

**ZONING AND PLATTING COMMISSION
HILL COUNTRY ROADWAY
SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2014-0467C **ZAP COMMISSION DATE:** January 19, 2016

PROJECT NAME: Volente Village

ADDRESS: 11907 Anderson Mill Road

WATERSHED: Lake Travis (Water Supply Rural)

AREA: 5.38 Acres

APPLICANT: Johnson Four Corners (Eric Johnson)
Austin, Texas
512-423-9703

AGENT: Michael Chapa

CASE MANAGER: Christine Barton-Holmes, LEED AP (512) 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: GR- CO and CS-1-CO

PROPOSED USE: The applicant is proposing to construct 5 retail and restaurant buildings on 5.38 acres with associated improvements in the FM 620 High Intensity Hill Country Roadway. No waivers or variances have been requested.

REQUEST: The site is located within the RM 620 high intensity zone, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Staff recommends approval of this Hill Country Roadway site plan. The site plan will comply with applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations.

ZONING AND PLATTING COMMISSION ACTION:

LEGAL DESCRIPTION: Lot 4, Block A, Volente Subdivision

EXIST. ZONING: GR-CO and CS-1-CO

ALLOWED F.A.R.: 0.30:1

ALLOWED HEIGHT: 60'

MAX. BLDG. COVERAGE: 95%

MAX. IMPERV. CVRG.: 60%

MIN. REQ. HC NATURAL AREA: 40%

REQUIRED PARKING: 141

PROPOSED USE: Retail/restaurant/office

PROPOSED F.A.R.: 0.12:1

PROPOSED HEIGHT: 29'

PROPOSED BLDG. CVRG: 11.73%

PROPOSED IMP. CVRG.: 49.34%

PROVIDED: 41%

PROPOSED PARKING: 149

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is currently undeveloped, and is proposed to be developed in two phases for restaurant, retail, and professional office uses. One of the restaurants will be located in the portion of the site that is zoned CS-1. There are no Critical Environmental Features on the site. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: This site is located in the Lake Travis watershed, and is subject to Water Supply Rural Watershed regulations.

Transportation: Access to the proposed site will be taken from FM 620 and Anderson Mill Road. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:

North: Anderson Mill Rd, then multifamily residential (City of Cedar Park)

East: Commercial retail, then FM 620 (I-RR)

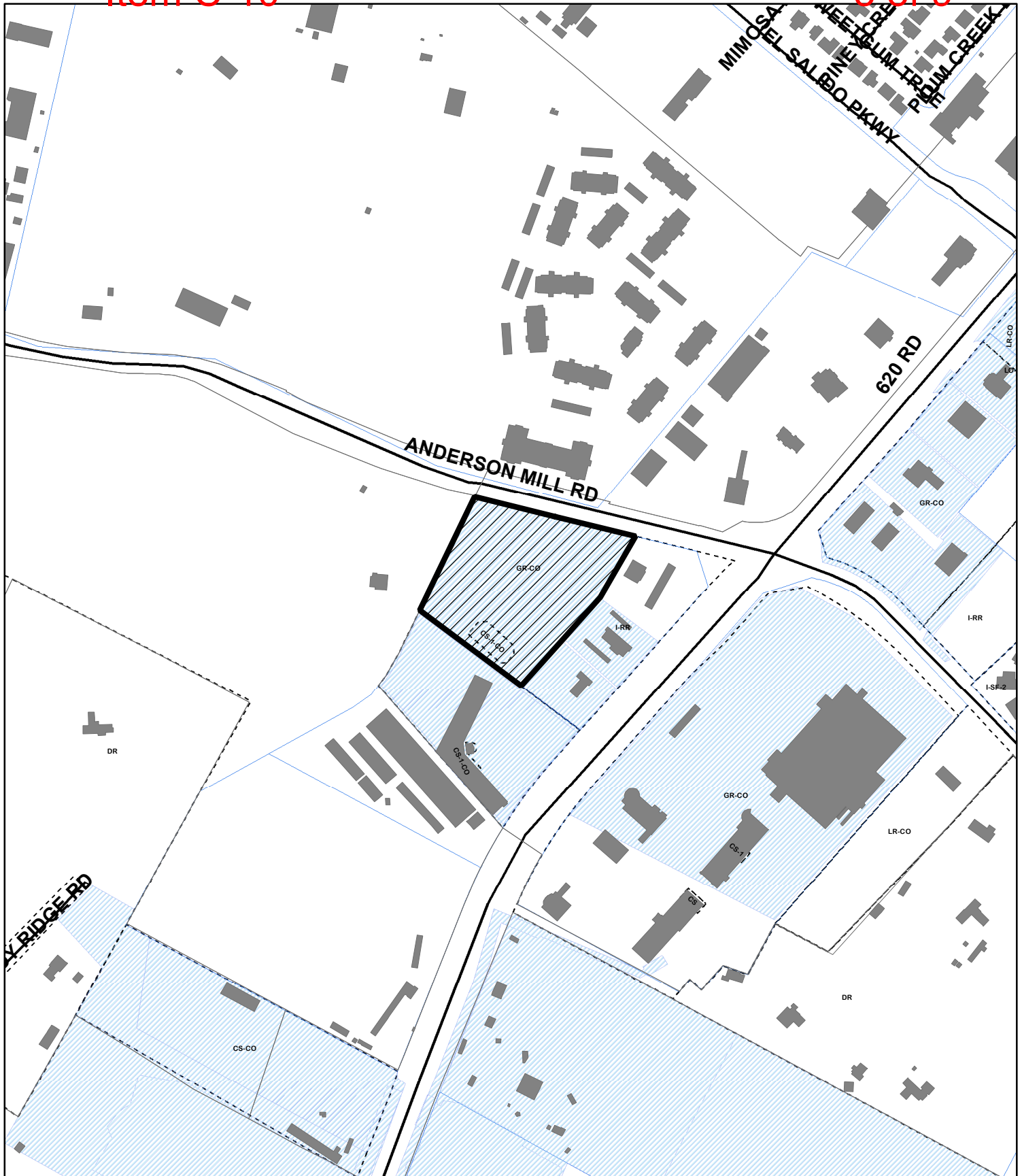
West: Single-family residential and undeveloped (2-mile ETJ)

South: Commercial (GR-CO and 2-mile ETJ)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 620	140'	75'	Major Arterial
Anderson Mill Road	95'	62'	Major Arterial

NEIGHBORHOOD ORGANIZATION:

Anderson Mill Neighborhood Association
 Austin Heritage Tree Foundation
 Bike Austin
 Bull Creek Foundation
 Friends of Austin Neighborhoods
 Leander ISD
 Long Canyon Homeowners Association
 Long Canyon Phase II & III Homeowners Association
 SEL Texas
 Sierra Club
 The Parke HOA
 Volente Neighborhood Association



SITE PLAN



CASE#: SPC-2014-0467C

ADDRESS: 11907 Anderson Mill Rd

CASE NAME: Volente Village

MANAGER: Christine Barton-Holmes



 SUBJECT TRACT
 ZONING BOUNDARY

0 200 400 800 Feet

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

OWNER: JOHNSON FOUR CORNERS
11100 LAUREL CREEK
AUSTIN, TX 78726

ENGINEER: CRD GROUP, LLC
9111 JOLLYVILLE RD,
SUITE 106
AUSTIN, TX 78759
512-775-5166

ARCHITECT: ALLAN NUTT ARCHITECTS
5121 BEE CAVES ROAD, SUITE 202
AUSTIN, TEXAS 78746

SURVEYOR: CRICHTON AND ASSOCIATES
6448 HIGHWAY 290 EAST
AUSTIN, TX 78723
512-244-9508

ZONING:
CITY OF AUSTIN – FULL PURPOSE (GR & CS-1)

LAND USE SUMMARY:
GROSS ACREAGE 5.05 ACRES
TOTAL IMPERVIOUS COVER 53.07% (2.68 AC.)
ALLOWABLE IMPERVIOUS COVER 60% (3.02 AC.)
PRINCIPAL STREET MAJOR ARTERIAL (FM 2769)

FLOODPLAIN INFORMATION:
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE
RATE MAP NO. 48453C0230H DATED SEPTEMBER 26, 2008
INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONE "X"
(UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE FLOOD
PLAIN.

WATERSHED:
THIS PROJECT IS LOCATED IN THE LAKE TRAVIS WATERSHED A
WATER SUPPLY RURAL WATERSHED AND IN THE NORTH EDWARDS
AQUIFER RECHARGE ZONE.

BEARING BASIS NOTE:

BENCHMARK:
T.B.M. NOTE: SQUARE CUT IN TOP OF CURB ELEVATION = 1026.92

Plan Note

This note is being placed on the plan set in place of a temporary traffic control strategy with the full understanding that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by the Right of Way Management Division. The owner/representative further recognizes that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.

The following must be taken into consideration when developing future traffic control strategies:

Pedestrian and bicycle traffic access must be maintained at all times, unless otherwise authorized by Right of Way Management.

No long-term lane closures will be authorized, unless Right of Way Management determines that adequate accommodations have been made to minimize traffic impact.

Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities.

Case Report Note

The Owner/Representative has elected to defer the temporary traffic control plan review until after the completion of the developmental review process and fully understands that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by Right of Way Management Division. The owner/representative further recognizes that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.

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Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities.

NOTES

1. 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.

2. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURE FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2.5).

3. THIS SITE PLAN IS WITHIN COMPLIANCE WITH SUBCHAPTER E: DESIGN STANDARDS.

4. THIS SITE WILL COMPLY WITH §3.3 OPTIONS TO IMPROVE BUILDING DESIGN.

5. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 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 REPRESENTATIVE.

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

7. RETAINING WALLS MUST BE ENGINEERED AND WILL BE A SEPERATE PERMIT

CITY OF AUSTIN
WATER AND WASTEWATER UTILITY
SPECIAL SERVICES DMSION
(512) 972-1060

THIS PROJECT HAS PRIVATE HYDRANTS WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OR RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICES, MAINTAINED AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE. THE PROJECT INCLUDES 3 PRIVATE HYDRANTS.

FIRE DEPARTMENT
NORTHWEST B1 PRESSURE ZONE
TYPE 1-B CONSTRUCTION
NO SPRINKLERS
FIRE AREA: 8,207 SF
REQUIRED FIRE FLOW: 1,500 GPM
(PER THE INTERNATIONAL FIRE CODE)
STATIC PRESSURE: 80 PSI

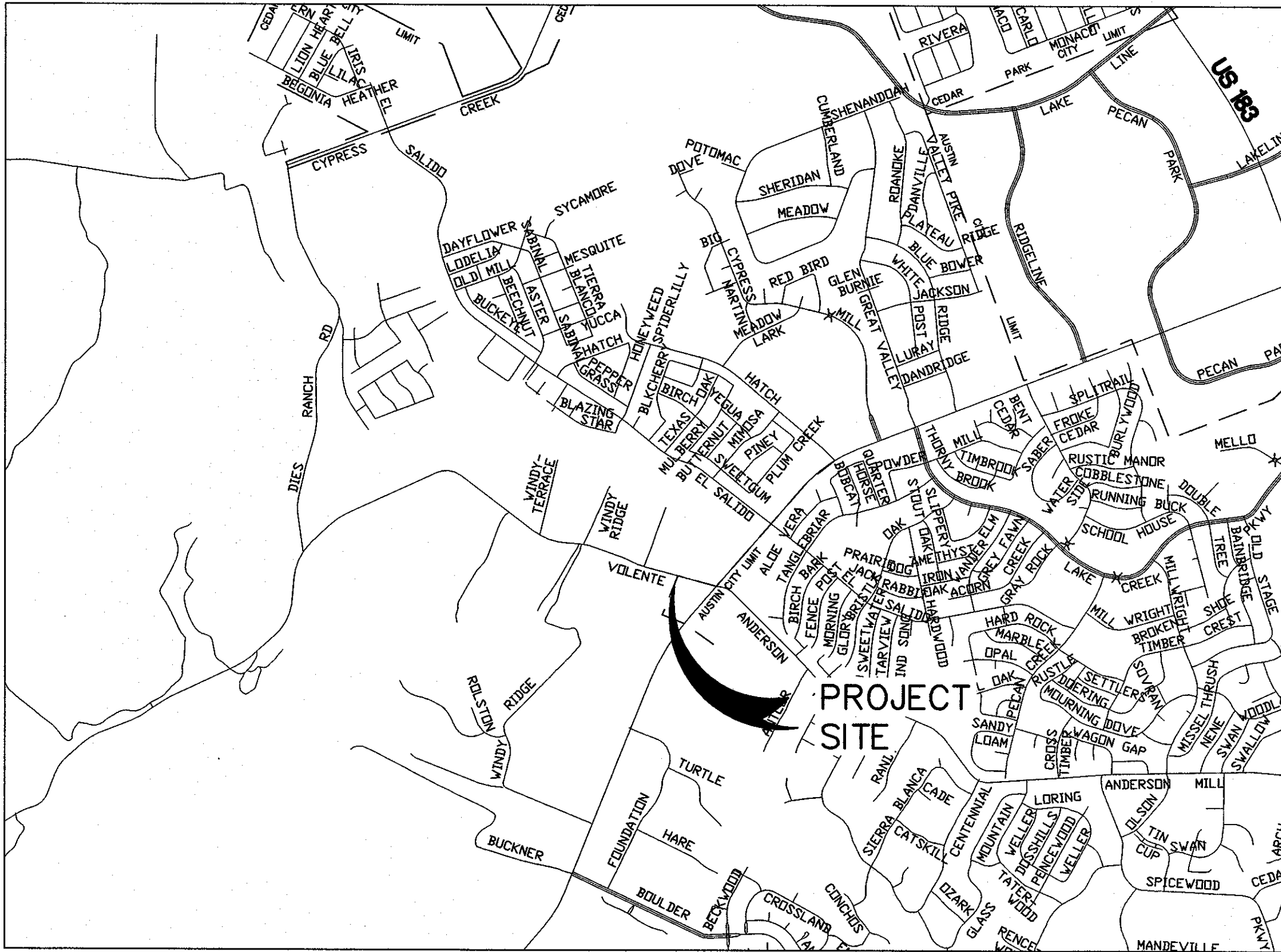
AUSTIN WATER UTILITY
70 GPM
222 FIXTURE UNITS

CONSOLIDATED ADMINISTRATIVE SITE PLAN

FOR

VOLENTE VILLAGE

11907 ANDERSON MILL
AUSTIN, TEXAS 78726



VICINITY MAP
COA GRID E38
MAPSCO #433J & 433 N

SUBMITTAL DATE:
NOVEMBER 19, 2014

LEGAL DESCRIPTION
LOT 4 IN BLOCK A OF THE VOLENTE SUBDIVISION, AS
RECORDED UNDER DOCUMENT NO. 200000061 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

RELATED CASES

VARIANCES

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF FIVE
(5) ONE-STORY RETAIL BUILDINGS TOTALING 34,014 SQ.
FT. (GSF), ON A 5.05 ACRE SITE WITH ASSOCIATED
PARKING, DETENTION, WATER QUALITY, AND UTILITY
IMPROVEMENTS. THE TOTAL IMPERVIOUS COVER IS
53.07%

NOTE TO CONTRACTOR

1. ALL BIDDERS SHALL IMMEDIATELY NOTIFY THE ENGINEER OF AN AMBIGUITIES, ERRORS, OR INCONSISTENCIES THEY DISCOVER OF THE BIDDING DOCUMENTS OR OF THE SITE CONDITIONS. ANY OF THESE ITEMS NOT BROUGHT TO THE ATTENTION OF THE ENGINEER DURING THE BIDDING PROCESS SHALL BE PROVIDED AT NO ADDITIONAL COST
2. ALL BIDDERS SHALL PERFORM AN INDEPENDENT QUANTITY TAKE-OFF TO VERIFY QUANTITIES ARE WITHIN FIVE PERCENT OF THE ACTUAL QUANTITIES REQUIRED TO COMPLETE THE CONSTRUCTION BY THE PLANS PRIOR TO SUBMITTING A BID TO THE ENGINEER. IF ANY QUANTITY IS FOUND TO BE IN ERROR BY MORE THAN FIVE PERCENT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEASE FORTY- EIGHT HOURS PRIOR TO SUBMITTING BID
3. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH OF THE INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.
4. LOTS WITH 85 PSI OR GREATER, REQUIRE PRV SET AT 85 PSI, TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE PROPERTY.

ACCEPTED BY:

FOR DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

SITE PLAN/DEVELOPMENT PERMIT NUMBER

AUSTIN WATER UTILITY

AUSTIN FIRE DEPARTMENT

INDUSTRIAL WASTE DEPARTMENT

FOR TEXAS DEPARTMENT OF TRANSPORTATION

SUBMITTED BY :

MICHAEL R. CHAPA, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 91724

REVISIONS / CORRECTIONS							
Number	Description	Revised (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.)/%	City of Austin Approval - Date	Date Imaged

SITE PLAN RELEASE Sheet 1 of 24

FILE NUMBER: SPC-2014-0467C EXPIRATION DATE: 11/12/2015

CASE MANAGER: CHRISTINE BAXTON-HOLMES APPLICATION DATE: NOV. 19, 2014

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section 142 of Chapter 25-6 of the Austin City Code.

Signing for Director, Planning and Development Review Department

DATE OF RELEASE: _____ of _____ Zoning: GR, CS-1

Rev. 1 _____ Correction 1

Rev. 2 _____ Correction 2

Rev. 3 _____ Correction 3

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.

MARK	REVISION	BY	CHK'D	DATE

CRD GROUP, LLC
COMMERCIAL-RESIDENTIAL DESIGN
T.A.S. PER 90000

9111 Jollyville Road, Suite 106
Austin, Texas 78759
T-512.775.5166
F-512.246.0520

Austin, Texas

DRAWN BY:

DESIGNED BY:
MC

LATEST REVISION:

CRD PROJECT NO.:

VOLENTE VILLAGE
11907 ANDERSON MILL ROAD
AUSTIN, TX 78726

PROJECT NAME:

COVER SHEET

SHEET NAME:

STATE OF TEXAS
MICHAEL R. CHAPA
91724
11/12/2015
SEAL

FULL SIZE DRAWING SCALE:
VERTICAL _____
HORIZONTAL _____

11"x17" DRAWING SCALE:
VERTICAL _____
HORIZONTAL _____

PLOT DATE: 11/12/2015

FILE NAME:

SHEET NO.
1
24
OF

APPENDIX Q-2 VOLENTE VILLAGE Lot 4 BLOCK A VOLENTE SUBDIVISION IMPERVIOUS COVER				
TOTAL NET SITE AREA (NSA) =	5.05	ACRES		
CRITICAL WATER QUALITY ZONE (WQZ) =	0.00	ACRES		
WATER QUALITY TRANSITION ZONE (WQTZ) =	0.00	ACRES		
ALLOWABLE IMPERVIOUS COVER				
IMPERVIOUS COVER ALLOWED AT	30%	x WQZ =	0.00	ACRES
IMPERVIOUS COVER ALLOWED AT	60%	x NSA =	3.03	ACRES
DEDUCTIONS FOR PERIMETER ROADWAY = 0.00 ACRES				
TOTAL IMPERVIOUS COVER ALLOWED =	3.03	ACRES		
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY				
TOTAL ACREAGE 15-25% =	0.00	x 10% =	0.00	ACRES
PROPOSED TOTAL IMPERVIOUS COVER				
IMPERVIOUS COVER IN WQZ =	0.00	acres =	0.00%	
IMPERVIOUS COVER IN UPLANDS ZONE =	2.68	acres =	53.07%	
TOTAL PROPOSED IMPERVIOUS COVER =	2.68	acres		
PROPOSED IMPERVIOUS COVER ON SLOPES				
IMPERVIOUS COVER				
		BUILDING AND OTHER IMPERVIOUS COVER	DRIVEWAYS/ROADWAYS	
SLOPE CATEGORY	ACRES	ACRES	SLOPE CATEGORY	ACRES
0-15%	5.05	0.78	15-25%	1.50
15-25%	0.00	0.00	25-35%	0.00
25-35%	0.00	0.00	Over 35%	0.00
Over 35%	0.00	0.00		
Total Net Site Area 5.05				

WATER QUALITY POND OUTLET
STRUCTURE. REF SHEET 6 FOR
DETAILS

HANDICAP PARKING STRIPING
(TYP.) REF. SHEET 13 FOR
DETAILS

PROPOSED RETAINING WALLS

DETENTION POND OUTLET
STRUCTURE. REF SHEET 8 FOR
DETAILS

VOLENTE VILLAGE Lot 4 BLOCK A VOLENTE SUBDIVISION ZONING, BUILDING AND PARKING DATA

ZONING DATA - "CS-1 AND GR"				
DESCRIPTION	REQUIRED	PROVIDED	CS-1	GR
MINIMUM LOT SIZE (SF):	5,750	219,978	219,978	
MINIMUM LOT WIDTH:	50	403	403	
MAXIMUM HEIGHT:	60	21	29	
NATURAL COMMON AREA 40%(SF)	87,991	88,500	88,500	
MINIMUM SETBACKS:				
FRONT YARD	10	10	30	
STREET SIDE YARD	10	10	5	
INTERIOR SIDE YARD	0	0	5	
REAR YARD*	0	0	14	
MAX. BUILDING COVERAGE:	95.00%	3.73%	11.73%	
MAX. IMPERVIOUS COVER**	60.00%	3.73%	49.34%	
MAX. FLOOR AREA RATIO:	0.30	0.04	0.12	
80% PER PLAT				

BUILDING DATA

Phase 1 BUILDING NO.	NO.	HEIGHT (FT)	FINISH FLOOR ELEV. (MSL)	FOUNDATION TYPE	BLDG. COVERAGE (SF)	FLOOR AREA (SF)	BUILDING USE
1	1	15		CONCRETE SLAB	1,240	1,240	RESTAURANT
2	1	15		CONCRETE SLAB	4,638	4,638	RESTAURANT
2	1	27		CONCRETE SLAB	1,250	1,250	RESTAURANT
2	MEZZ	27		CONCRETE SLAB	6,228	6,228	RESTAURANT
3	1	15		CONCRETE SLAB	1,122	1,122	OFFICE
3	1	15		CONCRETE SLAB	2,000	2,000	RESTAURANT (CS-1)
3	1	15		CONCRETE SLAB	6,207	6,207	RESTAURANT
Phase 2							
4	1	15		CONCRETE SLAB	6,300	6,300	RESTAURANT
5	1	15		CONCRETE SLAB	5,950	5,950	RESTAURANT

PARKING DATA

USE	REQUIRED	# OF S.F.	RATIO (1#)	SPACES	TYPE	SPACES
PROFESSIONAL OFFICE		30,646	1:275	111	REGULAR	122
RESTAURANT		1,240	1:100	12	COMPACT	12
RESTAURANT		1,250	1:100	13	HANDICAP	1
RESTAURANT (CS-1)		2,000	1:100	20	VAN HANDICAP	6
					BICYCLE	8
					TANDEM	0
					GARAGE	0

CRD GROUP, LLC
COMMERCIAL/RESIDENTIAL DESIGN
T.B.P.C. FIRM #9988

9111 Jollyville Road, Suite 106
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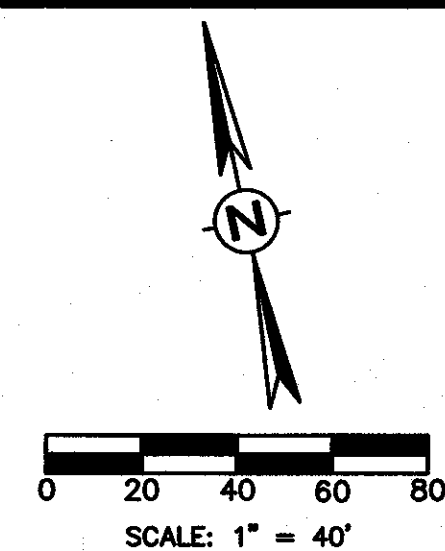
DRAWN BY:
DESIGNED BY:
LATEST REVISION:
CRD PROJECT NO.:

VOLENTE VILLAGE
11907 ANDERSON MILL ROAD
AUSTIN, TX 78726

PROJECT NAME:

SITE PLAN

SHEET NAME:



LEGEND

WASTEWATER CLEAN-OUT	BOUNDARY / RIGHT OF WAY LINE
UTILITY MANHOLE	CURB & GUTTER
ELECTRIC PULL BOX	EASEMENT / SETBACK LINE
ELECTRIC TRANSFORMER	ACCESSIBLE ROUTE/ICR
GAS METER	FIRE LANE
BACKFLOW PREVENTOR	ICR
COMPACT PARKING STALL	INTERNAL CIRCULATION ROUTE
GARBAGE DUMPSTER	C-1 ZONING
CONCRETE WHEEL STOP	PHASE 2
SIGN	NATURAL VEGETATION AREA (88,500 SF)
BICYCLE RACK	SIDEWALK
PARKING STALL COUNT	OVERHEAD UTILITIES
ACCESSIBLE PARKING	RETAINING WALL
TREE TO REMAIN	LIGHT POLES
HERITAGE TREES	UTILITY POLE
	WATER VAULT
	FIRE HYDRANT

SITE PLAN NOTES:

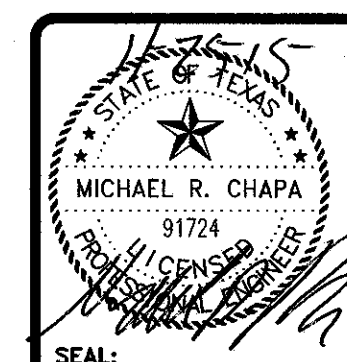
- ALL SITE DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THIS SITE PLAN IS IN COMPLIANCE WITH COMMERCIAL DESIGN STANDARDS SUBCHAPTER E.
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE 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.F.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- 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".
- EACH COMPACT PARKING SPACE/ASLE WILL BE SIGNED "SMALL CAR ONLY".
- RETAINING WALLS MUST BE ENGINEERED AND WILL REQUIRE SEPARATE PERMIT.
- NO CUT OR FILL >4" PERMITTED WITHIN THE 1/2 CRZ OF TREES IN RIGHT OF WAY.
- 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.
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
- ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25') FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND/OR CITY COUNCIL.
- ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED.
- RETAINING WALLS TO BE LOCATED ALONG THE PERIMETER OF THE DESIGNATED NATURAL VEGETATIVE AREA AS NEEDED.

SITE PLAN RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN.
- ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL OR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAY CONSTRUCTION, THE OWNER'S RESPONSIBILITY FOR ALL COST FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITH THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

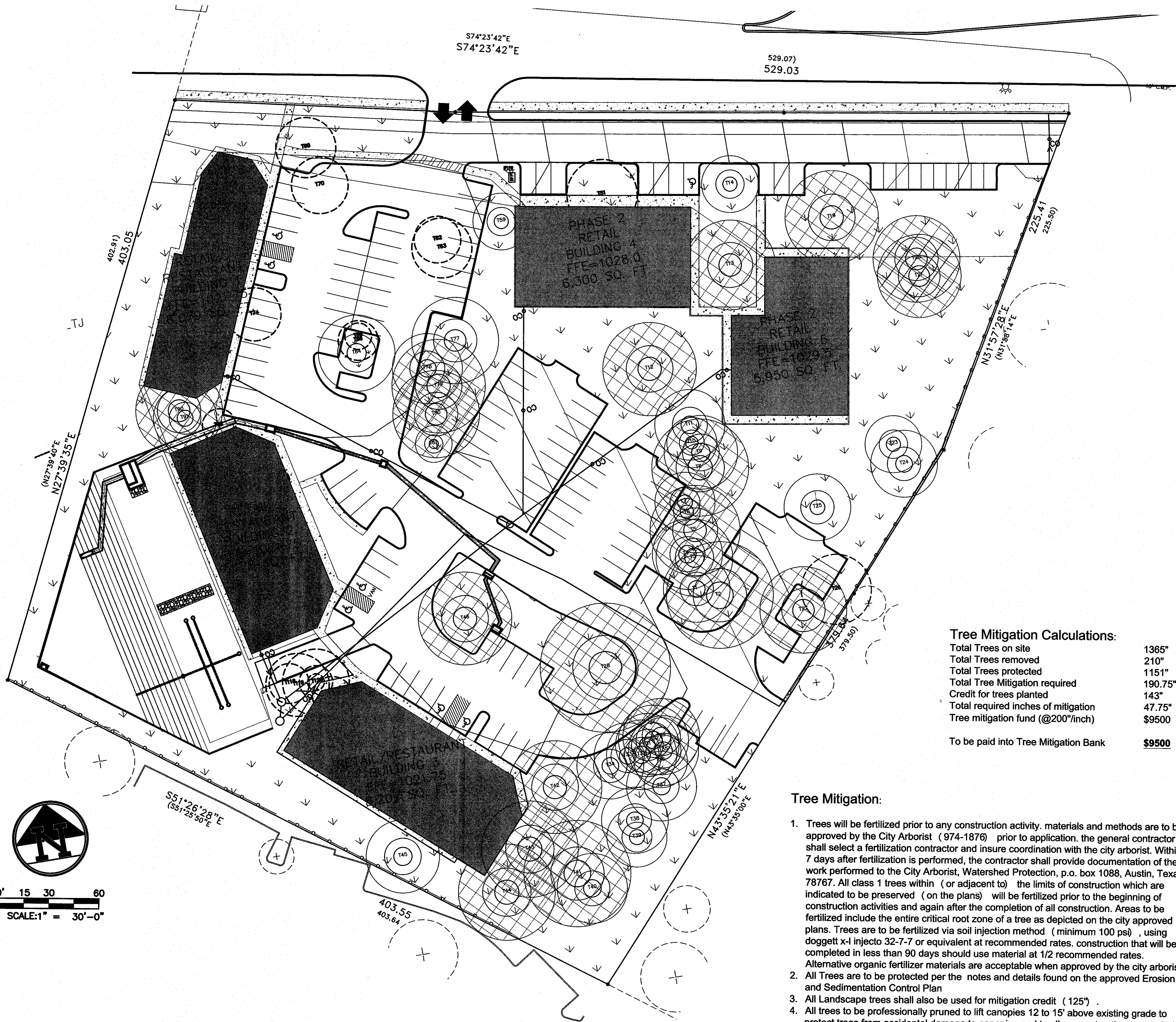
SITE PLAN RELEASE		Sheet 4 of 24
FILE NUMBER: SPC-2014-0467C	EXPIRATION DATE:	
CASE MANAGER: CHRISTINE BARTON-HOLMES	APPLICATION DATE: NOV. 19, 2014	
APPROVED ADMINISTRATIVELY ON:	APPROVED BY PLANNING COMMISSION ON:	
APPROVED BY CITY COUNCIL ON:	Under Section 162, on Chapter 25-5 of the Austin City Code.	
Signing for Director, Planning and Development Review Department		
DATE OF RELEASE:	of	Zoning: GR, CS-1
Rev. 1	Correction 1	
Rev. 2	Correction 2	
Rev. 3	Correction 3	
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.		

MARK	REVISION	BY	CK'D	DATE



FULL SIZE DRAWING SCALE:	
VERTICAL	
HORIZONTAL	
11"x17" DRAWING SCALE:	
VERTICAL	
HORIZONTAL	
PLOT DATE: 11/23/2015	
FILE NAME:	

SHEET NO.	
4	
24	



Tree Mitigation Calculations:

Total Trees on site	1365"
Total Trees removed	210"
Total Trees protected	1151"
Total Tree Mitigation required	190.75"
Credit for trees planted	143"
Total required inches of mitigation	47.75"
Tree mitigation fund (@200"/inch)	\$9500

To be paid into Tree Mitigation Bank **\$9500**

Tree Mitigation:

1. Trees will be fertilized prior to any construction activity. materials and methods are to be approved by the City Arborist (974-1876) prior to application. the general contractor shall select a fertilization contractor and insure coordination with the city arborist. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arborist, Watershed Protection, p.o. box 1088, Austin, Texas, 78767. All class 1 trees within (or adjacent to) the limits of construction which are indicated to be preserved (on the plans) will be fertilized prior to the beginning of construction activities and again after the completion of all construction. Areas to be fertilized include the entire critical root zone of a tree as depicted on the city approved plans. Trees are to be fertilized via soil injection method (minimum 100 psi) , using doggett x-1 injecto 32-7-7 or equivalent at recommended rates. construction that will be completed in less than 90 days should use material at 1/2 recommended rates. Alternative organic fertilizer materials are acceptable when approved by the city arborist.
2. All Trees are to be protected per the notes and details found on the approved Erosion and Sedimentation Control Plan
3. All Landscape trees shall also be used for mitigation credit (125") .
4. All trees to be professionally pruned to lift canopies 12 to 15' above existing grade to protect trees from accidental damage to canopies and to allow construction as needed.

Tree Inventory & Mitigation

TREE LIST		size	save	remove	mitigation req
TAG#	DESCR				
ITION					
T- 1	LIVE OAK	20	20	0	
T- 2	LIVE OAK-m	32.5	32.5	0	H
T- 3	LIVE OAK	23	23	0	
T- 4	LIVE OAK	21	21	0	
T- 5	LIVE OAK	27	27	0	H
T- 6	LIVE OAK	18	18	0	
T- 7	LIVE OAK	18	18	0	
T- 8	LIVE OAK-m	28	28	0	H
T- 9	LIVE OAK	22	22	0	
T-10	LIVE OAK	15	15	0	
T-11	LIVE OAK	21	21	0	
T-12	LIVE OAK	28	28	0	H
T-13	LIVE OAK	27	27	0	H
T-14	LIVE OAK	17	17	0	
T-15	LIVE OAK	28	28	0	H
T-16	LIVE OAK	28	28	0	H
T-17	LIVE OAK	25	25	0	H
T-18	LIVE OAK	17	17	0	
T-19	LIVE OAK	20	20	0	
T-20	LIVE OAK	20	20	0	
T-21	LIVE OAK	20	20	0	
T-22	LIVE OAK	20	20	0	
T-23	LIVE OAK	20	20	0	
T-24	LIVE OAK	20	20	0	
T-25	LIVE OAK	20	20	0	
T-26	LIVE OAK	28	28	0	H
T-27	LIVE OAK	38	38	0	H
T-28	LIVE OAK	23	23	0	
T-29	LIVE OAK	21	21	0	
T-30	LIVE OAK	19	19	0	
T-31	LIVE OAK	21	21	0	
T-32	LIVE OAK	20	20	0	
T-33	LIVE OAK	20	20	0	
T-34	LIVE OAK	21	21	0	
T-35	LIVE OAK	16	16	0	
T-36	LIVE OAK	21	20	0	
T-37	ELM	20	20	0	
T-38	ELM	18	20	0	
T-39	ELM	33	33	0	H
T-40	LIVE OAK-m	28	28	0	H
T-41	LIVE OAK	29	29	0	H
T-42	ELM	29	29	0	H
T-43	LIVE OAK	22	22	0	
T-44	LIVE OAK-m	28.5	28.5	0	H
T-45	LIVE OAK	21	0	21	21
T-46	LIVE OAK	17	17	0	
T-47	LIVE OAK	14	0	14	7
T-48	LIVE OAK	18	0	18	9
T-49	LIVE OAK	18	0	18	18
T-50	LIVE OAK	17	0	17	8.5
T-51	LIVE OAK	12	0	12	6
T-52	LIVE OAK	26	26	0	H
T-53	LIVE OAK	21	21	0	
T-54	LIVE OAK	28	28	0	H
T-55	LIVE OAK	26	26	0	H
T-56	LIVE OAK	11	11	0	
T-57	LIVE OAK	23	0	0	23
T-58	LIVE OAK	8	0	8	4
T-59	ELM	12	0	12	6
T-60	LIVE OAK	8	0	8	4
T-61	LIVE OAK	28	28	0	H
T-62	LIVE OAK	19	19	0	
T-63	CEDAR ELM	10	10	0	
T-64	LIVE OAK	8	8	0	
T-65	LIVE OAK	11	11	0	
T-66	LIVE OAK	10	10	0	
T-67	LIVE OAK	11	11	0	
T-68	LIVE OAK	9	9	0	
T-69	LIVE OAK	8	8	0	
T-70	LIVE OAK	12	0	12	6
T-71	LIVE OAK-m	19.5	0	19.5	19.5
T-72	LIVE OAK-m	0	0	18.5	9.25
T-73	LIVE OAK-m	8	0	8	4
T-74	LIVE OAK	12	0	12	6
T-75	LIVE OAK	12	0	12	6
T-76	LIVE OAK	12	0	12	6
T-77	LIVE OAK	1365	1151	210	190.75

Tree #84 is to be preserved, mitigation shall be provided for tree #84 regardless of its survival during and after construction.

SITE PLAN RELEASE Sheet 21 of 24

FILE NUMBER: SPC-2014-0467C EXPIRATION DATE: NOV. 19, 2014

CASE MANAGER: CHRISTINE BARTON-HOLMES APPLICATION DATE: NOV. 19, 2014

APPROVED ADMINISTRATIVELY ON: Zoning: GR & CS-1

APPROVED BY PLANNING COMMISSION ON:

APPROVED BY CITY COUNCIL ON:

Under Section on Chapter of the Austin City Code.

Signing for Director, Planning and Development Review Department

DATE OF RELEASE: of Zoning: GR & CS-1

Rev. 1 Correction 1

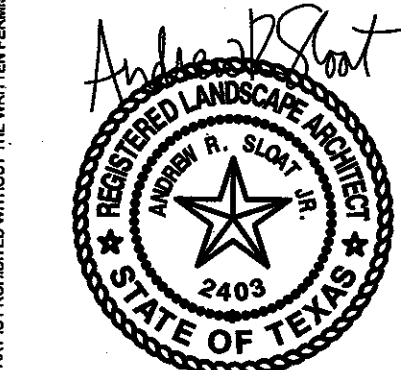
Rev. 2 Correction 2

Rev. 3 Correction 3

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SLOAT
LANDSCAPE
ARCHITECTS LLC
7209 Kenosha Pass
Austin, Texas
t 512. 673. 2051



11/19/2014

Volente Village
11907 ANDERSON MILL ROAD
Austin, Texas 78726

PROJECT NUMBER
1302

DATE OF ISSUE
11.19.14

REVISION DATE REASON

03.09.2015 CITY COMMENTS

05.26.2015 CITY COMMENTS

07.26 CITY COMMENTS

08.17.2015 CITY COMMENTS

10/02/2015 CITY COMMENTS

PROJECT PHASE

REVIEW

PROJECT TEAM DRAWN BY

ds ds

SHEET CONTENTS

Tree Mitigation Plan

21 of 24

SPC-2014-0467C
SHEET NO.

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11901 ANDERSON MILL DRIVE
AUSTIN, TEXAS 78726



ALLAN NUTT
ARCHITECT
5121 BEE CAVE ROAD STE 202 AUSTIN, TEXAS 78746
OFFICE: (512) 330-0330

Sheet Contents:
BUILDING #1
ELEVATIONS

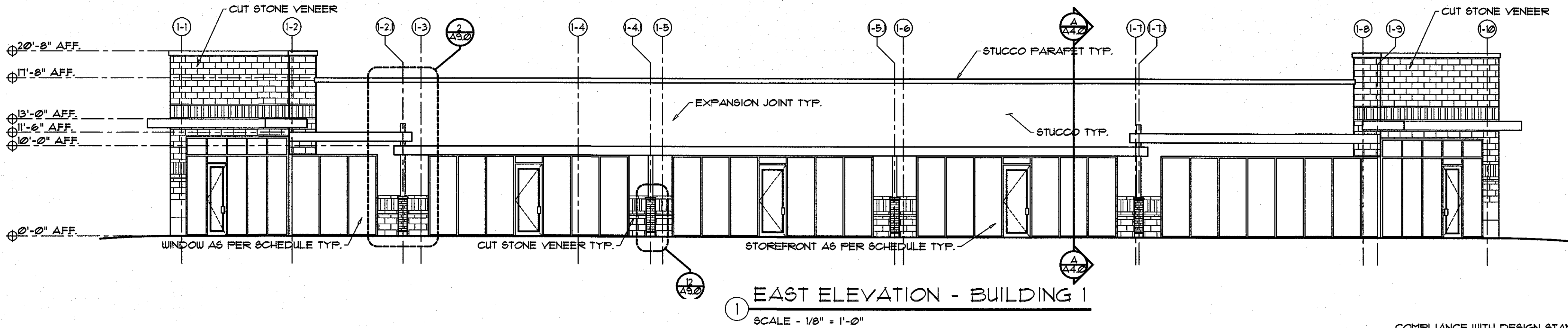
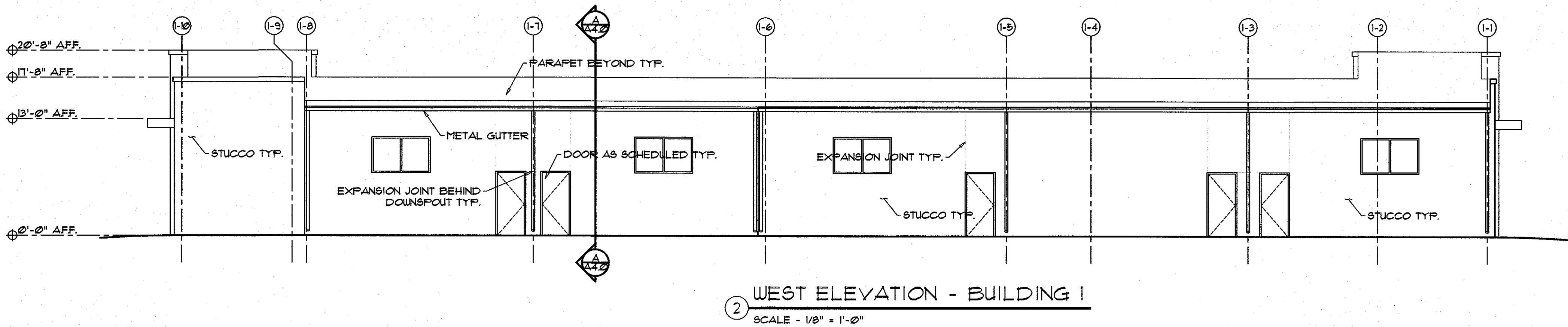
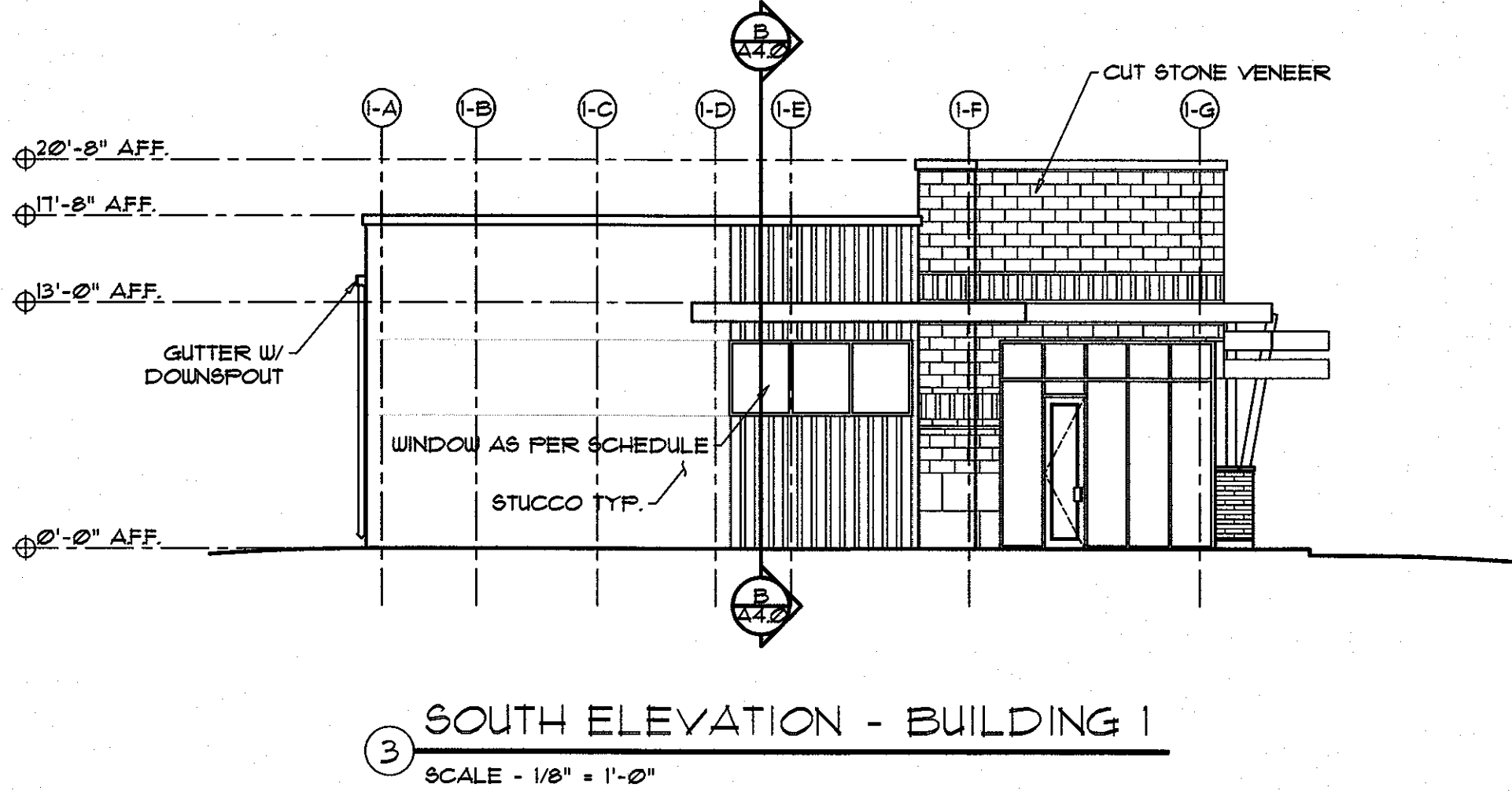
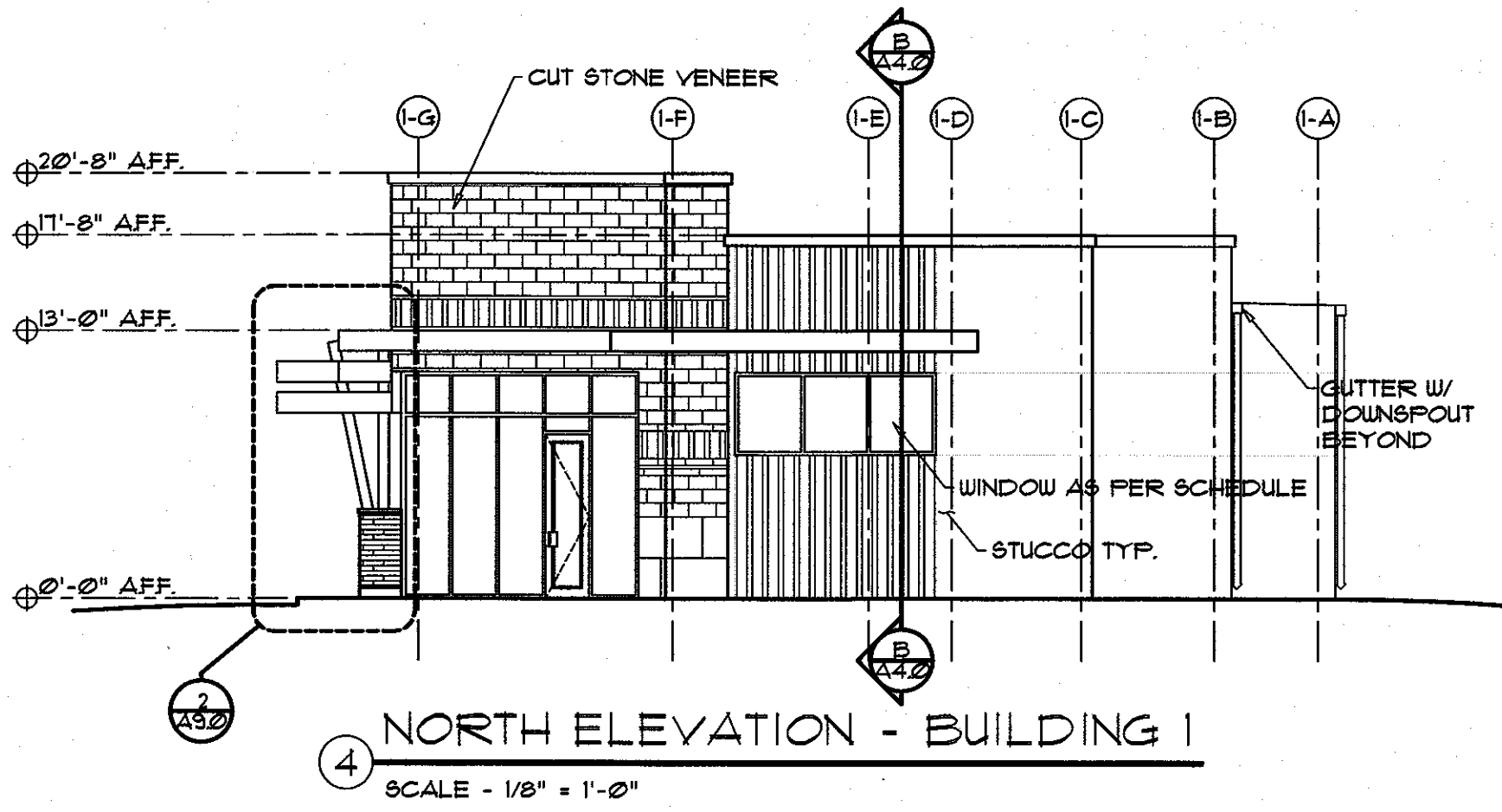
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Drawn By: TG
Revision:
Checked By:

File Name:

Project No:

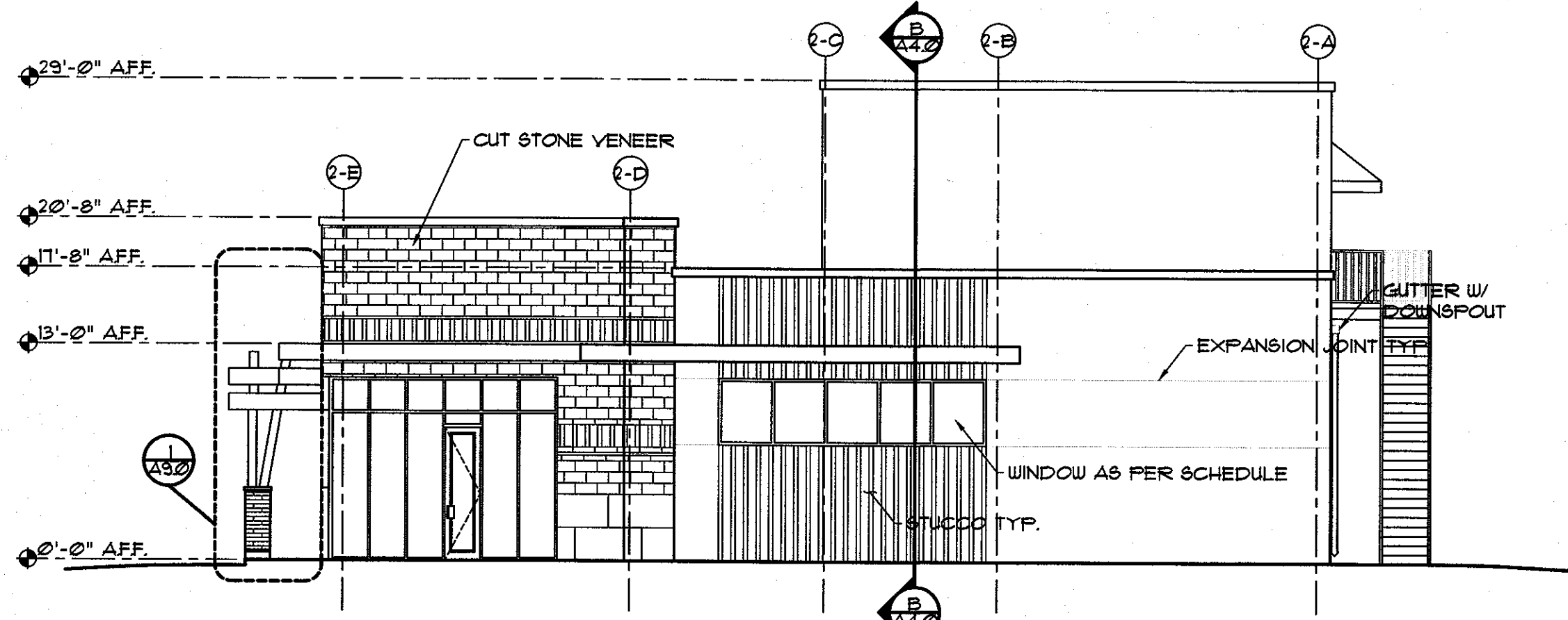
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22 OF 24

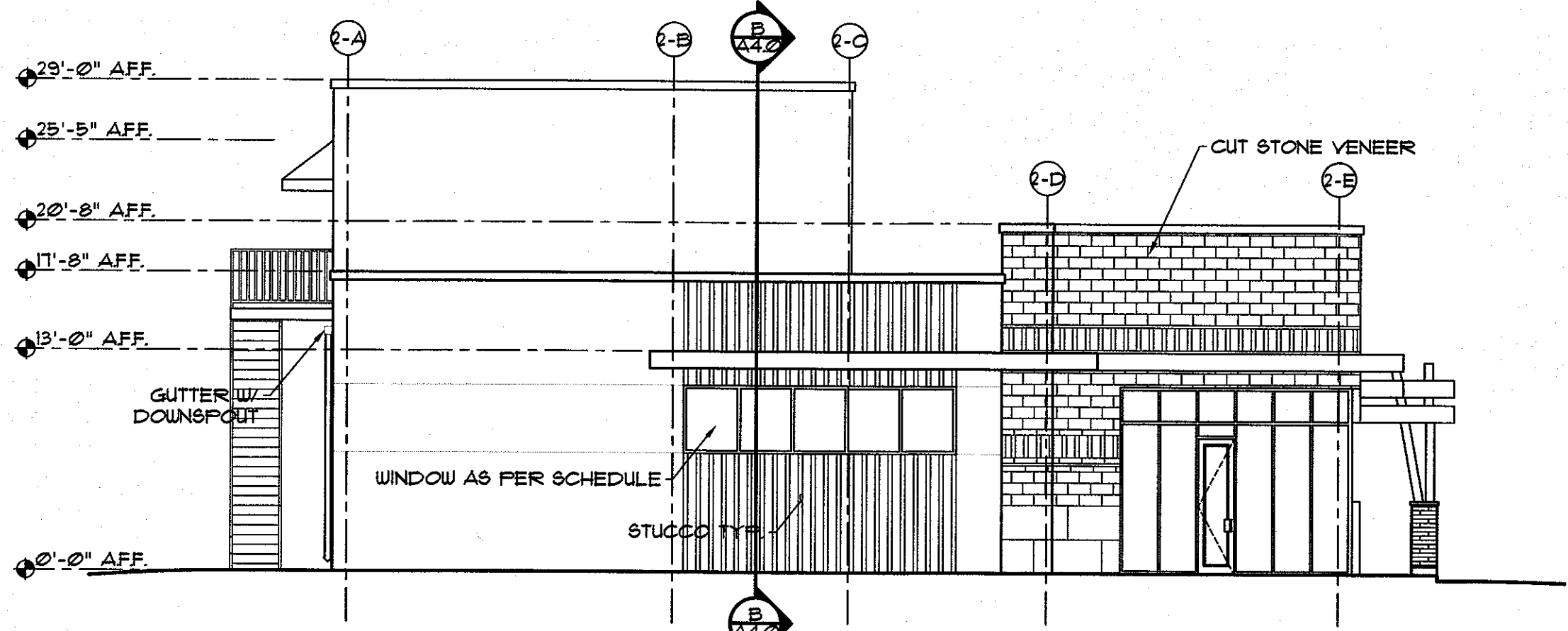


COMPLIANCE WITH DESIGN STANDARDS,
ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED,
AND IS TO BE REVIEWED FOR COMPLIANCE
DURING BUILDING CODE REVIEW.

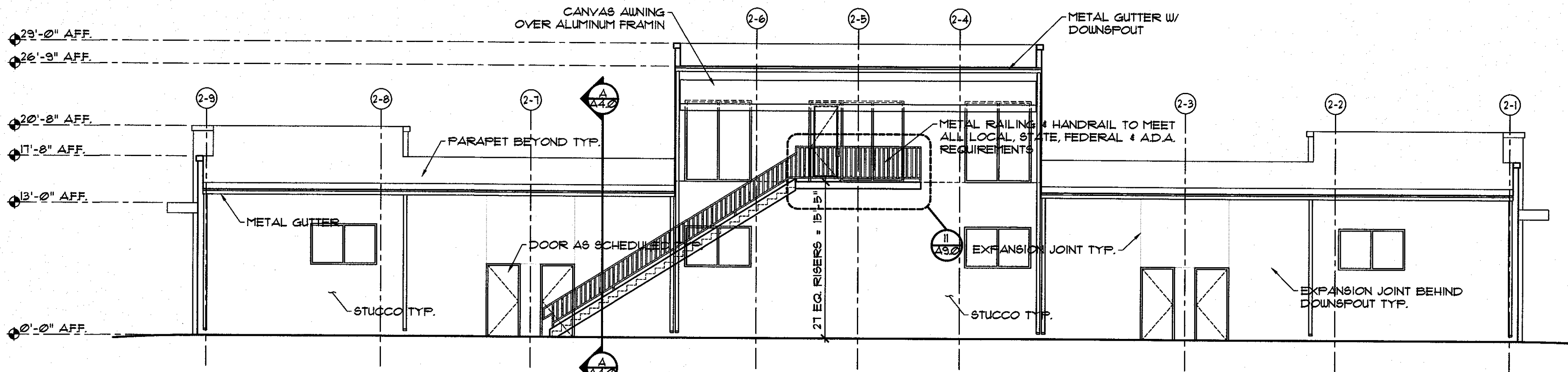
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FILE NUMBER: SPC-2014-0467C	EXPIRATION DATE:			
CASE MANAGER: CHRISTINE BARTON-HOLMES	APPLICATION DATE: NOV. 19, 2014			
APPROVED ADMINISTRATIVELY ON:				
APPROVED BY PLANNING COMMISSION ON:				
APPROVED BY CITY COUNCIL ON:				
Under Section	on Chapter	of the Austin City Code.		
Signing for Director, Planning and Development Review Department				
DATE OF RELEASE:	of	Zoning: GR & CS-1		
Rev. 1	Correction 1			
Rev. 2	Correction 2			
Rev. 3	Correction 3			
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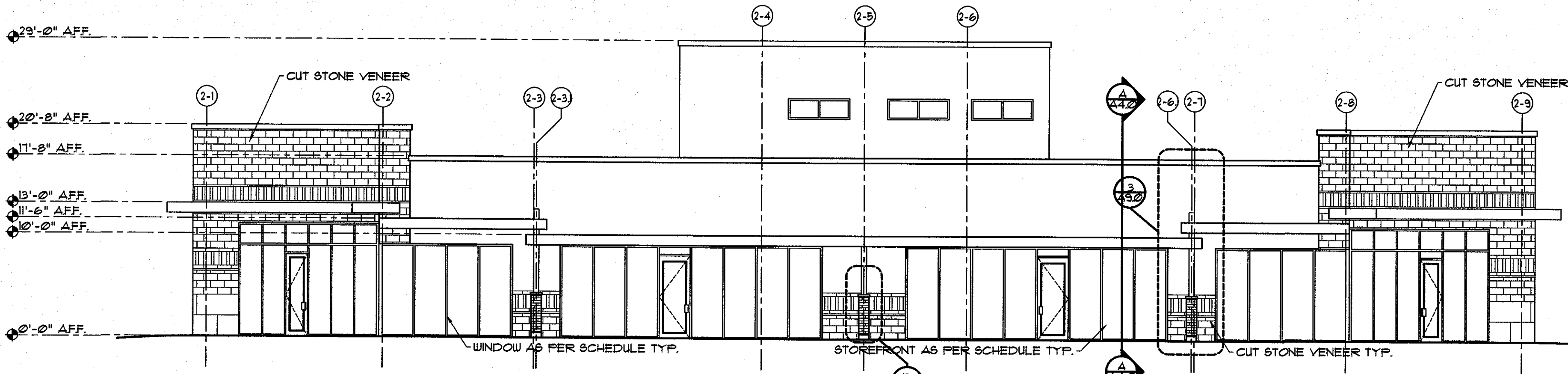
4 NORTH ELEVATION - BUILDING 2
SCALE - 1/8" = 1'-0"



3 SOUTH ELEVATION - BUILDING 2
SCALE - 1/8" = 1'-0"



2 WEST ELEVATION - BUILDING 2
SCALE - 1/8" = 1'-0"

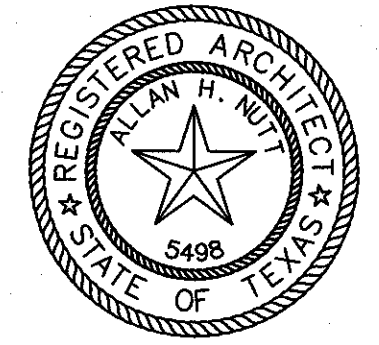


1 EAST ELEVATION - BUILDING 2
SCALE - 1/8" = 1'-0"

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VOLENTE RETAIL COMPLEX
11901 ANDERSON MILL DRIVE
AUSTIN, TEXAS 78726



ALLAN NUTT
ARCHITECT
5121 BEE CAVE ROAD STE 202 AUSTIN, TEXAS 78746
OFFICE: (512) 330-0330 FAX: (512) 330-0505

Sheet Contents:
BUILDING 2
ELEVATIONS

Date: 08.14.15
Drawn By: TG
Revision:
Checked By:

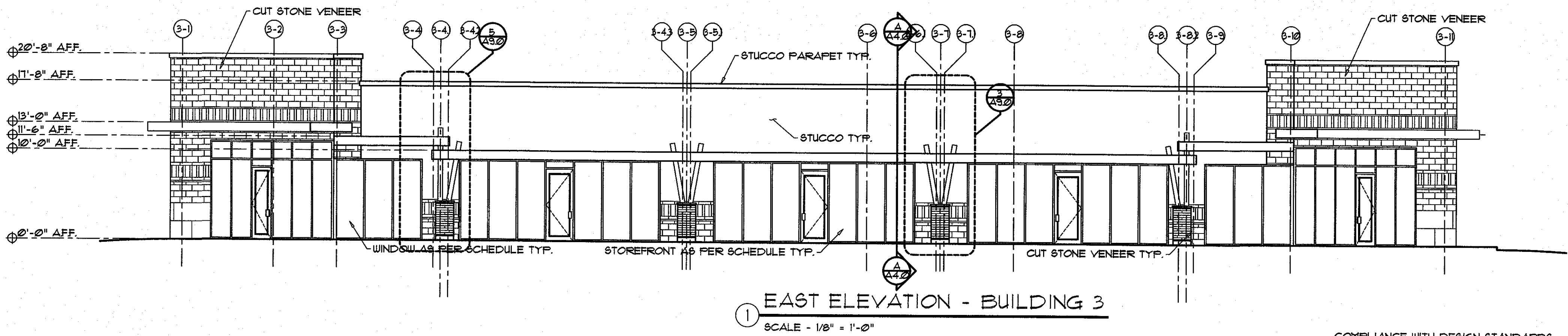
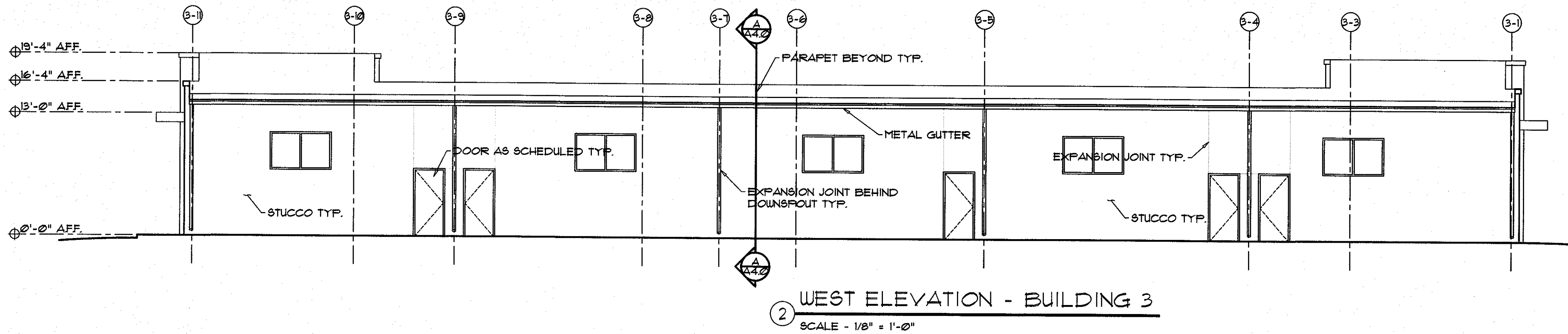
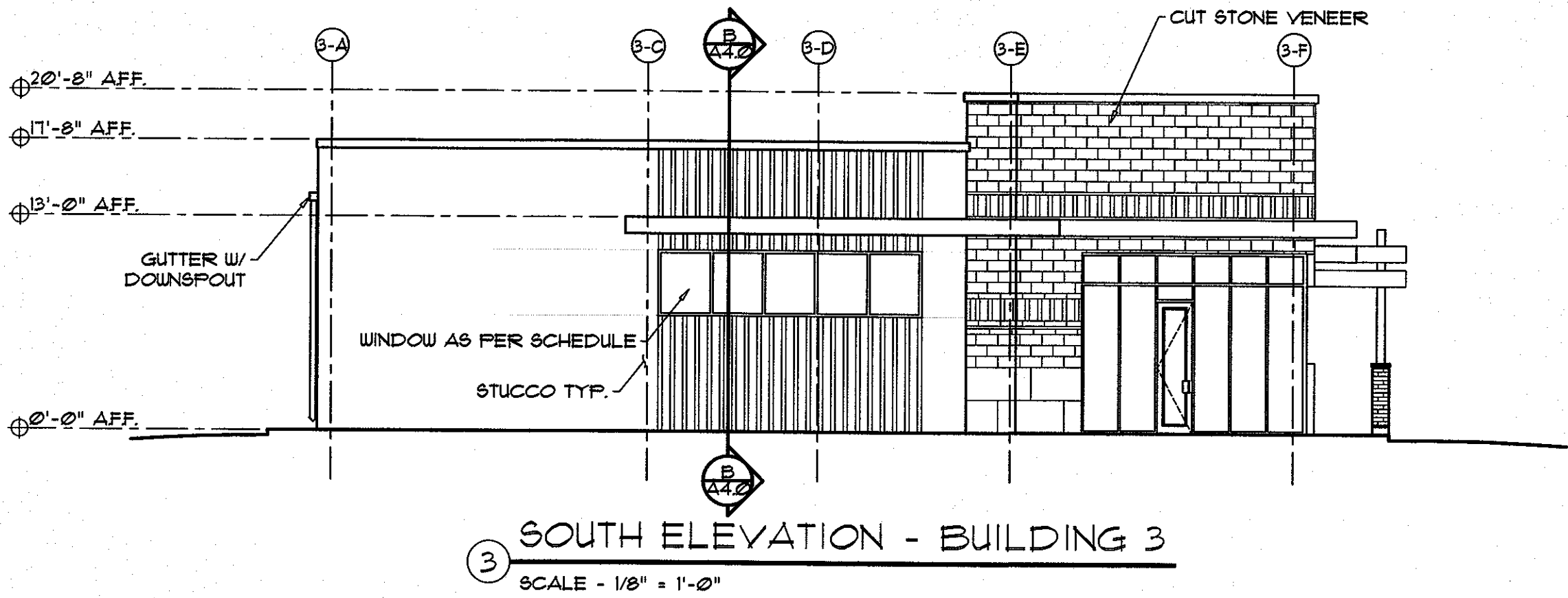
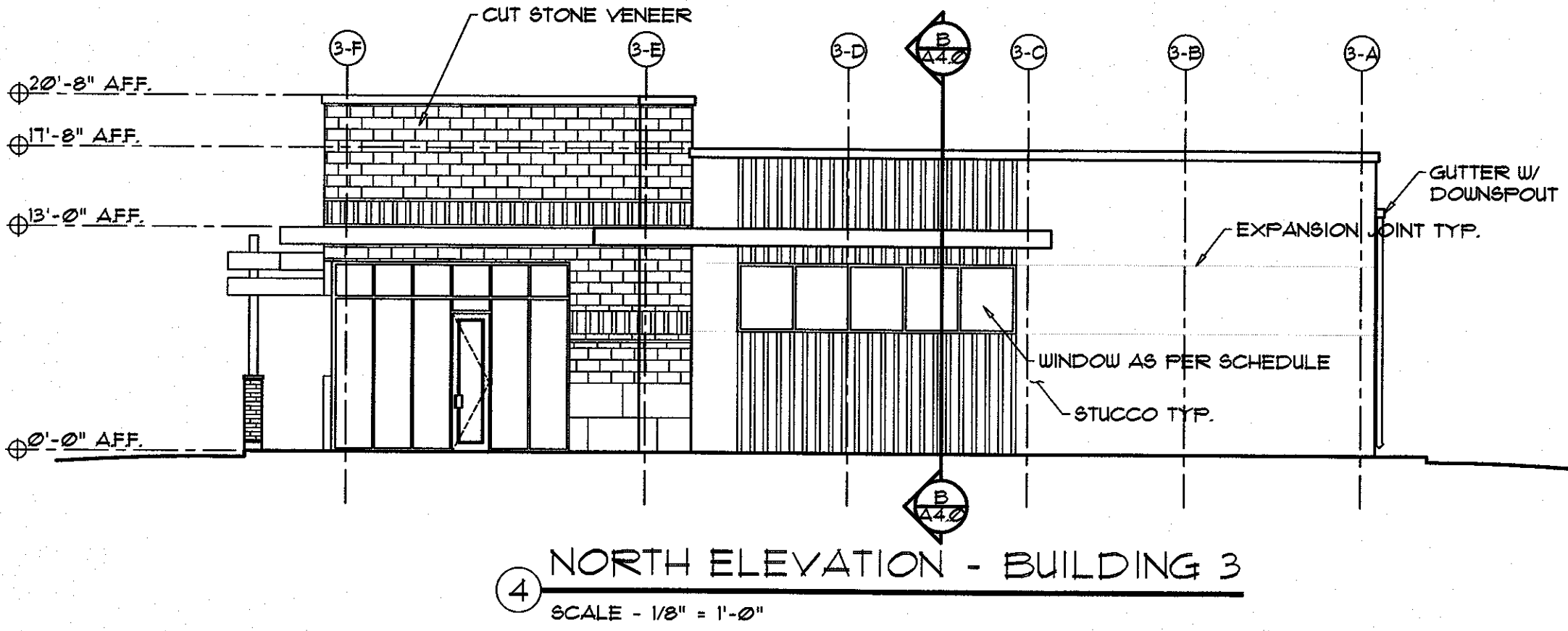
File Name:

Project No:

Sheet Number:

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SITE PLAN RELEASE		Sheet	of	TBD
FILE NUMBER:	SPC-2014-0467C	EXPIRATION DATE:		
CASE MANAGER:	CHRISTINE BARTON-HOLMES	APPLICATION DATE:	NOV. 19, 2014	
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APPROVED BY CITY COUNCIL ON:				
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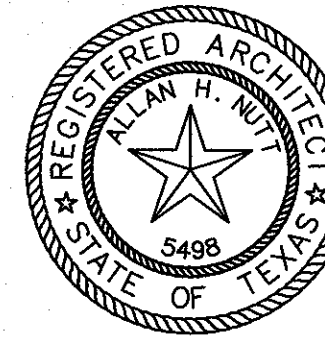


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Sheet Contents:
BUILDING 3
ELEVATIONS

Date: 08.14.15
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Revision:
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Project No:

Sheet Number:

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SITE PLAN RELEASE		Sheet	of	TBD
FILE NUMBER: SPC-2014-0467C		EXPIRATION DATE:		
CASE MANAGER: CHRISTINE BARTON-HOLMES		APPLICATION DATE: NOV. 19, 2014		
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