHO PREPARED SUCH WORK, AND IS INCLUDED IN THIS PLAN SET FOR REVIEW REQUIREMENTS ONLY.

SITE PLAN COMPONENTS - ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. HANRAHAN PRITCHARD ENGINEERING, INC. IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING AND STRUCTURAL IMPROVEMENTS BY OTHERS.

STRUCTURAL COMPONENTS - ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER. STRUCTURAL DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S STRUCTURAL ENGINEER.

PAVEMENT DESIGN - PAVEMENT DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S GEOTECHNICAL CONSULTANT. HANRAHAN PRITCHARD ENGINEERING, INC. MAKES NO WARRANTY OR GUARANTEE AS TO ITS SUITABILITY, AND ASSUMES NO LIABILITY THEREFOR.

Inspection Notice: Please call Development Services Department, Site & Subdivision Inspection at 512-674-4360 for arrangements for payment of inspection fees and job assignment for inspection of the public utilities to this site. Inspection fees must be paid before any Pre-construction meeting can be held.

## REVIEWED BY:

STEPHEN RAY JAMISON, P.E.  
HANRAHAN • PRITCHARD ENGINEERING, INC.  
TX PE FIRM REG #418  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
512.459.4734

## SUBMITTED BY:

STEPHEN RAY JAMISON, P.E.  
HANRAHAN • PRITCHARD ENGINEERING, INC.  
TX PE FIRM REG #418  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
512.459.4734

## PLANNING AND DEVELOPMENT REVIEW

10/26/2012  
SUBMITTAL DATE  
PROJECT DURATION DATE  
SP-2012-0370C  
DEVELOPMENT PERMIT NO.

C8-01-0083.0A  
SUBDIVISION PERMIT NO.

SP-97-0219C  
PREVIOUS SITE PLAN NO.

C14-75-128 / C14-85-244  
ZONING CASE NUMBERS

COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.

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 THE CITY ENGINEERS.

## INDEX OF SHEETS

1. COVER SHEET
2. FINAL PLAT
3. FINAL PLAT
4. GENERAL NOTES
5. EXISTING SITE PLAN & SLOPE MAP
6. EROSION & SEDIMENTATION CONTROL & TREE PROTECTION PLAN
7. EROSION & SEDIMENTATION CONTROL & TREE PROTECTION DETAILS
8. SITE PLAN
9. EXISTING GENERAL CONSTRUCTION NOTES
10. SITE GRADING & STORM SEWER PLAN
11. EXISTING DRAINAGE PLAN
12. PROPOSED DRAINAGE PLAN
13. EXISTING UTILITY PLAN
14. PREVIOUSLY APPROVED UTILITY PLAN (SP-97-0219C)
15. LANDSCAPE PLAN
16. LANDSCAPE DETAILS
17. GENERAL DETAILS
18. GENERAL DETAILS
19. GENERAL DETAILS
20. BUILDING ELEVATION & COMPATIBILITY SECTION
21. TRAFFIC CONTROL PLAN
22. TRAFFIC CONTROL DETAILS
23. TRAFFIC CONTROL DETAILS
24. TRAFFIC CONTROL DETAILS
25. TRAFFIC CONTROL DETAILS
26. TRAFFIC CONTROL DETAILS
27. TREE SURVEY
28. AWU NOTES

THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE (LDC 25-8-152)

## SUBMITTED BY:

STEPHEN RAY JAMISON, P.E.  
HANRAHAN • PRITCHARD ENGINEERING, INC.  
TX PE FIRM REG #418  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
512.459.4734

## REVIEWED BY:

STEPHEN RAY JAMISON, P.E.  
HANRAHAN • PRITCHARD ENGINEERING, INC.  
TX PE FIRM REG #418  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
512.459.4734

## SUBMITTED BY:

STEPHEN RAY JAMISON, P.E.  
HANRAHAN • PRITCHARD ENGINEERING, INC.  
TX PE FIRM REG #418  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
512.459.4734

## PLANNING AND DEVELOPMENT REVIEW

10/26/2012  
SUBMITTAL DATE  
PROJECT DURATION DATE  
SP-2012-0370C  
DEVELOPMENT PERMIT NO.

C8-01-0083.0A  
SUBDIVISION PERMIT NO.

SP-97-0219C  
PREVIOUS SITE PLAN NO.

C14-75-128 / C14-85-244  
ZONING CASE NUMBERS

COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.

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 THE CITY ENGINEERS.

SP-2012-0370C 09/28/2017  
Riata Corporate Park Bldg. 1  
Page 465 of 468  
City of Austin  
New Expiration date  
Sept. 28, 2020.

The seal appearing on this document was submitted by  
Stephen Ray Jamison  
on 10/17/2013



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.

3/6/14 Austin Water Utility

3/4/14

AUSTIN WATER UTILITY  
EXPIRATION DATE  
MAR 03 2017

## FOR CITY USE ONLY

SITE PLAN APPROVAL		Sheet 01 of 28
FILE NUMBER: SP-2012-0370C	APPLICATION DATE: 08/28/12	
APPROVED BY: COMMISSIONER ON 3-6-14 UNDER SECTION 152 OF CHAPTER 15A OF THE CITY OF AUSTIN CODE	CHIEF ENGINEER	
EXPIRATION DATE 08-04-14 LDC 25-8-152 CASE MANAGER BATES/BAKEMAN	PROJECT EXPIRATION DATE (08/04/2015) DATE	DATE
RELEASED FOR GENERAL COMPLIANCE: 3-6-14 ZONING: LI & SF-3		
RECEIVED PLANNING AND DEVELOPMENT REVIEW DEPARTMENT	DATE: 11-7-12	
RECEIVED FOR GENERAL COMPLIANCE: 3-6-14	DATE: 11-7-12	
PLANS MUST BE REVIEWED BY THE PROJECT ENGINEER DATE IF APPLICABLE. SUBSEQUENT BLDG. PLANS WHICH DO NOT COMPLY WITH THE CODE CANNOT BE AT THE CITY OF AUSTIN. IF ALL REQUIRED BLDG. PLANS ARE NOT RECEIVED, THE CITY OF AUSTIN WILL REVOKE THE PERMIT AND THE PROJECT EXPIRATION DATE.		

SHEET 01 of 26 SP-2012-0370C (X)



## (PARKING PER SP-97-0219C, SHEET 3)

Phase I	Phase II-A	Phase II-B	Phase II-C	Phase II-D	Phase II-E	Phase II-F	Phase II-G	Phase II-H	Phase II-I	Total
Proposed Land Use										
*Proposed Floor Area (sf)	95,200	95,200	95,200	95,200	95,200	95,200	95,200	95,200	95,200	952,000
*Total Surface Parking Required	317	317	317	317	317	317	317	317	317	3,170
Handicap Accessible (w/ 8' Van Accessible)	6	6	6	6	6	6	6	6	6	60
*per SP-97-0219C	2	2	2	2	2	2	2	2	2	18

Phase I	Phase II-A	Phase II-B	Phase II-C	Phase II-D	Phase II-E	Phase II-F	Phase II-G	Phase II-H	Phase II-I	Total
Proposed Garage Parking (Phase II-G)										
Standard	174	84	90							348
Compact	59	31	28							118
Handicap Accessible (w/ 8' Van Accessible)	2	2	0							4
	2	2	0							4

Phase I	Phase II-A	Phase II-B	Phase II-C	Phase II-D	Phase II-E	Phase II-F	Phase II-G	Phase II-H	Phase II-I	Total
Total Surface Parking	429	267	374	304	181	288	271	129	384	2,057
Standard	295	321	257	206	134	216	208	76	291	1,559
Compact	80	100	92	105	90	41	57	53	87	598
Handicap Accessible (w/ 8' Van Accessible)	6	8	10	8	6	10	6	6	4	60

Phase I	Phase II-A	Phase II-B	Phase II-C	Phase II-D	Phase II-E	Phase II-F	Phase II-G	Phase II-H	Phase II-I	Total
Total Parking Provided	3997	0	3462	235						7694
Standard	2769	0	2595	174						5538
Compact	860	0	801	59						1620
Handicap Accessible (40 Required) (w/ 8' Van Accessible)	68	0	66	2						136

Phase I	Phase II-A	Phase II-B	Phase II-C	Phase II-D	Phase II-E	Phase II-F	Phase II-G	Phase II-H	Phase II-I	Total
Cumulative Total Parking Summary	429	696	1070	1374	1555	1843	2114	2478	2862	3038
Standard	321	488	747	953	1087	1203	1411	1661	1952	2110
Compact	100	192	297	387	428	590	647	759	846	860
Handicap Accessible (w/ 8' Van Accessible)	8	16	26	34	40	50	56	58	64	68

Phase I	Phase II-A	Phase II-B	Phase II-C	Phase II-D	Phase II-E	Phase II-F	Phase II-G	Phase II-H	Phase II-I	Total
Bicycle Parking	128	0	132	0	0	0	0	0	0	260
Required (15% of 2,549 spaces)	128	0	132	0	0	0	0	0	0	260
Proposed (Type II spaces)	132	0	132	0	0	0	0	0	0	264

APPENDIX Q1  
NET SITE AREA

Total gross site area = 5.64 Acres

Site Deductions:

Critical water quality zone (CWQZ) = 0.00 Acres

Water quality transition zone (WQTZ) = 0.00 Acres

Wastewater irrigation areas = 0.00 Acres

Deduction subtotal = 0.00 Acres

Upland area (Gross area minus total deductions) = 5.64 Acres

Net Site Area Calculation:

Area of Uplands with Slopes 0-15%  $5.64 \times 100\% = 5.46$  Acres

Area of Uplands with Slopes 15-25%  $0.07 \times 100\% = 0.03$  Acres

Area of Uplands with Slopes 25-35%  $0.09 \times 100\% = 0.02$  Acres

Net Site Area (subtotal) = 5.51 Acres

APPENDIX Q2  
IMPERVIOUS COVER

Allowable Impervious Cover				
Impervious cover allowed at	<u>      </u> % N/A	<u>      </u> % X WQTZ =	<u>      </u> % N/A	<u>      </u> Acres
Impervious cover allowed at	<u>      80      </u> % X NSA =	<u>      5.51      </u> Acres		
Deductions for perimeter roadway =	<u>      0.00      </u> (%SEE CALCS)	<u>      </u> Acres		
Total impervious cover	<u>      1.08 (EX.) + 2.44 (PROP.) =</u>	<u>      3.50      </u> Acres		
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY				
Total acreage 15-25% =	<u>      0.07      </u> Acres	X 10% =	<u>      0.01      </u>	
PROPOSED TOTAL IMPERVIOUS COVER				
Impervious cover in WQTZ =	<u>      0      </u> Acres =	<u>      0      </u> %		
Impervious cover in Uplands Zone =	<u>      3.50      </u> Acres =	<u>      63.6      </u> %		
Total proposed impervious cover =	<u>      3.50      </u> Acres			
PROPOSED IMPERVIOUS COVER ON SLOPES				
IMPERVIOUS COVER BUILDING/ AND OTHER IMPERVIOUS COVER		DRIVEWAYS CATEGORY	% OF CATEGORY	AC.
SLOPE CATEGORIES	ACRES	AC.		
0-15%	<u>      0.51      </u>	<u>      2.99      </u>	<u>      64.1      </u>	<u>      3.50      </u>
15-25%	<u>      0      </u>	<u>      0      </u>	<u>      0      </u>	<u>      0      </u>
25-35%	<u>      0      </u>	<u>      0      </u>	<u>      0      </u>	<u>      0      </u>
Over 35%	<u>      0      </u>	<u>      0      </u>	<u>      0      </u>	<u>      0      </u>
Total Site Area		<u>      5.64      </u>		

\*PERIMETER ROADWAY DEDUCTIONS (RIATA TRACE PKWY)  
AREA OF 1/2 OF ROADWAY (80' R.O.W.) =  $610' \times 45' = 27,450$  SF  
IMPERVIOUS COVER ALLOWED =  $27,450$  SF  $\times$  80% = 21,960 SF  
EXISTING R.O.W. IMPERVIOUS COVER = 20,989 SF  
ROADWAY DEDUCTION = 0.0 AC.

## ZONING SITE CALCULATIONS: LI

SITE AREA = 245,569 SF = 5.64 AC.

IMPERVIOUS COVER ALLOWED:

PER ZONING: 245,569 SF  $\times$  80% = 196,455 SF = 4.51 AC.

EXISTING IMPERVIOUS COVER:

PAVING, DRIVES, SIDEWALKS: 48,375 SF = 1.06 AC.

PROPOSED IMPERVIOUS COVER:

BUILDING: 22,080 SF = 0.51 AC.

PAVING, DRIVES, SIDEWALK: 84,207 SF = 1.93 AC.

TOTAL = 2.44 AC.

TOTAL IMPERVIOUS COVER:

EX. + PROPOSED = 1.06 AC. + 2.44 AC. = 3.50 AC. (62.1%)

UNDISTURBED OPEN SPACE: 0.68 AC. (12.0%)

BUILDING COVERAGE = 22,080 SF / 0.51 AC (8.99% - 75% MAX PER LI)

LIMITS OF CONSTRUCTION = 165,392 SF / 3.80 AC.

GROSS FLOOR AREA = 64,550 SF

FLOOR TO AREA RATIO = 0.261 (1:1 MAX PER LI)

BUILDING HEIGHT = 40', ELEVATION = 890.5' (60' MAX HEIGHT PER LI)

CONTRACTOR IS RESPONSIBLE FOR ANY/ALL DAMAGE TO EXISTING UTILITIES, APPURTENANCES, SIGNAGE, FLATWORK, ETC. CAUSED BY THE CONSTRUCTION OF THIS PROJECT.

## SITE WALL NOTES:

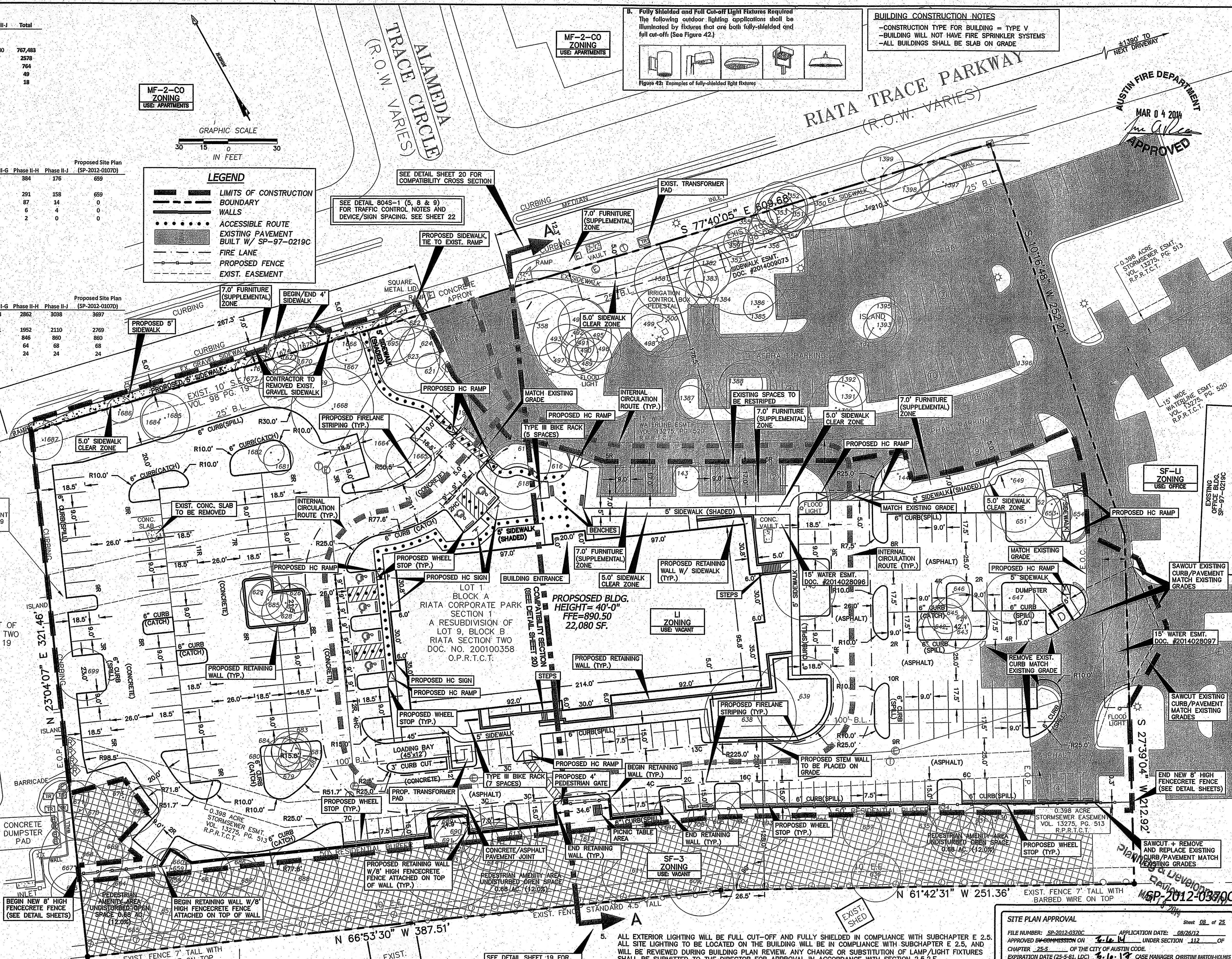
- THE TOPS OF ALL SITE WALLS DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MIN. OF 18" ABOVE FINISHED GRADE AND SHALL BE DESIGNED ASSUMING A VEHICULAR IMPACT LOAD.
- ALL PROPOSED SITE WALLS WITH MORE THAN 30" OF FALL SHALL INCLUDE A MIN. 4" HIGH HANDRAIL ATTACHED TO THE TOP THE ENTIRE LENGTH OF THE PROPOSED WALL.
- ALL FINAL WALL DETAILS SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL ENGINEER.
- RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT.

## COMPATIBILITY STANDARD NOTES:

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-1-1064].
- 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. [SECTION 25-2-1067].
- 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. [SECTION 25-2-1067].
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].
- YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION [SECTION 25-2-1068].

## NOTES:

- PROPOSED LAND USE: OFFICE
- NO ON STREET PARKING IS ALLOWED.
- FOR CONSTRUCTION WITHIN THE ROW, A CONCRETE PERMIT IS REQUIRED.
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".



## SITE PLAN APPROVAL

FILE NUMBER: SP-2012-0370C APPLICATION DATE: 08/26/12

APPROVED BY: [Signature] UNDER SECTION 112 OF CHAPTER 255 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81, LDC) 08/26/12 (SEE MANAGER CHRISTINE BARTON-HUGHES)

PROJECT EXPIRATION DATE (ORD. 8970905-A) DWGZ DDZ X

RELEASED FOR GENERAL COMPLIANCE: 08/14/12 ZONING 11.8 SF-3

Revision 1: Correction 1

Revision 2: Correction 2

Revision 3: Correction 3

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT REVISIONS MUST BE SUBMITTED WITH THE CITY OF AUSTIN CODE. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

RIATA CORPORATE PARK BUILDING 1  
SITE PLAN

12301 RIATA TRACE PARKWAY  
AUSTIN, TEXAS

The seal appearing on this document was authorized by Stephen Ray Jamison, Professional Engineer, No. 86651.

File: Projects/RIATA CORPORATE 1/DWG/SITEPLAN  
Job No. 236-02  
Scale (hor.): N/A  
Scale (vert.): N/A  
Date: 02/27/14  
Checked By: SB  
Drawn By: SRU  
Revision 1:  
Revision 2:  
Revision 3:  
Revision 4:

SHEET  
08 of 26

HANRAHAN • PRITCHARD ENGINEERING, INC.

CONSULTING ENGINEERS

(TX. PE FIRM REG. #486)

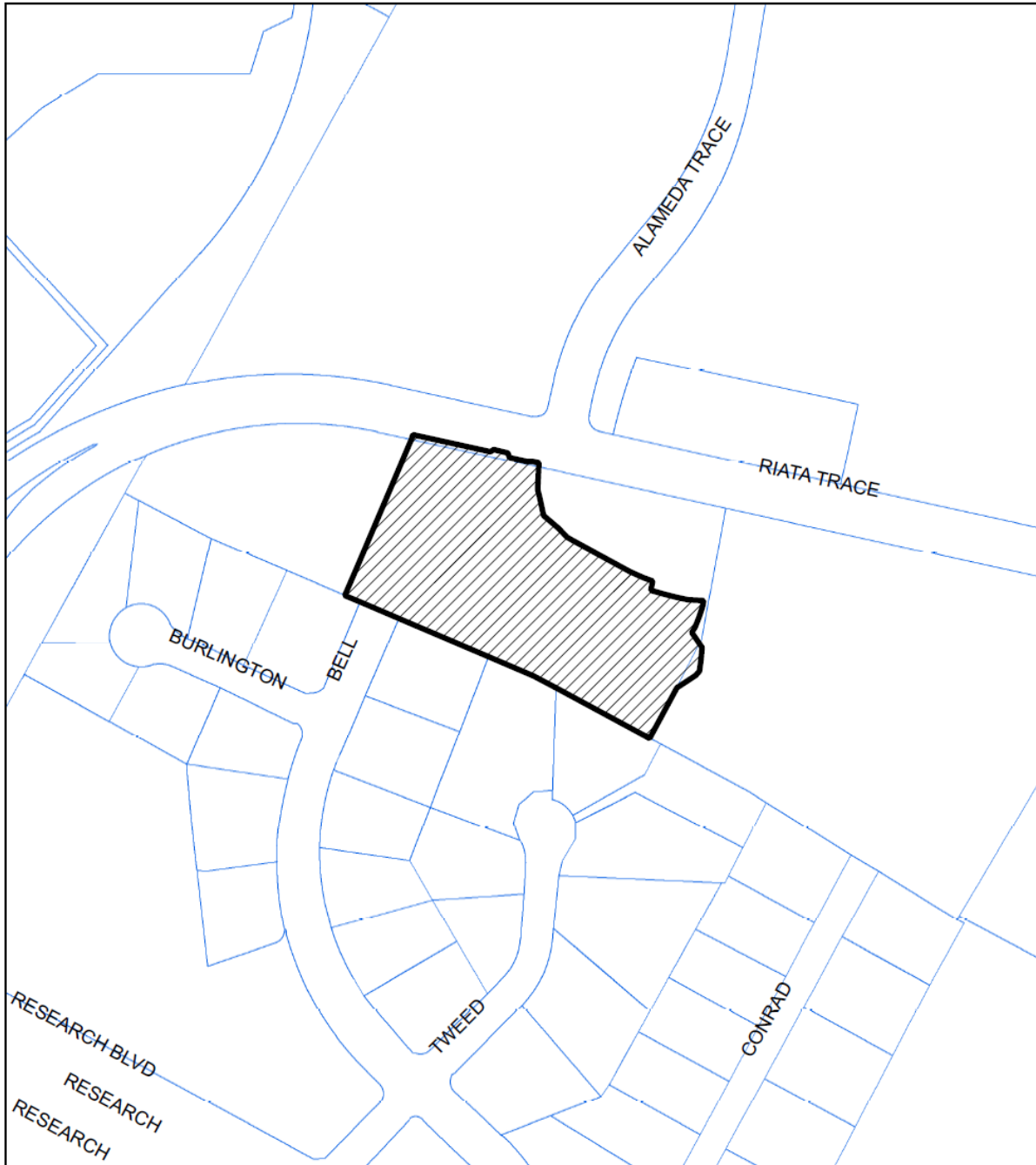
8833 Cross Park Drive



AUSTIN, TEXAS 78754

OFFICE: 512.459.4734 FAX: 512.459.4732

info@hpe-eng.com





 Subject Tract  
 Base Map

CASE#: SP-2012-0370C(XT3)  
LOCATION: 12301 RIATA TRACE PKWY



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.