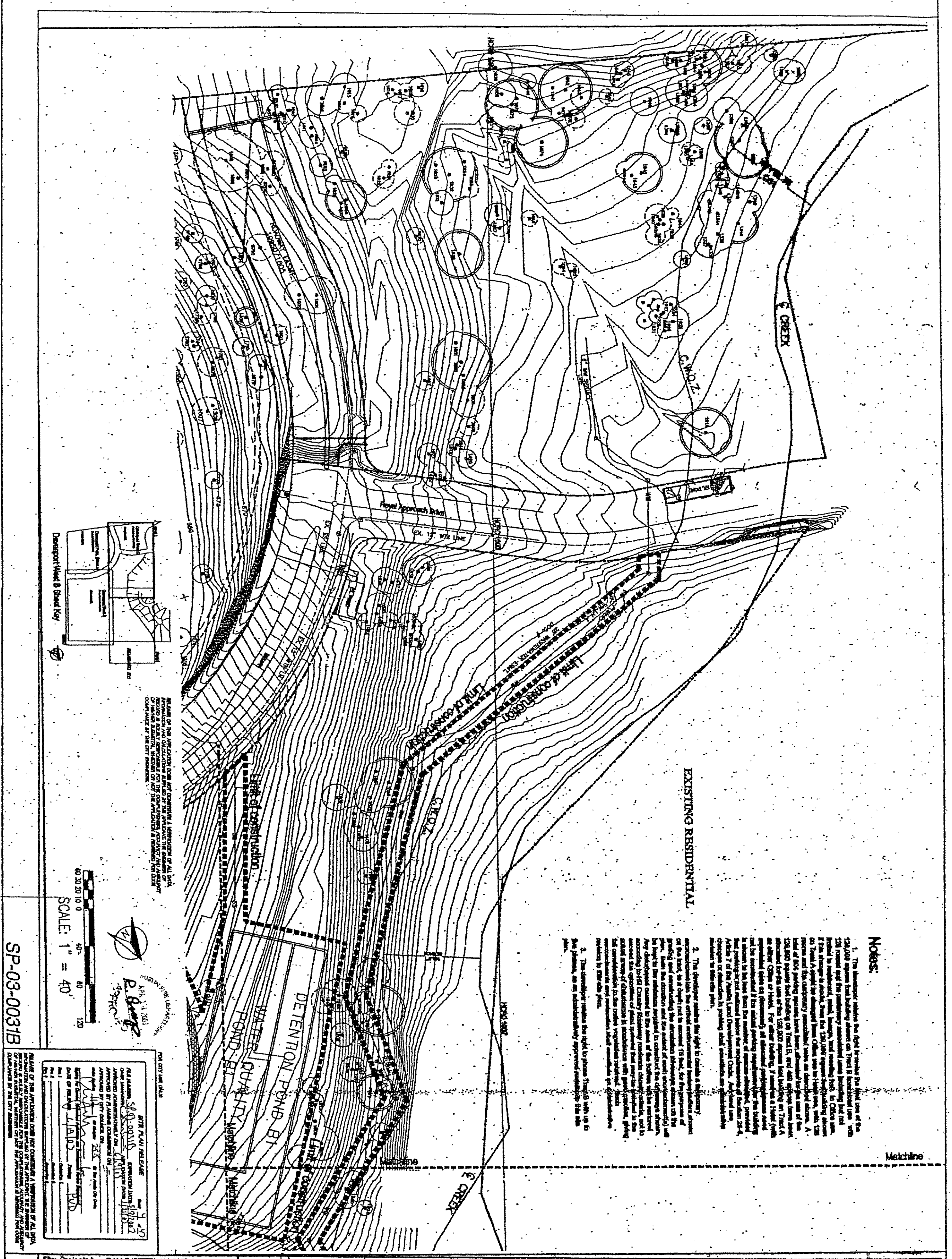


| File: Projects/ | DAV-B/SITEPLAN-SHT-4 |  |
|---|---|---|
| Job No. 009-06 | Snapshot: NA |  |
| Scale (Hor.): 1"=40' | Scale (Vert.): NA |  |
| Date: 04/14/03 | Checked By: RP | Drawn By: JD |
| Revision 1: |  |  |
| Revision 2: |  |  |
| Revision 3: |  |  |
| Revision 4: |  |  |

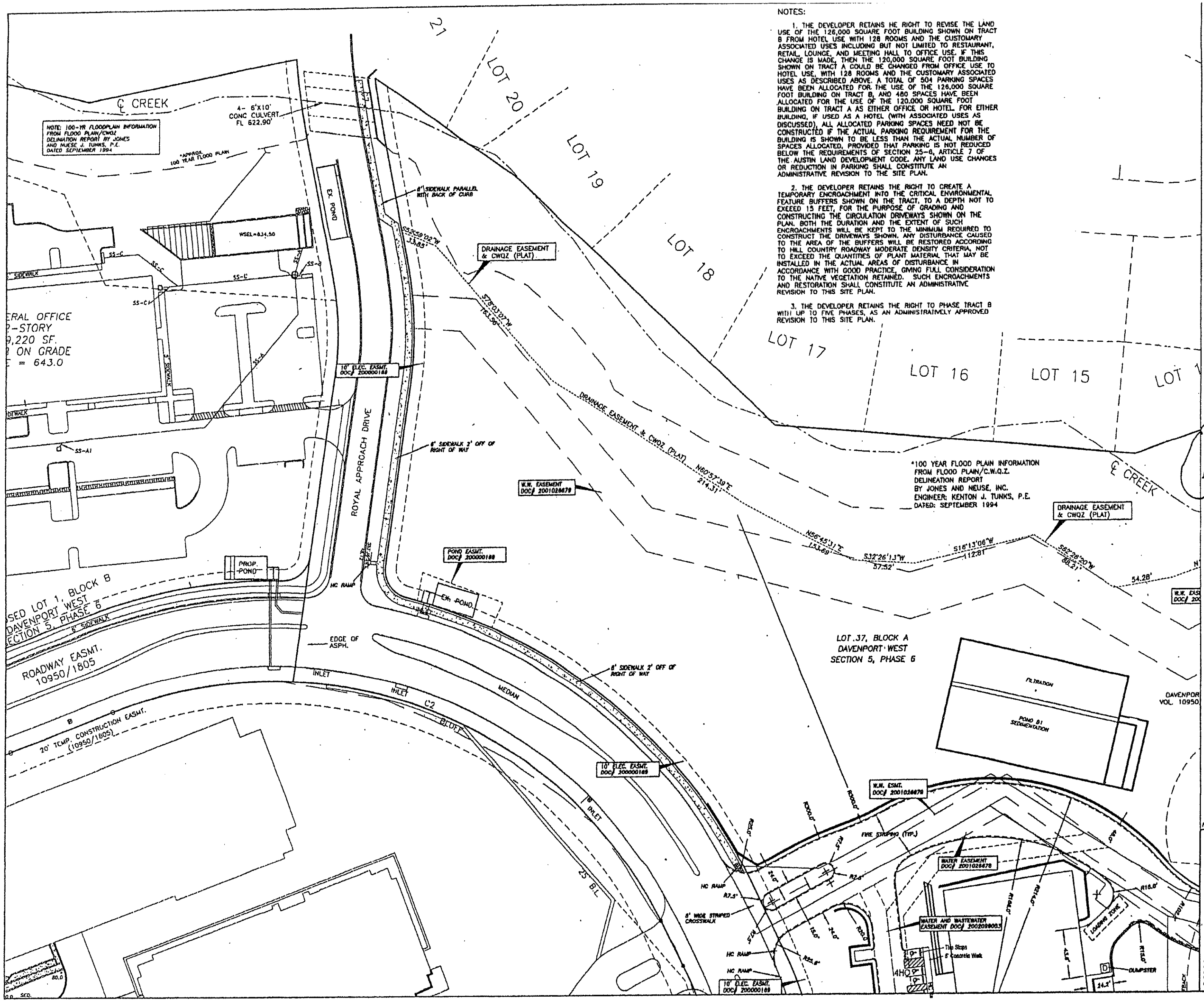
SHEET:
04 of 47

# DAVENPORT WEST B
# SITE PLAN
4339 WESTLAKE DRIVE
AUSTIN, TEXAS

HANRAHAN • PRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
8000 ANDERSON SQUARE ROAD, SUITE 110
AUSTIN, TEXAS 78757
OFFICE: 512/459-4734 FAX: 512/459-4752
info@hp-eng.com

HPE

56



NOTE: 100-YR FLOODPLAIN INFORMATION FROM FLOOD PLAIN/CWQZ DELINEATION REPORT BY JONES AND NUESE J. TUNKS, P.E. DATED SEPTEMBER 1994

NOTES:

1. THE DEVELOPER RETAINS HE RIGHT TO REVISE THE LAND USE OF THE 126,000 SQUARE FOOT BUILDING SHOWN ON TRACT B FROM HOTEL USE WITH 128 ROOMS AND THE CUSTOMARY ASSOCIATED USES INCLUDING BUT NOT LIMITED TO RESTAURANT, RETAIL, LOUNGE, AND MEETING HALL TO OFFICE USE. IF THIS CHANGE IS MADE, THEN THE 120,000 SQUARE FOOT BUILDING SHOWN ON TRACT A COULD BE CHANGED FROM OFFICE USE TO HOTEL USE, WITH 128 ROOMS AND THE CUSTOMARY ASSOCIATED USES AS DESCRIBED ABOVE. A TOTAL OF 504 PARKING SPACES HAVE BEEN ALLOCATED FOR THE USE OF THE 126,000 SQUARE FOOT BUILDING ON TRACT B, AND 480 SPACES HAVE BEEN ALLOCATED FOR THE USE OF THE 120,000 SQUARE FOOT BUILDING ON TRACT A AS EITHER OFFICE OR HOTEL. FOR EITHER BUILDING, IF USED AS A HOTEL (WITH ASSOCIATED USES AS DISCUSSED), ALL ALLOCATED PARKING SPACES NEED NOT BE CONSTRUCTED IF THE ACTUAL PARKING REQUIREMENT FOR THE BUILDING IS SHOWN TO BE LESS THAN THE ACTUAL NUMBER OF SPACES ALLOCATED, PROVIDED THAT PARKING IS NOT REDUCED BELOW THE REQUIREMENTS OF SECTION 25-6, ARTICLE 7 OF THE AUSTIN LAND DEVELOPMENT CODE. ANY LAND USE CHANGES OR REDUCTION IN PARKING SHALL CONSTITUTE AN ADMINISTRATIVE REVISION TO THE SITE PLAN.

2. THE DEVELOPER RETAINS THE RIGHT TO CREATE A TEMPORARY ENCROACHMENT INTO THE CRITICAL ENVIRONMENTAL FEATURE BUFFERS SHOWN ON THE TRACT, TO A DEPTH NOT TO EXEEED 15 FEET, FOR THE PURPOSE OF GRADING AND CONSTRUCTING THE CIRCULATION DRIVEWAYS SHOWN ON THE PLAN. BOTH THE DURATION AND THE EXTENT OF SUCH ENCROACHMENTS WILL BE KEPT TO THE MINIMUM REQUIRED TO CONSTRUCT THE DRIVEWAYS SHOWN. ANY DISTURBANCE CAUSED TO THE AREA OF THE BUFFERS WILL BE RESTORED ACCORDING TO HILL COUNTRY ROADWAY MODERATE DENSITY CRITERIA, NOT TO EXCEED THE QUANTITIES OF PLANT MATERIAL THAT MAY BE INSTALLED IN THE ACTUAL AREAS OF DISTURBANCE IN ACCORDANCE WITH GOOD PRACTICE, GIVING FULL CONSIDERATION TO THE NATIVE VEGETATION RETAINED. SUCH ENCROACHMENTS AND RESTORATION SHALL CONSTITUTE AN ADMINISTRATIVE REVISION TO THIS SITE PLAN.

3. THE DEVELOPER RETAINS THE RIGHT TO PHASE TRACT B WITH UP TO FIVE PHASES, AS AN ADMINISTRATIVELY APPROVED REVISION TO THIS SITE PLAN.

*100 YEAR FLOOD PLAIN INFORMATION
FROM FLOOD PLAIN/C.W.Q.Z.
DELINEATION REPORT
BY JONES AND NEUSE, INC.
ENGINEER: KENTON J. TUNKS, P.E.
DATED: SEPTEMBER 1994

SHEET LEGEND

NORTH

SCALE IN FEET
40 20 0 40

3C Replaced sheet with new view.

AUSTIN FIRE DEPARTMENT
AUG 31 2006
RBmp
APPROVED
REPLACEMENT

NOTE:
1. ALL WALLS TO BE DESIGNED BY OWNER'S STRUCTURAL ENGINEER.
2. CONTRACTOR TO PROVIDE GUARDRAILS ON FILL SLOPE WALLS AS DIRECTED BY OWNER.

CAUTION!
CONTRACTOR SHALL LOCATE ALL UTILITIES BOTH HORIZONTAL AND VERTICALLY PRIOR TO ANY SITE WORK BEING DONE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY, OR ANY CONFLICTS THAT MAY ARISE.

FOR CITY USE ONLY:

REPLACEMENT SHT 8/30/06

SITE PLAN RELEASE
Sheet 5 of 49
FILE NUMBER SP-03-0031B EXPIRATION DATE 5/14/2009
CASE MANAGER C. Johnson APPLICATION DATE 1/24/2003
APPROVED ADMINISTRATIVELY ON 4/15/2005
APPROVED BY PLANNING COMMISSION ON ______
APPROVED BY CITY COUNCIL ON ______
under Section 112 of Chapter 25-5 of the City Code
______
Signing For Director, Watershed Protection and Development Review Department
DATE OF RELEASE 4/19 of 05 ZONING PUD
Rev. 1 ______ Correction 3: [illegible] 9/21/06
Rev. 2 ______ Correction ______
Rev. 3 ______ Correction ______

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-03-0031B

The seal appearing on this document was authorized by Lawrence M. Hanrahan on 17-AUG-2006

LAWRENCE M. HANRAHAN
58474

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HPE

DAVENPORT WEST B
SITE PLAN
4339 WESTLAKE DRIVE
AUSTIN, TEXAS

| | |
|---|---|
| File: Projects/ DAV-B\REVISION\DB-SITEPLAN-CORRECTION | |
| Job No. 131-01 | Snapshot: B-SITEPLAN |
| Scale (Hor.): 1"=40' | Scale (Vert.): 1"=4' |
| Date: 08/17/06 | Checked By: LH / Drawn By: JD |
| Revision 1: | |
| Revision 2: | |
| Revision 3: | |
| Revision 4: | |

SHEET
05 of 49

57