PLANNING COMMISSION
HILL COUNTRY ROADWAY
SITE PLAN REVIEW SHEET

CASE NUMBER: SPC-2016-0258C **PLANNING COMMISSION DATE**: June 28, 2016

PROJECT NAME: 5301 Southwest Parkway – Phase II

ADDRESS: 5301 Southwest Parkway

WATERSHED: Barton Springs (Barton Springs Zone)

COUNCIL DISTRICT: 8

AREA: 45.70 total site

APPLICANT: Drawbridge 5301 Southwest Parkway, LLC (Michael Embree)
3 Embarcadero Center, Suite 2310
San Francisco, California 94111

AGENT: Bury & Partners, LLC (Hillary Metcalf)
221 W 6th Street, Suite 600
Austin, Texas 78701

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

EXISTING ZONING: LO-CO-NP and GO-CO-NP (entire site)

PROPOSED USE: The applicant is proposing to increase the size of an existing parking garage and add amenities with associated improvements, on a 45.70-acre site zoned LO-CO-NP, in the Southwest Parkway Low Intensity Hill Country Roadway. No waivers have been requested.

REQUEST: The site is located within the Southwest Parkway Low Intensity zone, and must be presented to the Planning 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 all applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. No waivers have been requested.

PLANNING COMMISSION ACTION: The overall site plan, SPC-2014-0258C, was approved 8-0 at the April 14, 2015 Planning Commission hearing.

LEGAL DESCRIPTION: Block A, Lots 2 & 3, Murphey Subdivision
EXIST. ZONING: LO-CO-NP **PROPOSED USE:** Office buildings
ALLOWED F.A.R.: 7:1 **PROPOSED F.A.R.:** 0.10:1
ALLOWED HEIGHT: 40' **PROPOSED HEIGHT:** 40'
MAX. BLDG. COVERAGE: 50% **PROPOSED BLDG. CVRG:** 157,574 sf (8%)
MAX. IMPERV. CVRG.: 70% **PROPOSED IMP. CVRG**.: 194,685 sf (9%)
MIN. REQ. HC NATURAL AREA: 40%(12.38 ac) **PROVIDED:** 13.37 ac
REQUIRED PARKING: 1380 **PROPOSED PARKING:** 1407

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is partially developed with one office building and one parking garage, with an additional office building and parking garage under construction per SPC-2014-0258C, and is proposed to be developed in this phase with additional amenities including a pavilion, and a revision to the parking garage. Drainage and water quality infrastructure was built with the initial phase. 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 Barton Springs, and is subject to Barton Springs Watershed regulations. The site plan will comply with all environmental requirements prior to release.

Transportation: Access to the site is taken from Southwest Parkway. The site plan will comply with all transportation requirements prior to release.

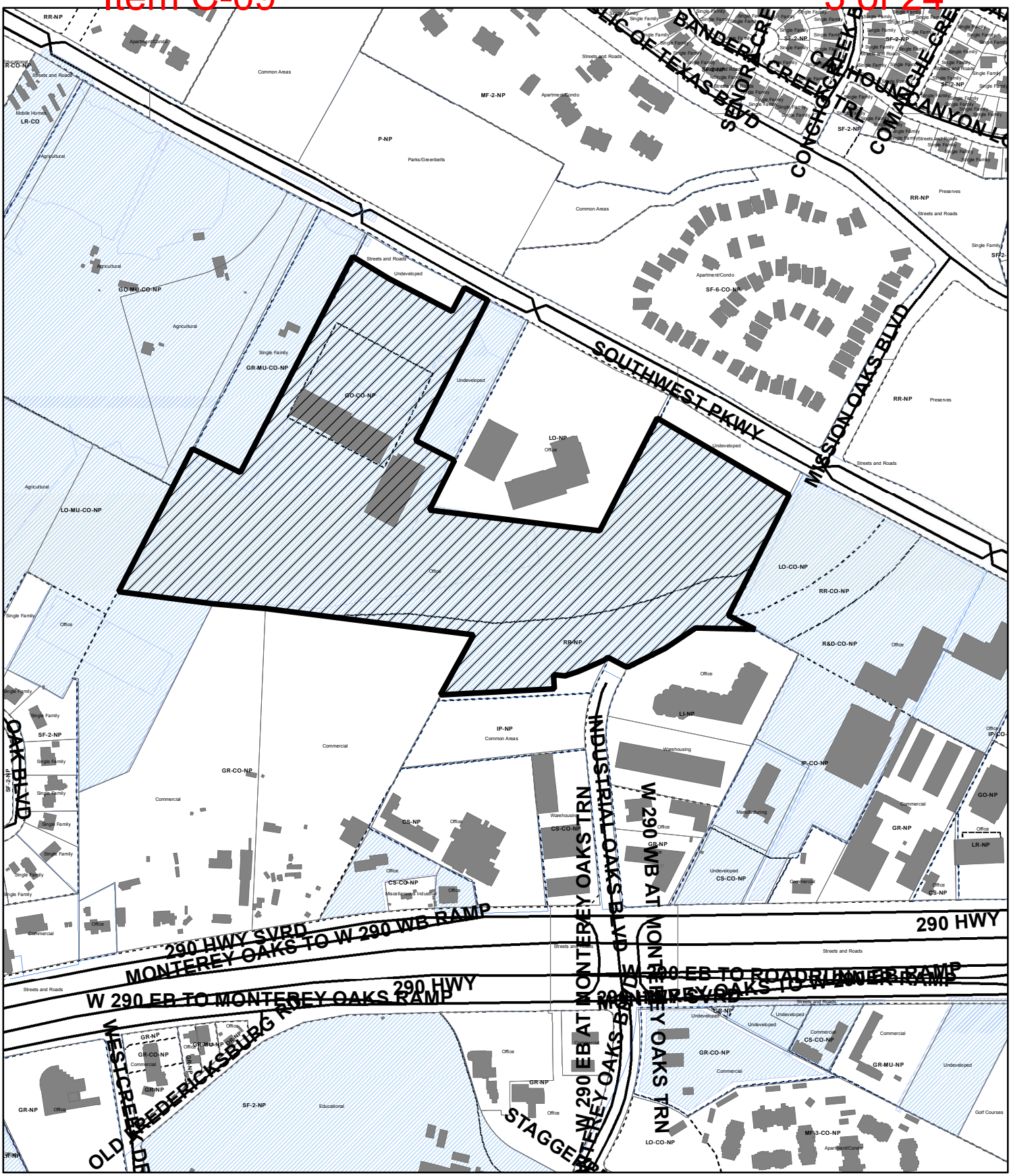
SURROUNDING CONDITIONS:

North: Southwest Parkway, then Oakhill Neighborhood Park (P-NP) and Residential (SF-6-CO-NP and MF-2-NP)
East: Office and Manufacturing (RR-CO-NP, LI-NP, and P&D-CO-NP)
West: Single-Family, then Agricultural (GR-MU-CO-NP, then GO-MU-CO-NP)
South: Office, then Commercial (LO-CO-NP, then GR-CO-NP)

Street	R.O.W.	Surfacing	Classification
Southwest Parkway	106'	96'	Major Arterial

NEIGHBORHOOD ORGANIZATION:

Austin Heritage Tree Foundation
Austin Independent School District
Bike Austin
City of Rollingwood
Homeless Neighborhood Association
Oak Acres Neighborhood Association
Oak Hill Association of Neighborhoods (OHAN)
Oak Hill Neighborhood Plan – COA Liaison
Oak Hill Trails Association
Real Estate Council of Austin, Inc
Save Barton Creek Association
Save Our Springs Alliance
SEL Texas
Sierra Club
Super Duper Neighborhood Objectors and Appealers Organization
Travis County Community Service Association



SITE PLAN

N

SUBJECT TRACT

ZONING BOUNDARY

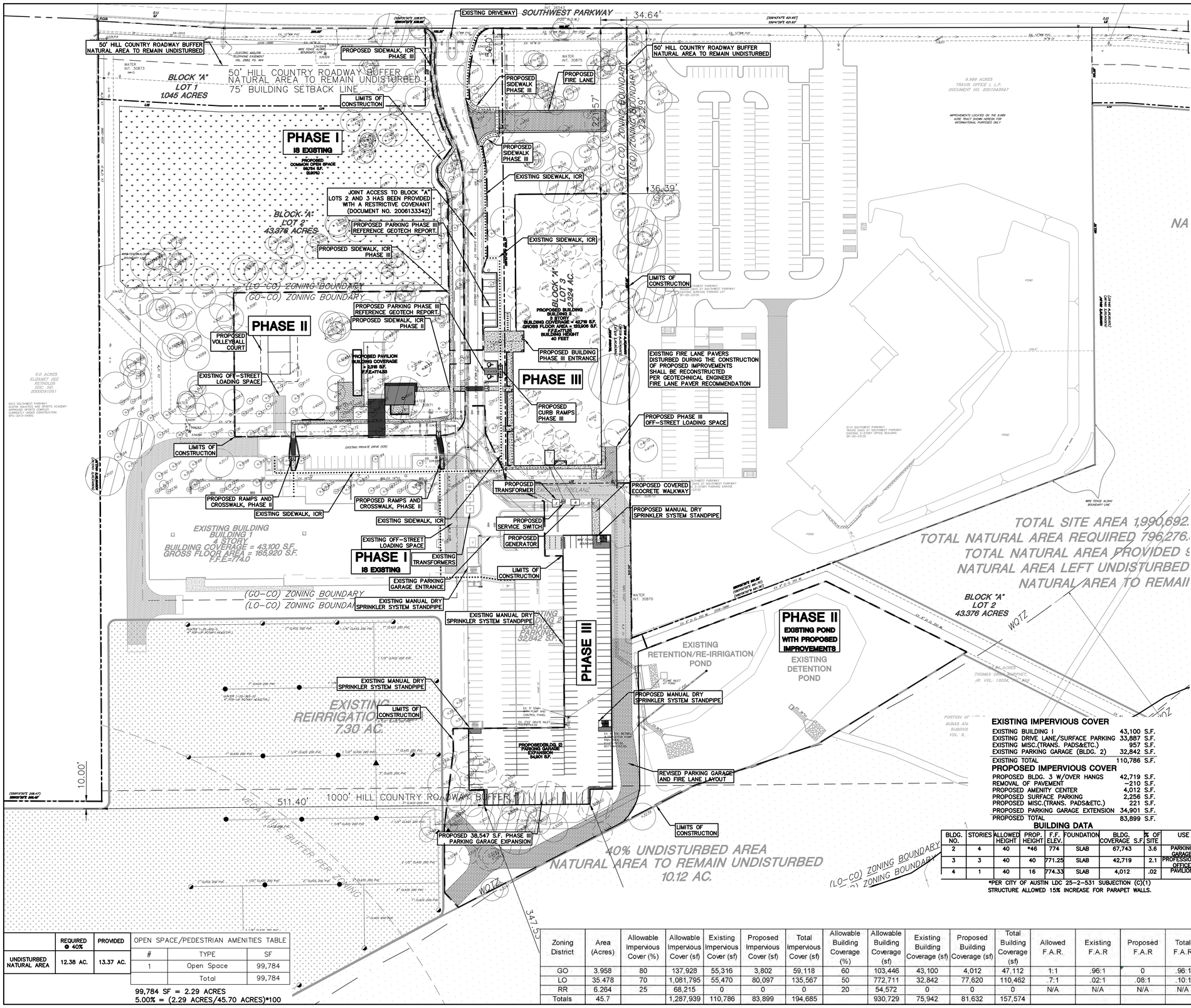
0 240 480 960 Feet

CASE#: SPC-2016-0258C
ADDRESS: 5301 Southwest Parkway
CASE NAME: 5301 Southwest Parkway
MANAGER: Christine Barton-Holmes

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



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY (R.O.W.) LINE
		RECORD INFORMATION
		LIGHT POLE
		POWER POLE
		DOWN GUY
	T	TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
SPC		SPRINKLER CONTROL BOX
		WATER VALVE
		WATER METER
	WM	WATER METER VAULT
WTRMH		WATER MANHOLE
		TELEPHONE RISER
		CABLE TV RISER
		ELECTRIC BOX
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		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
OE	XX"OE	OVERHEAD ELECTRIC
EMH	EMH	ELECTRIC MANHOLE (SIZE VARIES)
WWMH	WWMH	WASTEWATER MANHOLE (SIZE VARIES)
SSMH	SSMH	STORMSEWER MANHOLE (SIZE VARIES)
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
	D	DUMPSTER
	X	TRASH COMPACTOR
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		GABION
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		SIDEWALKS
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		HANDICAP SPACE
		REIRRIGATION AREA
		UNDISTURBED AREA
1170		TREE TO REMAIN
1124		TREE TO BE REMOVED
1170		HERTIAGE TREES ARE SHOWN HATCHED

NOTES:

1. ALL UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED.
2. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP AND HAVE NO CROSS SLOPES GREATER THAN 1:50.
3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
4. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
5. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.
6. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURB, WHEEL STOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
7. COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW
8. CONTRACTOR TO ADJUST CASTINGS, MANHOLE LIDS, AND OTHER APPLICABLE APPURTENANCES ON EXISTING UTILITIES LOCATED WITHIN THE PROPOSED DRIVEWAY AND SIDEWALK IMPROVEMENTS.
9. ALL ACCESSIBLE RAMPS SHALL MEET ADA/TAS REQUIREMENTS.
10. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
11. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY." (LDC, 25-6-477)
12. ELECTRIC CONDUIT LOCATION IS PROVIDED FOR COORDINATION ONLY. ACTUAL DESIGN WILL BE PROVIDED BY AUSTIN ENERGY.
13. CONTRACTOR SHALL RELOCATE EXISTING LANDSCAPE IRRIGATION SYSTEM, WHICH INCLUDES IRRIGATION LINES, VALVES, SPRINKLER HEADS, WIRING, ETC., TO ACCOMMODATE PROPOSED IMPROVEMENTS.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

EXISTING IMPERVIOUS COVER

EXISTING BUILDING I	43,100	S.F.
EXISTING DRIVE LANE/SURFACE PARKING	33,887	S.F.
EXISTING MISC.(TRANS. PADS&ETC.)	957	S.F.
EXISTING PARKING GARAGE (BLDG. 2)	32,842	S.F.
EXISTING TOTAL	110,786	S.F.

PROPOSED IMPERVIOUS COVER

PROPOSED BLDG. 3 W/OVER HANGS	42,719	S.F.
REMOVAL OF PAVEMENT	-210	S.F.
PROPOSED AMENITY CENTER	4,012	S.F.
PROPOSED SURFACE PARKING	2,256	S.F.
PROPOSED MISC.(TRANS. PADS&ETC.)	221	S.F.
PROPOSED PARKING GARAGE EXTENSION	34,901	S.F.
PROPOSED TOTAL	83,899	S.F.

BUILDING DATA

BLDG. NO.	STORIES	ALLOWED HEIGHT	PROP. HEIGHT	F.F. ELEV.	FOUNDATION	BLDG. COVERAGE S.F	% OF SITE	USE
2	4	40	*46	774	SLAB	67,743	3.6	PARKING GARAGE
3	3	40	40	771.25	SLAB	42,719	2.1	PROFESSIONAL OFFICE
4	1	40	16	774.33	SLAB	4,012	.02	PAVILION

*PER CITY OF AUSTIN LDC 25-2-531 SUBJECTION (C)(1) STRUCTURE ALLOWED 15% INCREASE FOR PARAPET WALLS.

	REQUIRED @ 40%	PROVIDED
UNDISTURBED NATURAL AREA	12.38 AC.	13.37 AC.

OPEN SPACE/PEDESTRIAN AMENITIES TABLE

#	TYPE	SF
1	Open Space	99,784
	Total	99,784

99,784 SF = 2.29 ACRES
5.00% = (2.29 ACRES/45.70 ACRES)*100

Zoning District	Area (Acres)	Allowable Impervious Cover (%)	Allowable Impervious Cover (sf)	Existing Impervious Cover (sf)	Proposed Impervious Cover (sf)	Total Impervious Cover (sf)	Allowable Building Coverage (%)	Allowable Building Coverage (sf)	Existing Building Coverage (sf)	Proposed Building Coverage (sf)	Total Building Coverage (sf)	Allowed F.A.R.	Existing F.A.R	Proposed F.A.R	Total F.A.R
GO	3.958	80	137,928	55,316	3,802	59,118	60	103,446	43,100	4,012	47,112	1:1	.96:1	0	.96:1
LO	35.478	70	1,081,795	55,470	80,097	135,567	50	772,711	32,842	77,620	110,462	.7:1	.02:1	.08:1	.10:1
RR	6.264	25	68,215	0	0	0	20	54,572	0	0	0	N/A	N/A	N/A	N/A
Totals	45.7		1,287,939	110,786	83,899	194,685		930,729	75,942	81,632	157,574				

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 09 of 49
FILE NUMBER: SPC-2016-0258C ____ APPLICATION DATE: JANUARY 14, 2016
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 CHRISTINE BARTON-HOLMES
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ ____ DDZ ____

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: LO-CO-NP GO-CO-NP RR

Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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NO.	DATE	REVISION	APPROVAL

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Austin, Texas 78701
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TBPE #-F-1046 TBPLS #-F-10107500
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STATE OF TEXAS JOSE M. FARIAS 111389 LICENSED PROFESSIONAL ENGINEER 05-24-2016

MASTER SITE PLAN

5301 SOUTHWEST PARKWAY-PHASE II
AUSTIN, TEXAS

DRAWBRIDGE, 5301 SOUTHWEST PARKWAY, LLC

DRAWN BY: CMA
DESIGNED BY: JMF
REVIEWED BY: JMF
PROJECT NO.: 111387-10001

SHEET 09 OF 49

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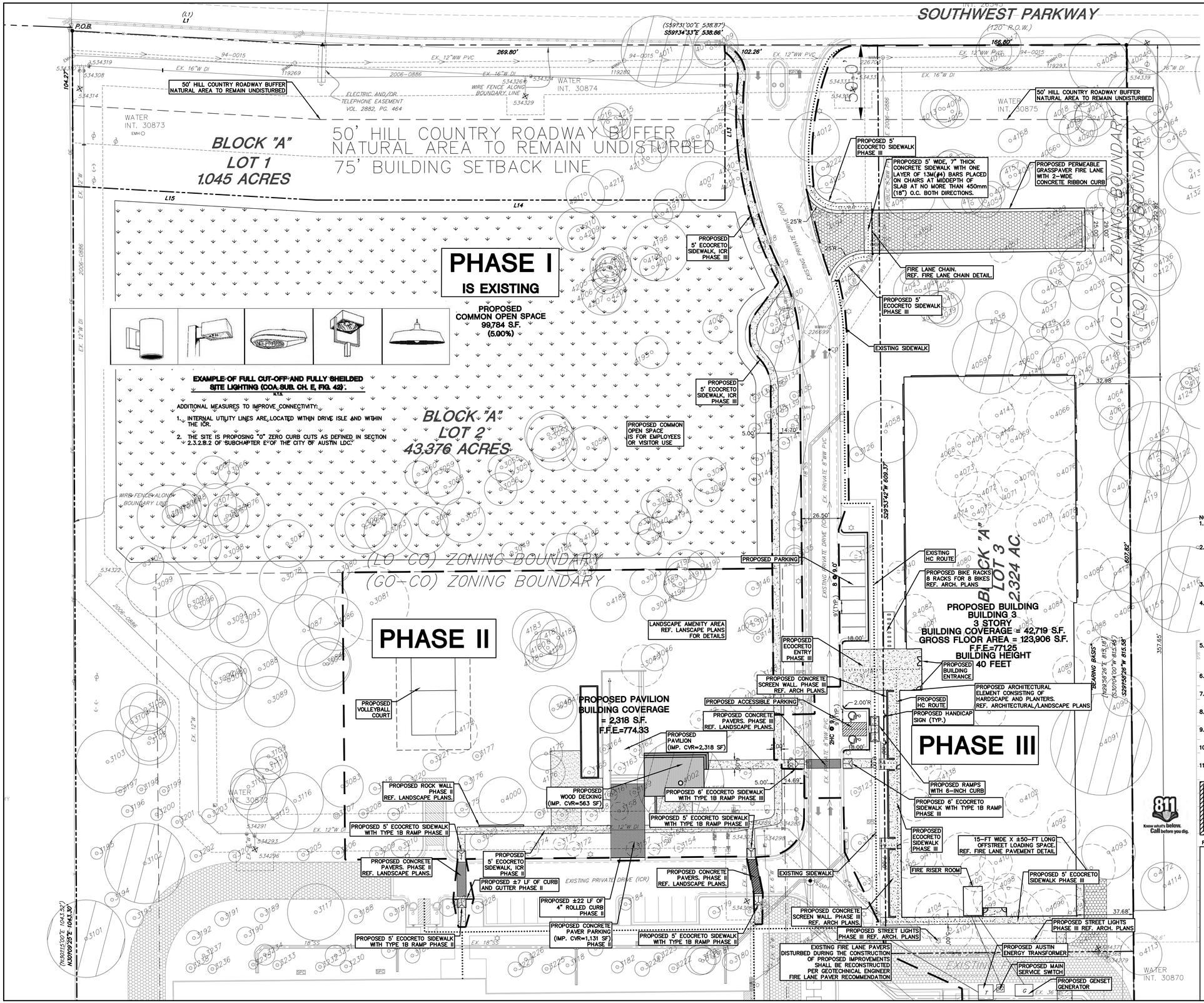

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1124		TREE TO BE REMOVED
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NOTES:

1. PROPOSED SIDEWALK ALONG SOUTHWEST PARKWAY IS FOR REFERENCE ONLY. PAYMENT IN LIEU OF SIDEWALK HAS BEEN PAID WITH CASE# SP-06-0055C.
2. BUILDING SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED. [SECTION 25-2-1126]
3. THIS SITE IS WITHIN THE SOUTHWEST PARKWAY HILL COUNTRY ROADWAY A LOW INTENSITY ROADWAY CORRIDOR. [SECTION 25-2-1121]
4. 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.E.
5. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES AND OFFICE BUILDINGS WITH 100 OR MORE EMPLOYEES ON SITE [AUSTIN CITY CODE, SEC. 15-6-91].
6. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
7. UTILITIES TO THE BUILDINGS AND ON SITE WILL BE PROVIDED UNDERGROUND.
8. THIS SITE IS SUBJECT TO TRIP LIMITATION ASSOCIATED WITH A TIA SUBMITTED WITH ZONING CASE C14-05-0023.
9. ALL DIMENSIONS TO CURBS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
10. ELECTRIC CONDUIT LOCATION IS PROVIDED FOR COORDINATION ONLY. ACTUAL DESIGN WILL BE PROVIDED BY AUSTIN ENERGY.
11. CONTRACTOR SHALL RELOCATE EXISTING LANDSCAPE IRRIGATION SYSTEM, WHICH INCLUDES IRRIGATION LINES, VALVES, SPRINKLER HEADS, WIRING, ETC., TO ACCOMMODATE PROPOSED IMPROVEMENTS.

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Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: LO-CO-NP GO-CO-NP GR

Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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STATE OF TEXAS
JOSE M. FARIAS
111389
LICENSED PROFESSIONAL ENGINEER
05-24-2016

SITE PLAN "A"

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AUSTIN, TEXAS

DRAWBRIDGE, 5301 SOUTHWEST PARKWAY, LLC

DRAWN BY: CMA
DESIGNED BY: JMF
REVIEWED BY: JMF
PROJECT NO.: 111387-10001

SHEET 10 OF 49

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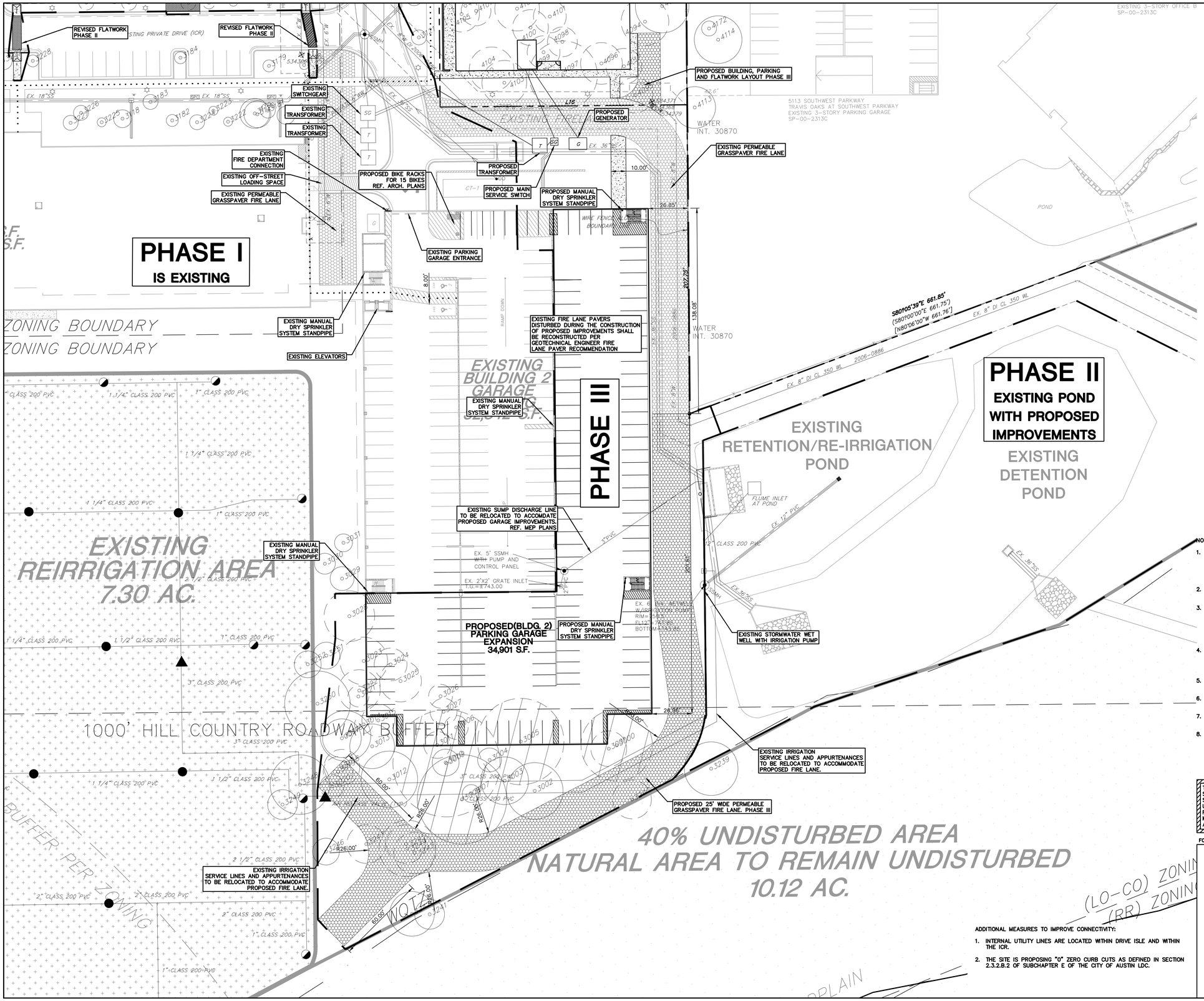

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ADDITIONAL MEASURES TO IMPROVE CONNECTIVITY:

1. INTERNAL UTILITY LINES ARE LOCATED WITHIN DRIVE ISLE AND WITHIN THE ICR.
2. THE SITE IS PROPOSING "0" ZERO CURB CUTS AS DEFINED IN SECTION 2.3.2.B.2 OF SUBCHAPTER E OF THE CITY OF AUSTIN LDC.

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STATE OF TEXAS
JOSE M. FARIAS
111389
LICENSED PROFESSIONAL ENGINEER
05-24-2016

NO.	DATE	REVISION	APPROVAL

SITE PLAN "B"

5301 SOUTHWEST PARKWAY-PHASE II
AUSTIN, TEXAS

DRAWBRIDGE, 5301 SOUTHWEST PARKWAY, LLC

DRAWN BY: CMA
DESIGNED BY: JMF
REVIEWED BY: JMF
PROJECT NO.: 111387-10001

SHEET 11 OF 49

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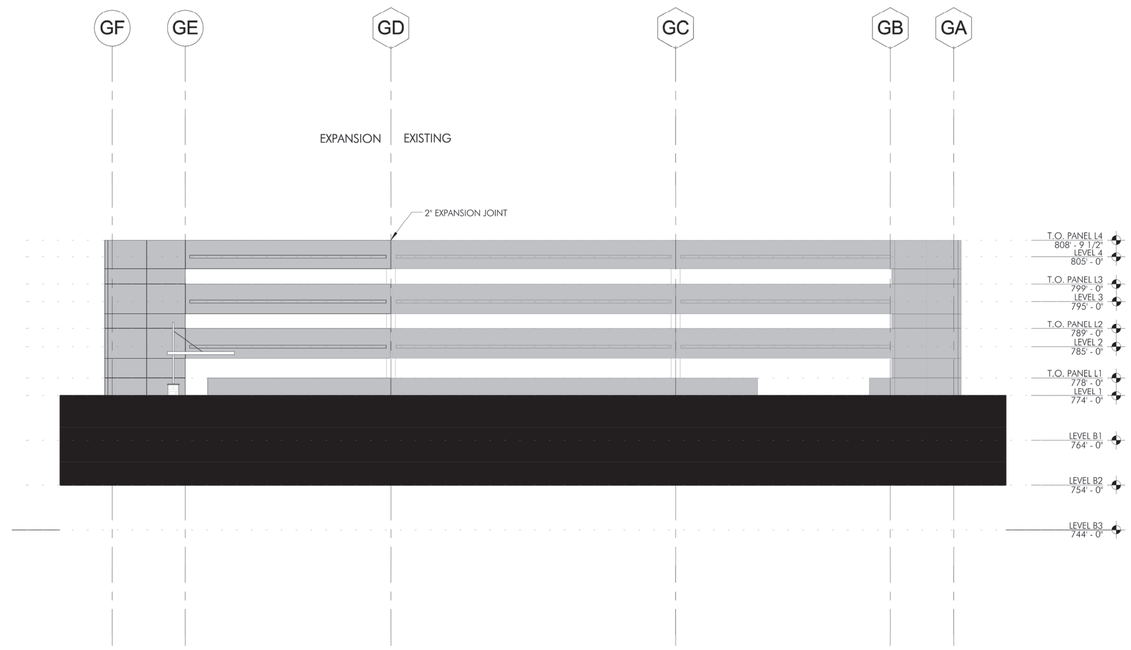
GENERAL NOTES:

1. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS.
2. PROVIDE EXPANSION JOINTS AT THE FOLLOWING LOCATIONS:
   - AT SHELF ANGLES
   - EVERY 30 FT MAX ALONG LONG WALLS
   - AT OFFSETS IN WALLS
   - AT INTERSECTIONS OF WALLS
   - WHERE SHORT RUNS OF MASONRY INTERFACE WITH LONG RUNS OF MASONRY
   - NEAR CORNERS (15 FT MAX)
   - AT COLUMNS
   - AT FOUNDATIONS (BOND BREAK)
   - AT FLOOR OR ROOF WALL CONNECTION
   - AT PARAPET WALLS
   - WHERE MATERIALS WITH DIFFERENT COEFFICIENTS OF THERMAL EXPANSION ARE JOINED
3. ALL EXTERIOR GROUND, BUILDING, AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ON ALL SIDES. EQUIPMENT TO BE SCREENED INCLUDES, BUT IS NOT LIMITED TO: HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT; PLUMBING LINES; DUCTWORK; TRANSFORMERS; AND METER BANKS. SCREENING MATERIALS MAY BE SOLID CONCRETE, WOOD, LANDSCAPING, OR OTHER OPAQUE MATERIAL THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE AND EFFECTIVELY SCREENS MECHANICAL EQUIPMENT SO THAT IT IS NOT VISIBLE FROM A PUBLIC STREET OR ADJOINING LOT. SCREENING MATERIAL MAY HAVE EVENLY DISTRIBUTED OPENINGS OR PERFORATIONS NOT EXCEEDING 50 PERCENT OF THE SURFACE AREA. ROOFTOP EQUIPMENT MAY BE SCREENED USING ENCLOSURE, PARTIAL SCREENS, OR PARAPET WALLS.
4. PROVIDE 3/4" PLYWOOD BLOCKING FOR SIGNAGE. PROVIDE DISCONNECT FOR EACH ILLUMINATED SIGN.



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

GARAGE OPENNESS CALCULATIONS

LEVEL	WALL	AREA (SF)	OPEN (SF)	%OPEN
B2	NORTH	1342	0	0%
	EAST	2407	1336	56%
	SOUTH	1342	415	31%
	WEST	2407	0	0%
AVERAGE OPEN AREA OF PERIMETER				22%

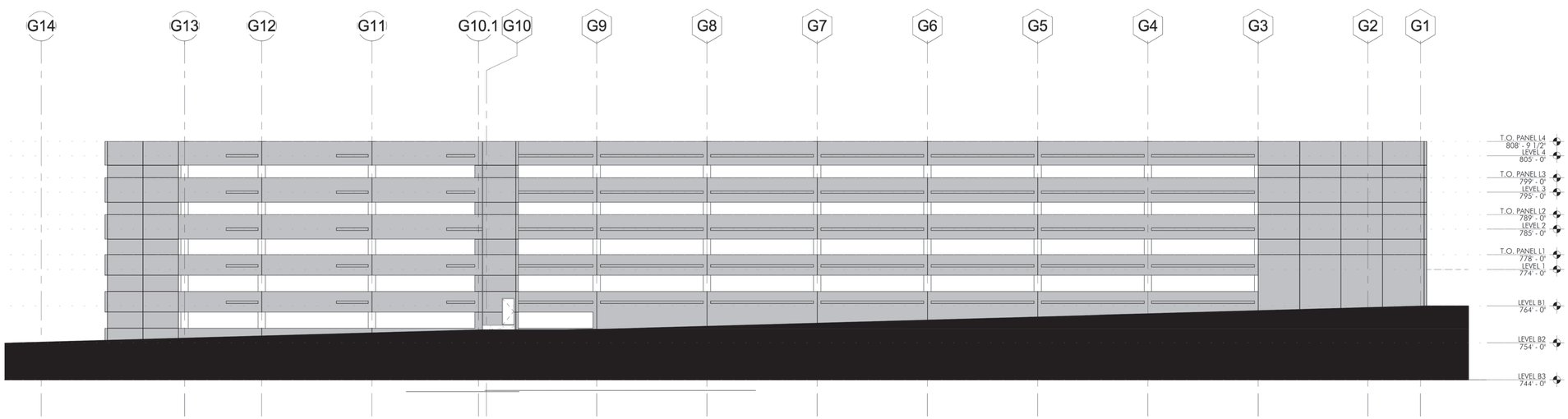
LEVEL	WALL	AREA (SF)	OPEN (SF)	%OPEN
B1	NORTH	1342	0	0%
	EAST	2407	1336	56%
	SOUTH	1342	744	55%
	WEST	2407	0	0%
AVERAGE OPEN AREA OF PERIMETER				28%

LEVEL	WALL	AREA (SF)	OPEN (SF)	%OPEN
1	NORTH	1342	805	60%
	EAST	2407	1336	56%
	SOUTH	1342	831	48%
	WEST	2407	1294	62%
AVERAGE OPEN AREA OF PERIMETER				57%

LEVEL	WALL	AREA (SF)	OPEN (SF)	%OPEN
2	NORTH	1342	527	39%
	EAST	2407	1336	56%
	SOUTH	1342	639	48%
	WEST	2407	965	40%
AVERAGE OPEN AREA OF PERIMETER				46%

LEVEL	WALL	AREA (SF)	OPEN (SF)	%OPEN
3	NORTH	1342	527	39%
	EAST	2407	1336	56%
	SOUTH	1342	639	48%
	WEST	2407	965	40%
AVERAGE OPEN AREA OF PERIMETER				46%

LEVEL	WALL	AREA (SF)	OPEN (SF)	%OPEN
4	NORTH	1342	615	46%
	EAST	2407	1548	64%
	SOUTH	1342	615	46%
	WEST	2407	1103	46%
AVERAGE OPEN AREA OF PERIMETER				51%



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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

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SITE PLAN APPROVAL Sheet 42 of 49
FILE NUMBER: SPC-2016-0258C APPLICATION DATE: JANUARY 14, 2016
APPROVED BY COMMISSION ON: _____ UNDER SECTION 142 . OF
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EXPIRATION DATE (25-5-81,LDC)_____ CASE MANAGER CHRISTINE BARTON-HOLMES
PROJECT EXPIRATION DATE (ORD.#970905-A)_____ DWPZ ____ DDZ ____

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: LO-CO-NP GO-CO-NP GR_____

Rev. 1 _____ Correction 1: _____
Rev. 2 _____ Correction 2: _____
Rev. 3 _____ Correction 3: _____

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FIELD INSPECTION REQUIRED

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Southwest Parkway Garage Expansion

5301 Southwest Parkway
Austin, TX 78735

#	DATE	ISSUED FOR

PROJECT NUMBER: L4061

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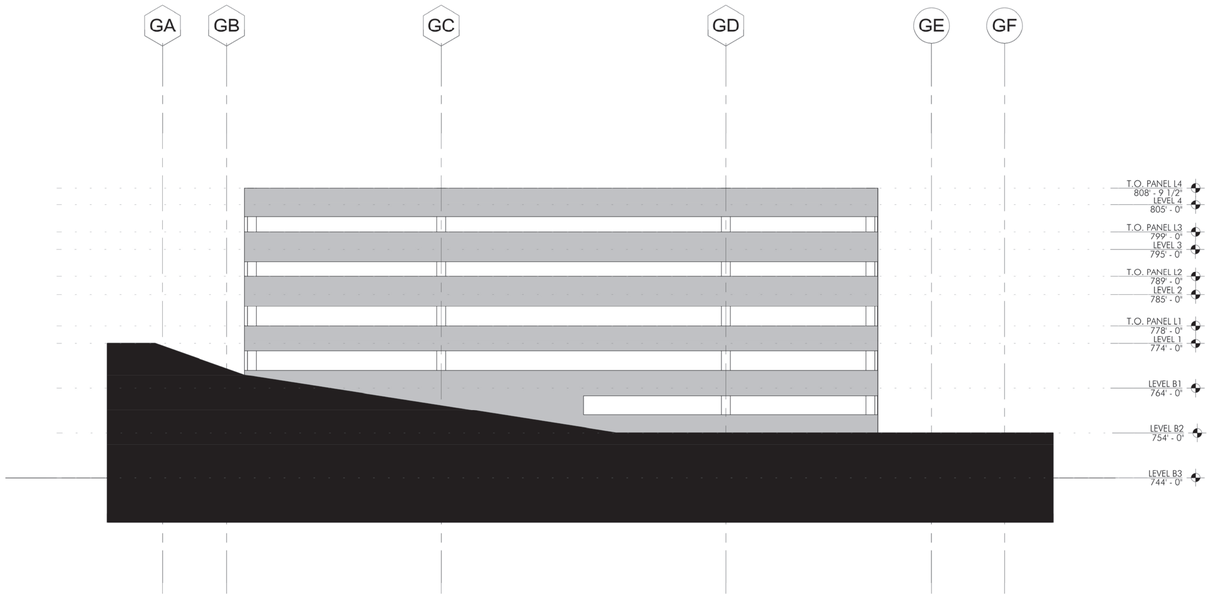
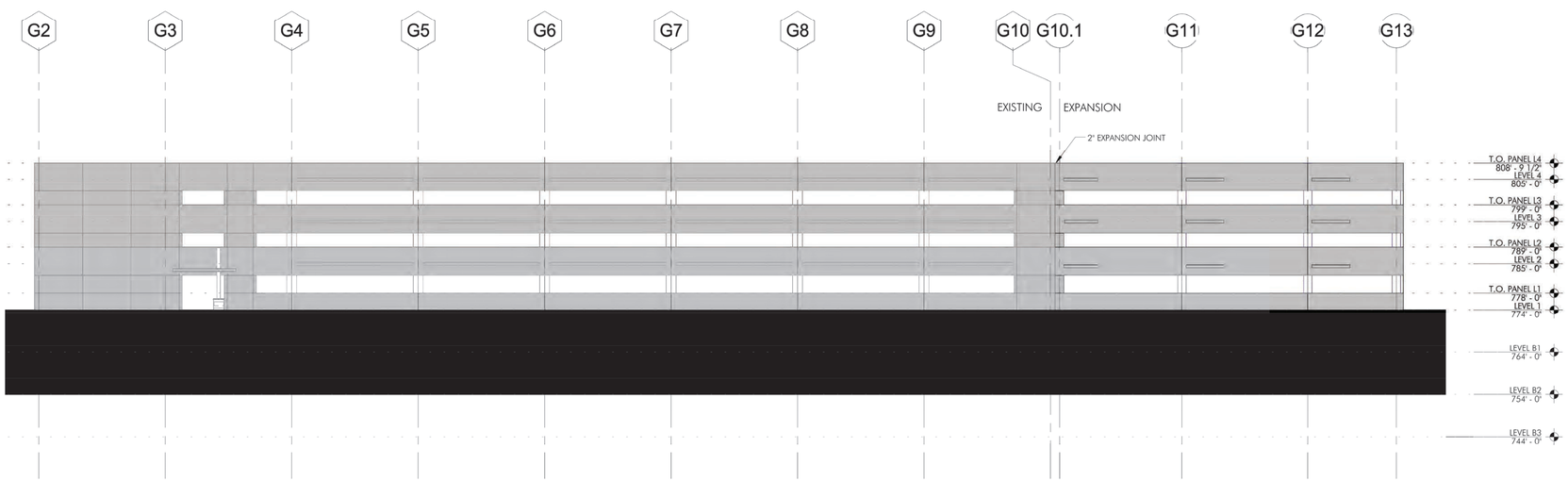
EXTERIOR ELEVATIONS



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS.
2. PROVIDE EXPANSION JOINTS AT THE FOLLOWING LOCATIONS:
   - AT SHELF ANGLES
   - EVERY 30 FT MAX ALONG LONG WALLS
   - AT OFFSETS IN WALLS
   - AT INTERSECTIONS OF WALLS
   - WHERE SHORT RUNS OF MASONRY INTERFACE WITH LONG RUNS OF MASONRY
   - NEAR CORNERS (15 FT MAX)
   - AT COLUMNS
   - AT FOUNDATIONS (BOND BREAK)
   - AT FLOOR OR ROOF WALL CONNECTION
   - AT PARAPET WALLS
   - WHERE MATERIALS WITH DIFFERENT COEFFICIENTS OF THERMAL EXPANSION ARE JOINED
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4. PROVIDE 3/4" PLYWOOD BLOCKING FOR SIGNAGE. PROVIDE DISCONNECT FOR EACH ILLUMINATED SIGN.

GARAGE OPENNESS CALCULATIONS

LEVEL	WALL	AREA (SF)	OPEN (SF)	%OPEN
B2	NORTH	1342	0	0%
	EAST	2407	1336	56%
	SOUTH	1342	415	31%
	WEST	2407	0	0%
AVERAGE OPEN AREA OF PERIMETER				22%

LEVEL	WALL	AREA (SF)	OPEN (SF)	%OPEN
B1	NORTH	1342	0	0%
	EAST	2407	1336	56%
	SOUTH	1342	744	55%
	WEST	2407	0	0%
AVERAGE OPEN AREA OF PERIMETER				28%

LEVEL	WALL	AREA (SF)	OPEN (SF)	%OPEN
1	NORTH	1342	805	60%
	EAST	2407	1336	56%
	SOUTH	1342	831	48%
	WEST	2407	1294	62%
AVERAGE OPEN AREA OF PERIMETER				57%

LEVEL	WALL	AREA (SF)	OPEN (SF)	%OPEN
2	NORTH	1342	527	39%
	EAST	2407	1336	56%
	SOUTH	1342	639	48%
	WEST	2407	965	40%
AVERAGE OPEN AREA OF PERIMETER				46%

LEVEL	WALL	AREA (SF)	OPEN (SF)	%OPEN
3	NORTH	1342	527	39%
	EAST	2407	1336	56%
	SOUTH	1342	639	48%
	WEST	2407	965	40%
AVERAGE OPEN AREA OF PERIMETER				46%

LEVEL	WALL	AREA (SF)	OPEN (SF)	%OPEN
4	NORTH	1342	615	46%
	EAST	2407	1548	64%
	SOUTH	1342	615	46%
	WEST	2407	1103	46%
AVERAGE OPEN AREA OF PERIMETER				51%

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Director, Planning and Development Review Department LO-CO-NP GO-CO-NP GR
RELEASED FOR GENERAL COMPLIANCE:_____ ZONING:_____
Rev. 1_____ Correction 1:_____
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Southwest Parkway Garage Expansion

5301 Southwest Parkway
Austin, TX 78735

#	DATE	ISSUED FOR

PROJECT NUMBER: L4061

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EXTERIOR ELEVATIONS

LEGEND

GLAZING ON BUILDING FACADES

WEST ELEVATION						
40% REQUIRED 0-10 FEET	WALL AREA:					2898 SF
	GLAZING AREA:					2346 SF
	GLAZING RATIO	=	2346	SF ÷	2898	SF
	PERCENTAGE	=	81.0%			
25% REQUIRED 3-8 FEET	WALL AREA:					1811 SF
	GLAZING AREA:					1556 SF
	GLAZING RATIO	=	1556	SF ÷	1811	SF
	PERCENTAGE	=	85.9%			

NOTE: ALL GLAZING ON GROUND FLOOR SHALL HAVE A VISIBLE TRANSMITTANCE OF .6 OR HIGHER.

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS.
2. REFER TO SHEET A6.1 FOR DOOR SCHEDULE.
3. REFER TO SHEET A6.3 FOR WINDOW TYPES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
4. PROVIDE EXPANSION JOINTS AT THE FOLLOWING LOCATIONS:
   - AT SHELF ANGLES
   - EVERY 30 FT MAX ALONG LONG WALLS
   - AT OFFSETS IN WALLS
   - AT INTERSECTIONS OF WALLS
   - WHERE SHORT RUNS OF MASONRY INTERFACE WITH LONG RUNS OF MASONRY
   - NEAR CORNERS (15 FT MAX)
   - AT COLUMNS
   - AT FOUNDATIONS (BOND BREAK)
   - AT FLOOR OR ROOF WALL CONNECTION
   - AT PARAPET WALLS
   - WHERE MATERIALS WITH DIFFERENT COEFFICIENTS OF THERMAL EXPANSION ARE JOINED

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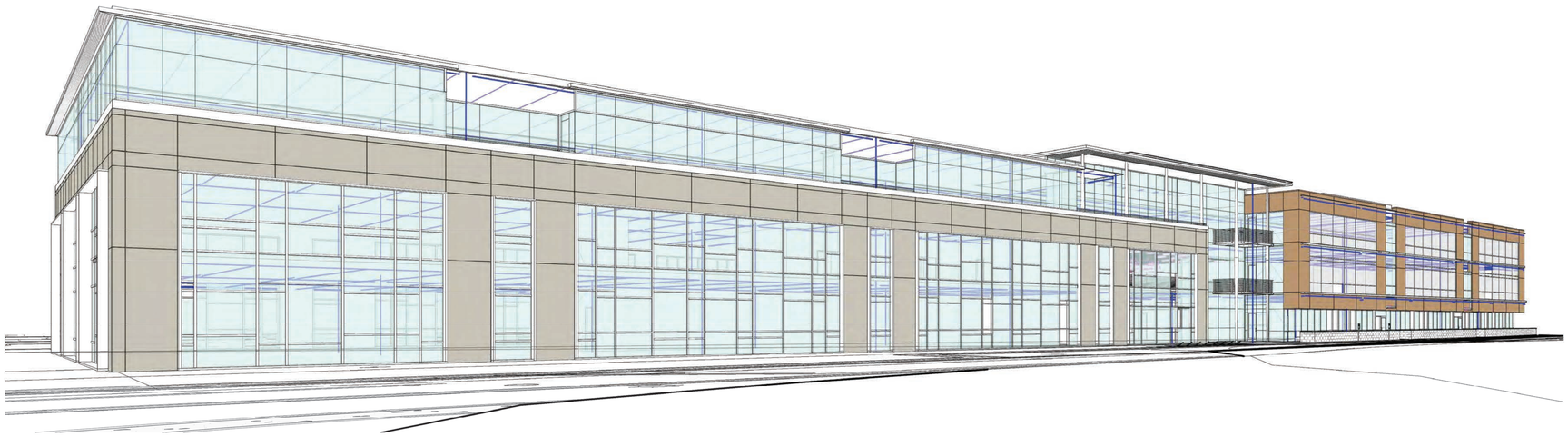
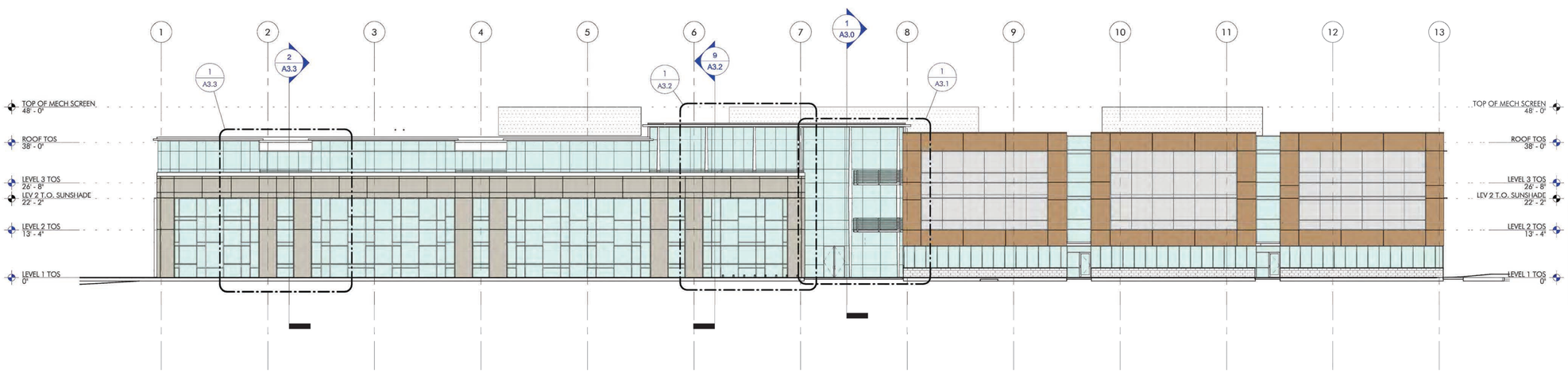


2 WEST PERSPECTIVE
SCALE: NOT TO SCALE



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

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

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SITE PLAN APPROVAL Sheet 44 of 49
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Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: LO-CO-NP / GO-CO-NP / GR
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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Southwest Parkway Office - Phase II

5301 Southwest Parkway
Austin, TX 78735

#	DATE	ISSUED FOR

PROJECT NUMBER: L4061

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EXTERIOR ELEVATIONS

LEGEND

GLAZING ON BUILDING FACADES					
NORTH ELEVATION					
40% REQUIRED 0-10 FEET	WALL AREA:				948 SF
	GLAZING AREA:				734 SF
	GLAZING RATIO	=	734 SF	÷	948 SF
	PERCENTAGE	=	77.4%		
25% REQUIRED 8-8 FEET	WALL AREA:				662 SF
	GLAZING AREA:				511 SF
	GLAZING RATIO	=	511 SF	÷	662 SF
	PERCENTAGE	=	77.2%		

NOTE: ALL GLAZING ON GROUND FLOOR SHALL HAVE A VISIBLE TRANSMITTANCE OF .6 OR HIGHER.

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS.
2. REFER TO SHEET A6.1 FOR DOOR SCHEDULE.
3. REFER TO SHEET A6.3 FOR WINDOW TYPES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
4. PROVIDE EXPANSION JOINTS AT THE FOLLOWING LOCATIONS:
   - AT SHELF ANGLES
   - EVERY 30 FT MAX ALONG LONG WALLS
   - AT OFFSETS IN WALLS
   - AT INTERSECTIONS OF WALLS
   - WHERE SHORT RUNS OF MASONRY INTERFACE WITH LONG RUNS OF MASONRY
   - NEAR CORNERS (15 FT MAX)
   - AT COLUMNS
   - AT FOUNDATIONS (BOND BREAK)
   - AT FLOOR OR ROOF WALL CONNECTION
   - AT PARAPET WALLS
   - WHERE MATERIALS WITH DIFFERENT COEFFICIENTS OF THERMAL EXPANSION ARE JOINED

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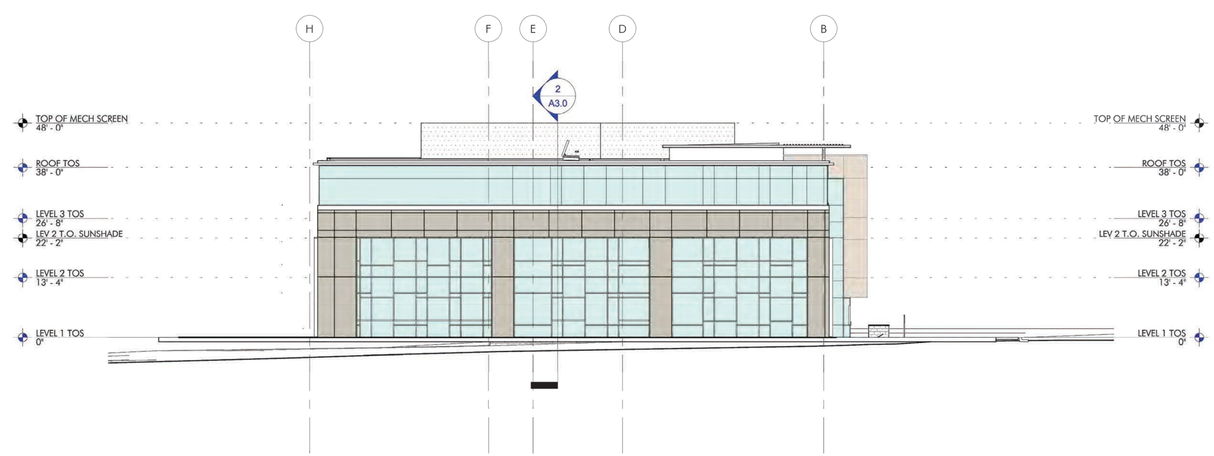
2 NORTH PERSPECTIVE
SCALE: NOT TO SCALE



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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Director, Planning and Development Review Department LO-CO-NP GO-CO-NP
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Southwest Parkway Office - Phase II

5301 Southwest Parkway
Austin, TX 78735

#	DATE	ISSUED FOR

PROJECT NUMBER: L4061

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EXTERIOR ELEVATIONS

LEGEND

GLAZING ON BUILDING FACADES					
EAST ELEVATION					
40% REQUIRED 0-10 FEET	WALL AREA:				2900 SF
	GLAZING AREA:				1779 SF
	GLAZING RATIO	=	1779 SF	÷	2900 SF
	PERCENTAGE	=	61.3%		
25% REQUIRED 3-8 FEET	WALL AREA:				1812 SF
	GLAZING AREA:				1710 SF
	GLAZING RATIO	=	1710 SF	÷	1812 SF
	PERCENTAGE	=	94.4%		

NOTE: ALL GLAZING ON GROUND FLOOR SHALL HAVE A VISIBLE TRANSMITTANCE OF .6 OR HIGHER.

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS.
2. REFER TO SHEET A6.1 FOR DOOR SCHEDULE.
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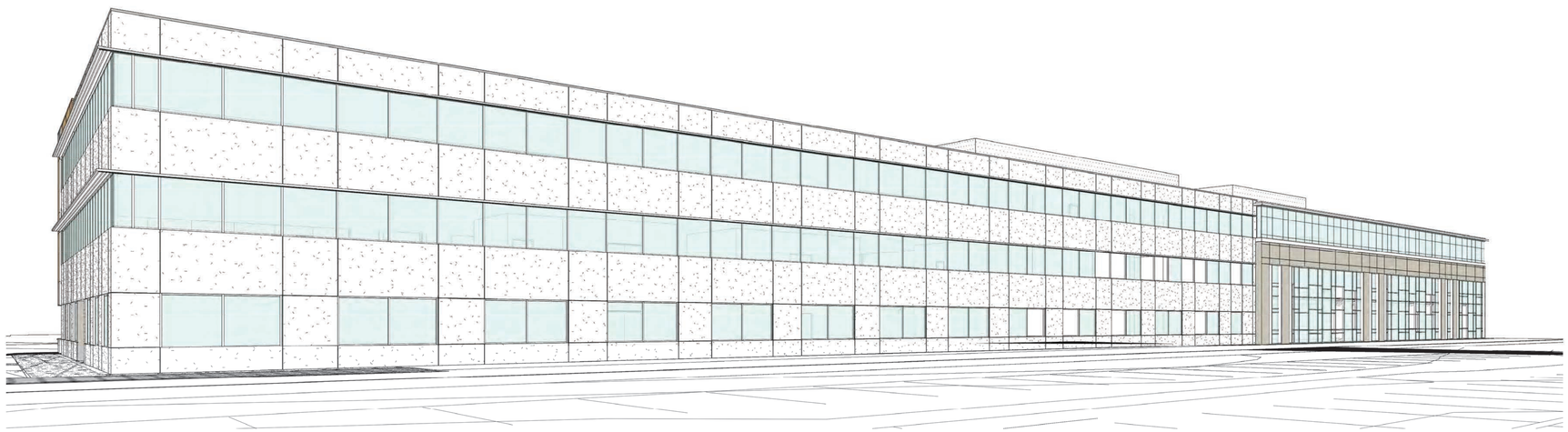
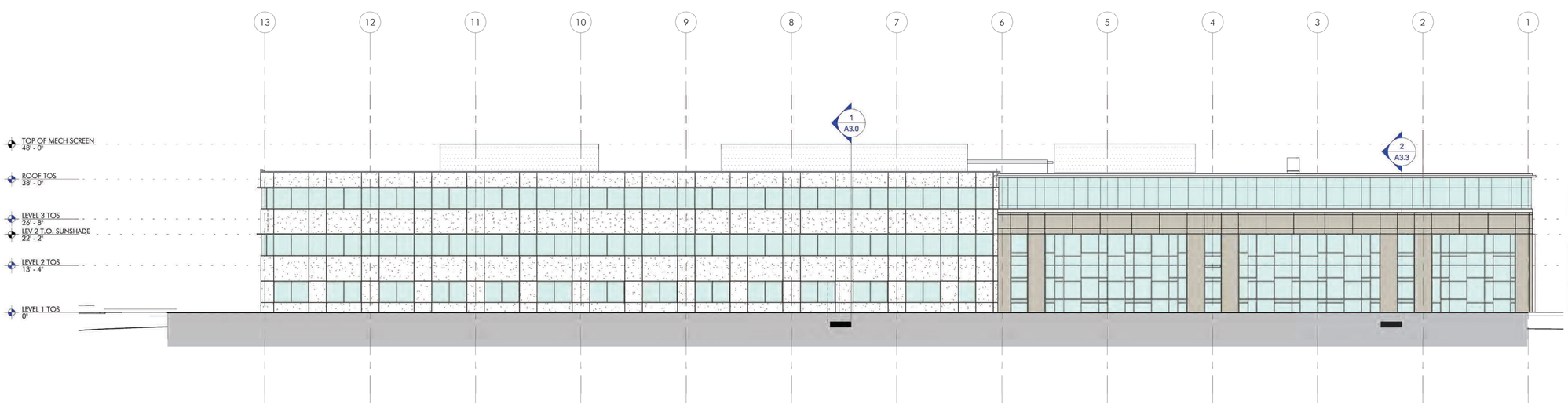


2 EAST PERSPECTIVE
SCALE: NOT TO SCALE



1 EAST ELEVATION
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Director, Planning and Development Review Department

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Southwest Parkway Office - Phase II

5301 Southwest Parkway
Austin, TX 78735

#	DATE	ISSUED FOR

PROJECT NUMBER: L4061

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EXTERIOR ELEVATIONS

LEGEND

GLAZING ON BUILDING FACADES

SOUTH ELEVATION					
40% REQUIRED 0-10 FEET	WALL AREA:				941 SF
	GLAZING AREA:				388 SF
	GLAZING RATIO	=	388 SF	+	941 SF
	PERCENTAGE	=	41.2%		
25% REQUIRED 3-8 FEET	WALL AREA:				662 SF
	GLAZING AREA:				584 SF
	GLAZING RATIO	=	584 SF	+	662 SF
	PERCENTAGE	=	88.2%		

NOTE: ALL GLAZING ON GROUND FLOOR SHALL HAVE A VISIBLE TRANSMITTANCE OF .6 OR HIGHER.

GENERAL NOTES:

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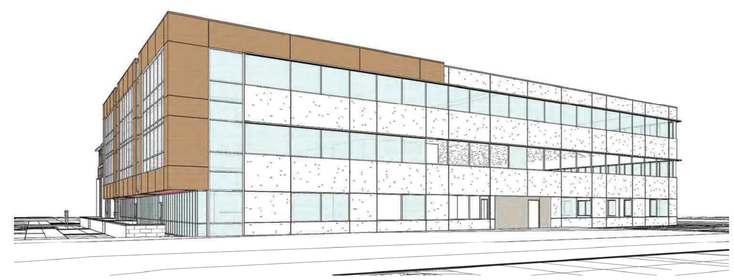
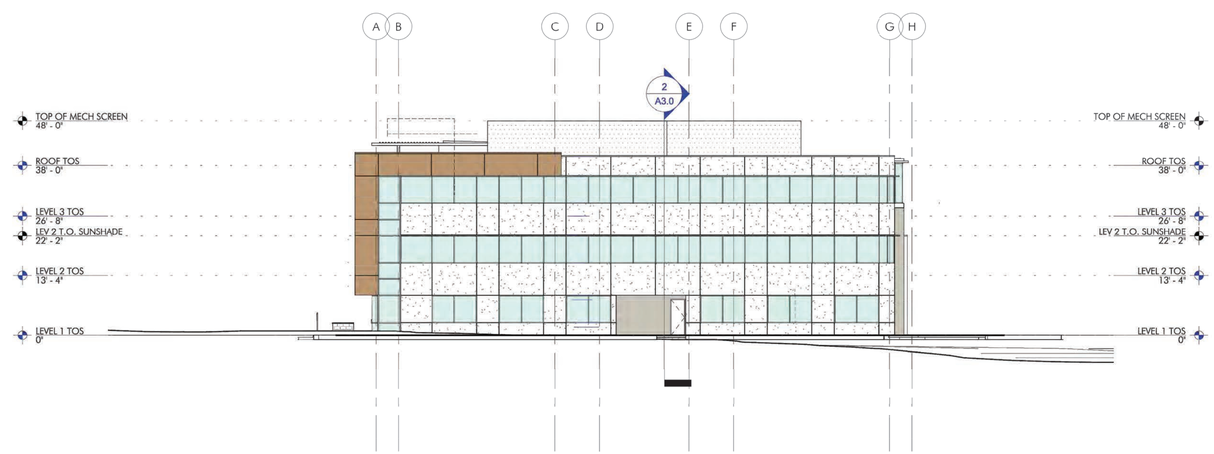
FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



2 SOUTH PERSPECTIVE

SCALE: NOT TO SCALE



1 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

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

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 47 of 49
FILE NUMBER: SPC-2016-0258C APPLICATION DATE: JANUARY 14, 2016
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 CHRISTINE BARTON-HOLMES
PROJECT EXPIRATION DATE (ORD.#970905-A)_____ DWPZ ____ DDZ ____

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: LO-CO-NP GO-CO-NP RR

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.

Southwest Parkway Office - Phase II

5301 Southwest Parkway
Austin, TX 78735

#	DATE	ISSUED FOR

PROJECT NUMBER: L4061

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EXTERIOR ELEVATIONS

Architects
LEVY

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Austin, Texas 78702
(512) 342-9177

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PRELIMINARY

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04-07-2016
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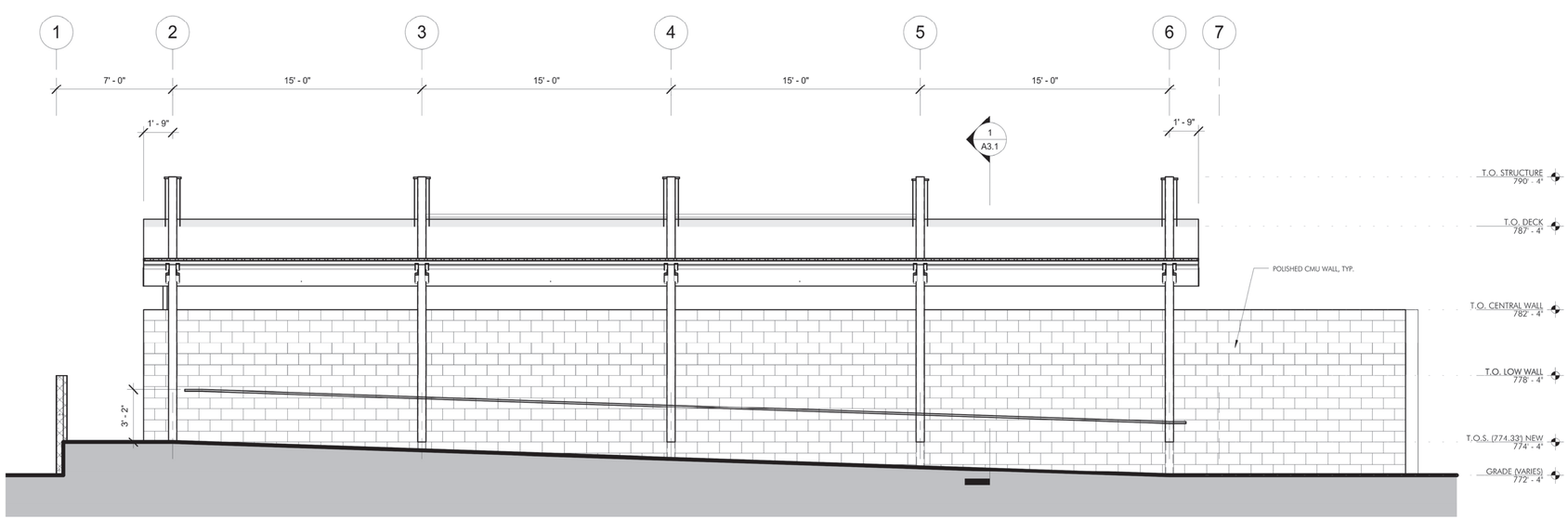
Southwest Parkway Amenities

5301 Southwest Parkway
Austin, TX 78735



1 SECTION AT ACCESSIBLE RAMP
SCALE: 1/4" = 1'-0"

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#	DATE	ISSUED FOR

PROJECT NUMBER: L5047

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BUILDING SECTION

48

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(512) 342-9177

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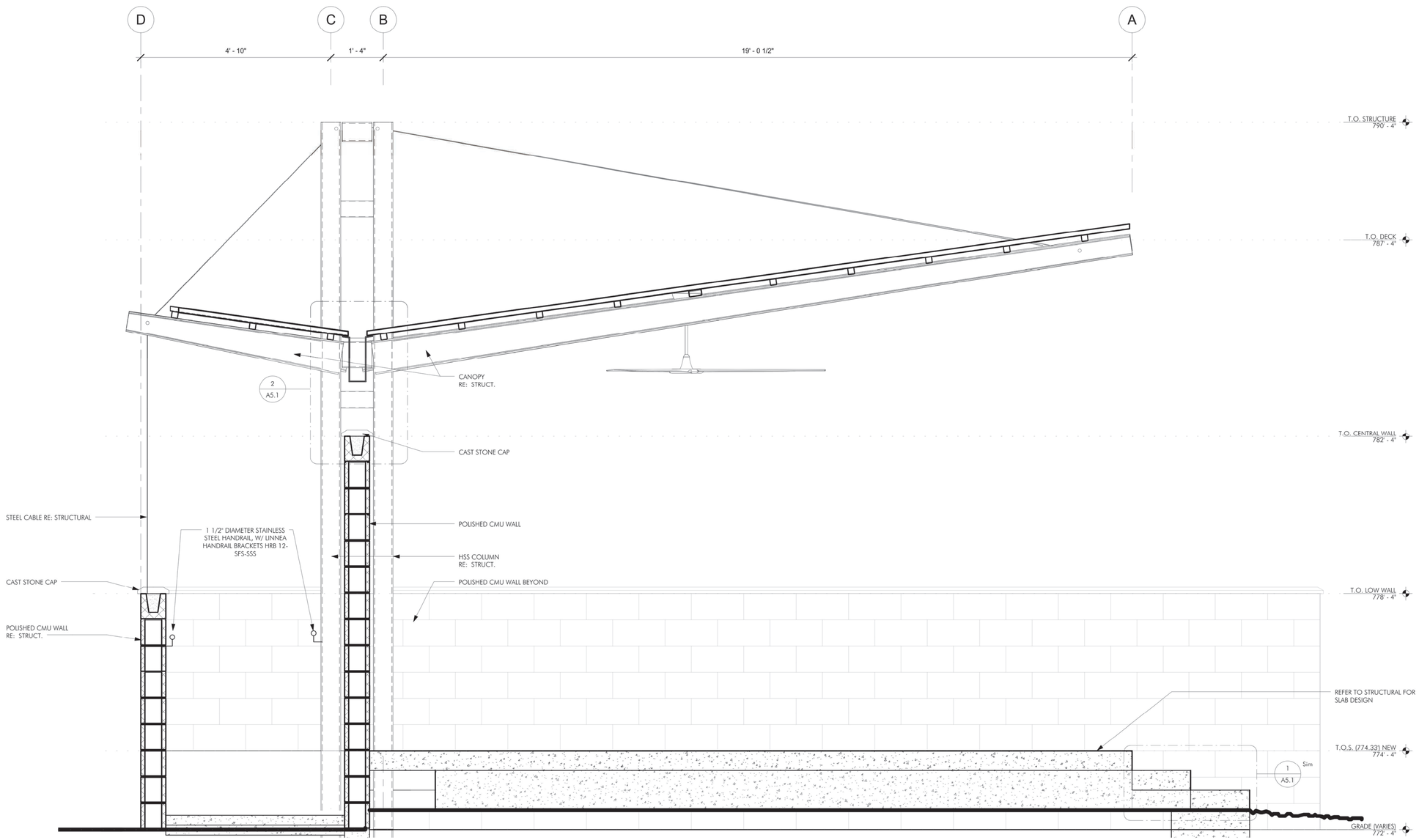

1 WALL SECTION
SCALE: 3/4" = 1'-0"

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

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Director, Planning and Development Review Department
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Southwest Parkway Amenities

5301 Southwest Parkway
Austin, TX 78735

#	DATE	ISSUED FOR

PROJECT NUMBER: L5047

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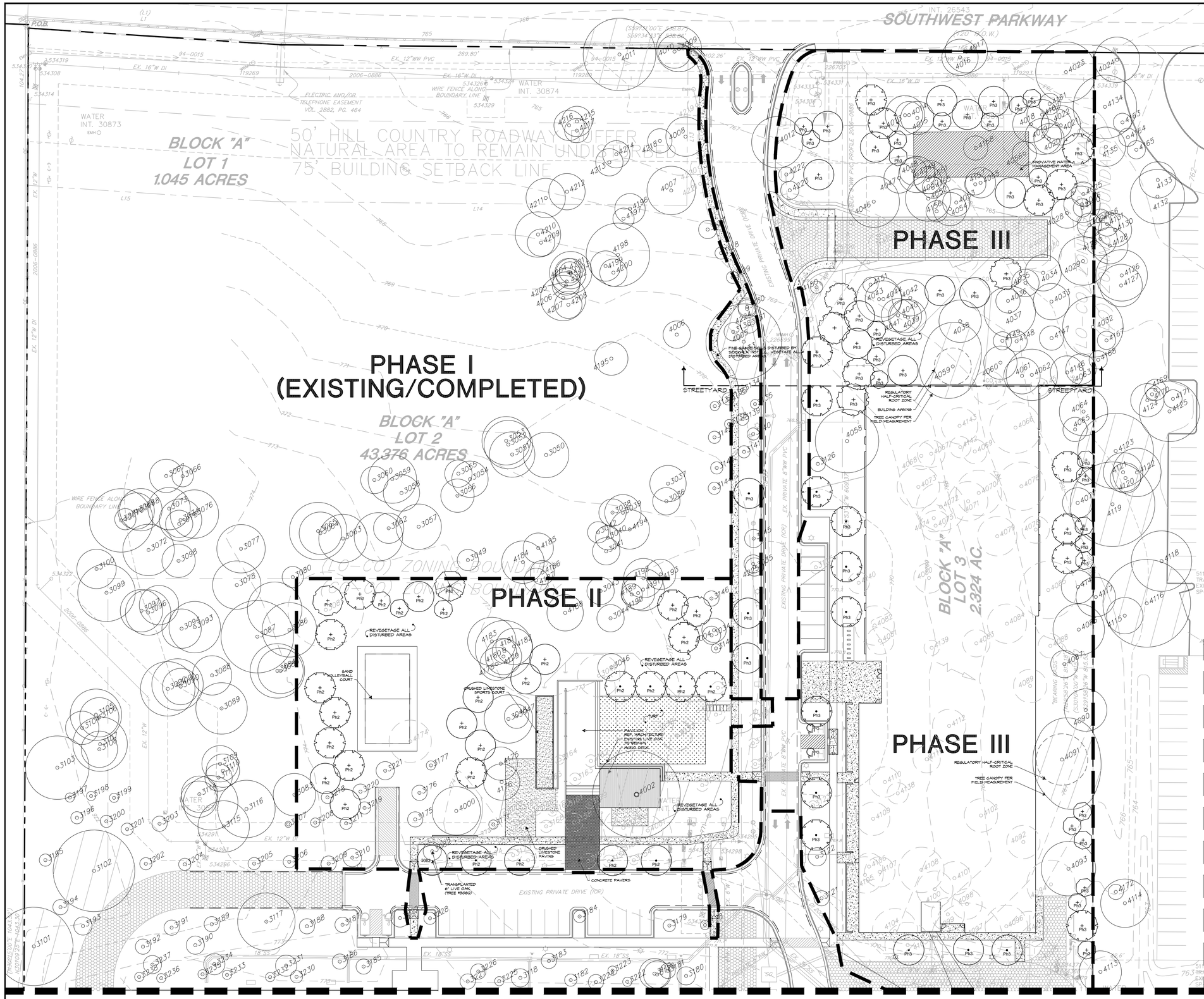
BUILDING/ WALL SECTION

49



LANDSCAPE CERTIFICATION BLOCK
THE PLAN MEETS THE REQUIREMENTS OF LDC 25-2, ARTICLE 9 OF THE LAND DEVELOPMENT CODE. 25-2-983(A), ECM 2.4.8

ZACHRY HUNTER DATE

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 24 of 49
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PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ ____ DDZ ____

Director, Planning and Development Review Department

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DATE	NO.	REVISION	APPROVAL

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LICENSED LANDSCAPE ARCHITECT ZACHRY T. HUNTER STATE OF TEXAS 2151 06/06/16

LANDSCAPE CITY SUBMITTAL PLAN

5301 SOUTHWEST PARKWAY - PHASE II
AUSTIN, TEXAS

DRAWBRIDGE, 5301
SOUTHWEST PARKWAY, LLC

DRAWN BY: JM
DESIGNED BY: JM/RC
QA / QC: JM/RC
PROJECT NO.: 0109642-10020

SHEET
24
of 49

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MATCHLINE SEE SHEET 23

PHASE I (EXISTING)

EXISTING BUILDING
BUILDING 1
4 STORY
BUILDING COVERAGE = 43,100 S.F.
GROSS FLOOR AREA = 165,920 S.F.
F.F.E.=774.0

(GO-CO) ZONING BOUNDARY

(LO-CO) ZONING BOUNDARY

EXISTING REIRRIGATION AREA
7.30 AC.

EXISTING BUILDING 2
GARAGE PARKING
32,842 S.F.

RAMP DOWN

RAMP UP

EX. 5' SSMH
PUMP AND CONTROL PANEL

EX. 2'X2' GRATE INLET
TG=743.00

PROPOSED(BLDG. 2)
PARKING GARAGE
EXPANSION
34,901 S.F.

PHASE III

SCHEMATIC LOCATION OF EXISTING RE-IRRIGATION SYSTEM

RE-VEGETAGE ALL DISTURBED AREAS

TREES PLANTED AS PART OF PHASE 3 LANDSCAPE MITIGATION

RETENTIO

FLUME INLET AT POND

PHASE II
(EXISTING POND)

WATER
INT. 30870

MATCHLINE SEE SHEET 27

MATCHLINE SEE SHEET 25

MATCHLINE SEE SHEET 25

40% UNDISTURBED AREA
NATURAL AREA TO REMAIN UNDISTURBED
11.90 AC.

0 15 30 60 90
SCALE: 1"=30'

LANDSCAPE CERTIFICATION BLOCK
THE PLAN MEETS THE REQUIREMENTS OF LDC 25-2, ARTICLE 9 OF THE LAND DEVELOPMENT CODE. 25-2-983(A), ECM 2.4.8

ZACHRY HUNTER DATE

FOR CITY USE ONLY:

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PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ ____ DDZ ____

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: RR LO-CO-NP GO-CO-NP
Rev. 1 _____ Correction 1 _____
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DATE	NO.	REVISION	APPROVAL

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LICENSED ARCHITECT ENGINEER LANDSCAPE ARCHITECT SURVEYOR STATE OF TEXAS 06/08/16

LANDSCAPE CITY SUBMITTAL PLAN

5301 SOUTHWEST PARKWAY - PHASE II
AUSTIN, TEXAS

DRAWBRIDGE, 5301
SOUTHWEST PARKWAY, LLC

DRAWN BY: JM
DESIGNED BY: JM/RC
QA / QC: JM/RC
PROJECT NO.: 0109642-10020

SHEET
25
of 49

L:\0109642\10020\LA 06 City Submittal\L2-SHEET 25_U1.dwg modified by jmauz on Jun 7, 16 2:02 PM

(S59°15'00"E 208.47')
S59°21'20"E 208.45'

MATCHLINE SEE SHEET 24

4" CLASS 200 PVC

4" CLASS 200 PVC

WIRE FENCE ALONG BOUNDARY LINE

(N30°17'00"E 620.00')
N30°11'42"E 620.03'

40% UNDISTURBED AREA
NATURAL AREA TO REMAIN UNDISTURBED
11.90 AC.

14.441 ACRES
GENE D. GILLIAM III
DOC. NO. 2002091616

N80°04'59"W 1381.11'
(N80°00'00"W 1381.38')

21.37 ACRES
RANDALL W. KRUMM
VOL. 11839, PG. 2742

0 15 30 60 90
SCALE: 1"=30'

LANDSCAPE CERTIFICATION BLOCK
THE PLAN MEETS THE REQUIREMENTS OF LDC 25-2, ARTICLE 9 OF THE LAND DEVELOPMENT CODE. 25-2-983(A), ECM 2.4.8

ZACHRY HUNTER DATE

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06/06/16

LANDSCAPE CITY SUBMITTAL PLAN

5301 SOUTHWEST PARKWAY - PHASE II
AUSTIN, TEXAS

DRAWBRIDGE, 5301
SOUTHWEST PARKWAY, LLC

DRAWN BY: JM
DESIGNED BY: JM/RC
QA / QC: JM/RC
PROJECT NO.: 0109642-10020

SHEET
26
of 49

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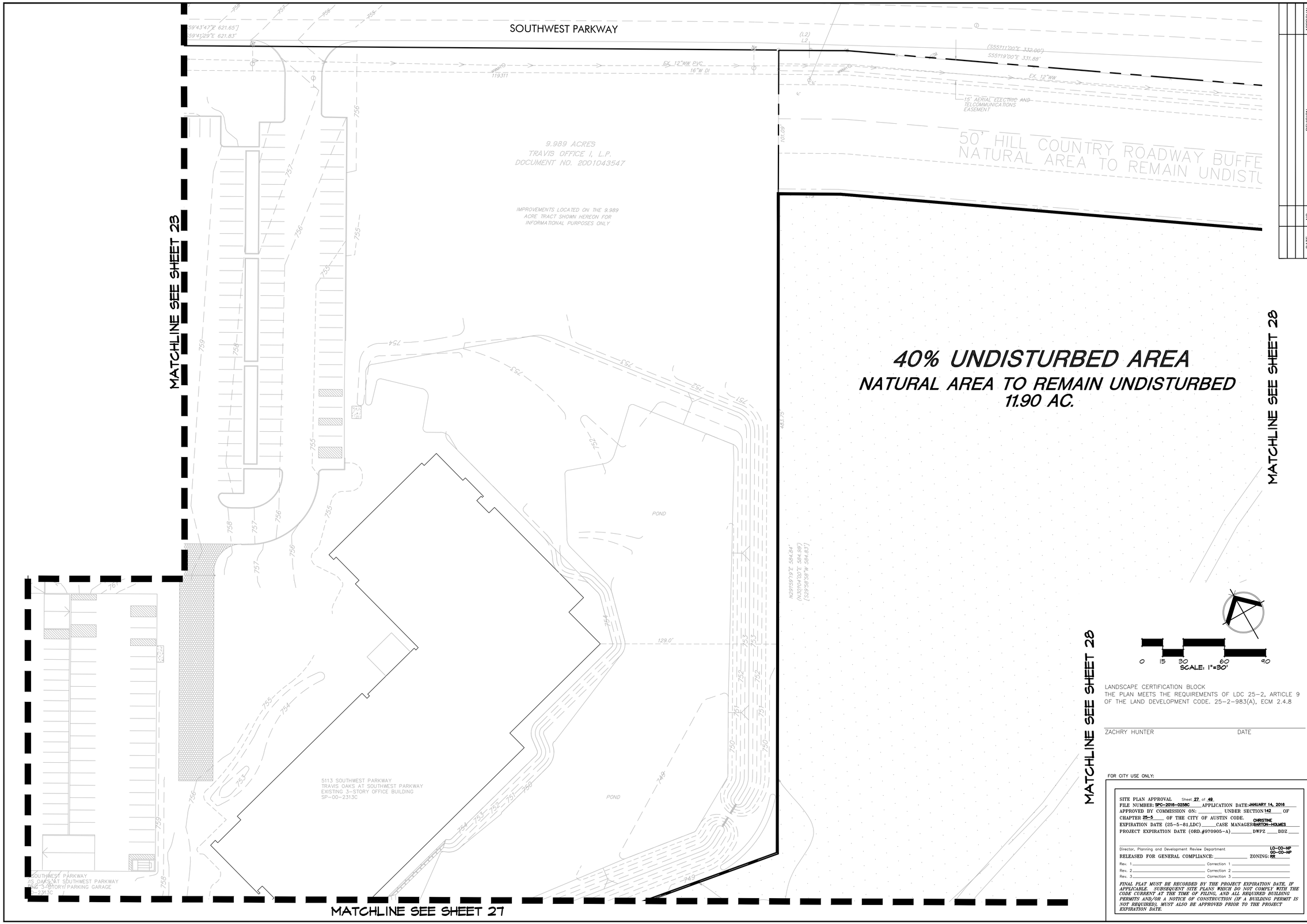

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JAMES MARTIN WATER
STATE OF TEXAS
2151
06/06/16

LANDSCAPE CITY SUBMITTAL PLAN

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AUSTIN, TEXAS

DRAWBRIDGE, 5301
SOUTHWEST PARKWAY, LLC

DRAWN BY: JM
DESIGNED BY: JMRC
QA / QC: JMRC
PROJECT NO.: 0109642-10020

SHEET
27
of 49

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MATCHLINE SEE SHEET 26

BLOCK "A"
LOT 2
43.376 ACRES

WIRE FENCE ALONG BOUNDARY LINE

TOTAL SITE AREA 1,990,692.00 SQ. FT. 45.70 AC.
TOTAL NATURAL AREA REQUIRED 796,276.80 SQ. FT (40% OF SITE) 18.28 AC
TOTAL NATURAL AREA PROVIDED 959,191.20 SQ. FT. 22.02 AC.
NATURAL AREA LEFT UNDISTURBED 959,191.20 SQ. FT. 22.02 AC.
NATURAL AREA TO REMAIN UNDISTURBED

PHASE II
(EXISTING POND WITH PROPOSED IMPROVEMENTS)

EXISTING DETENTION POND

EXISTING I/RE-IRRIGATION POND

TREES PLANTED AS PART OF PHASE B LANDSCAPE MITIGATION

WQTZ

6.873 ACRE DRAINAGE EASEMENT PER PLAT DOC#200600

THOMAS DIXON MURPHEY, JR. VOL. 13224, PG. 869

PORTION OF LOT 2 BUAAS AND GAGE SUBDIVISION VOL. 9, PG. 96

EX. 8" DI CL 350 WL

100 YR FLOODPLAIN

LIMITS OF ULTIMATE 100 YEAR FLOODPLAIN

40% UNDISTURBED AREA
NATURAL AREA TO REMAIN UNDISTURBED
11.90 AC.

(LO-CO) ZONING BOUNDARY
(RR) ZONING BOUNDARY

CWQZ

1.4' INSIDE PROPERTY

CONCRETE DRAINAGE STRUCTURE

MATCHLINE SEE SHEET 24

MATCHLINE SEE SHEET 29

MATCHLINE SEE SHEET 29

SCALE: 1"=30'

LANDSCAPE CERTIFICATION BLOCK
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DESIGNED BY: JM/RC
QA / QC: JM/RC
PROJECT NO.: 0109642-10020

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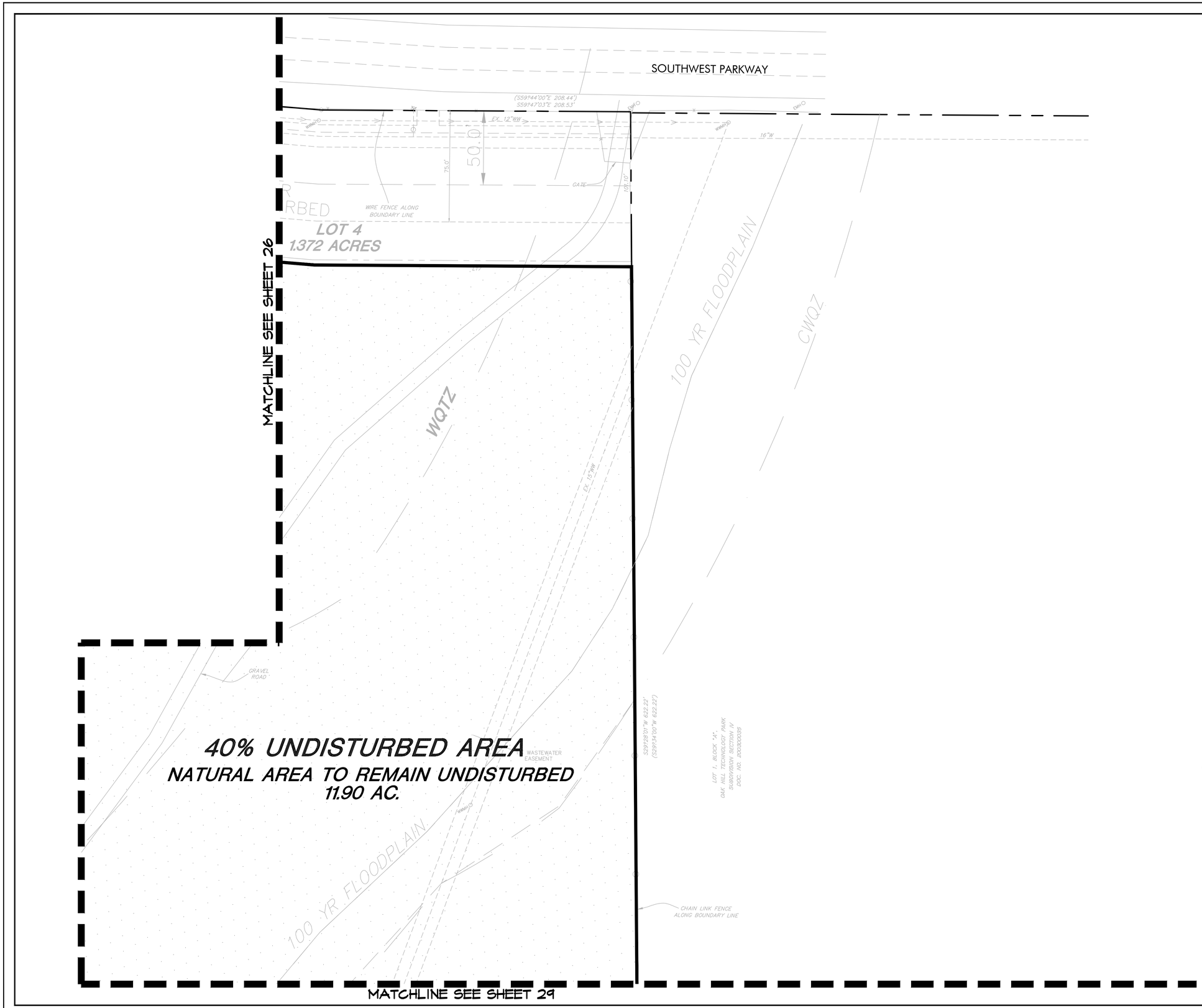

0 15 30 60 90
SCALE: 1"=30'

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JAMES MATTER
2151
STATE OF TEXAS
06/08/16

LANDSCAPE CITY SUBMITTAL PLAN

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AUSTIN, TEXAS

DRAWBRIDGE, 5301
SOUTHWEST PARKWAY, LLC

DRAWN BY: JM
DESIGNED BY: JM/RC
QA / QC: JM/RC
PROJECT NO.: 0109642-10020

SHEET
29
of 49

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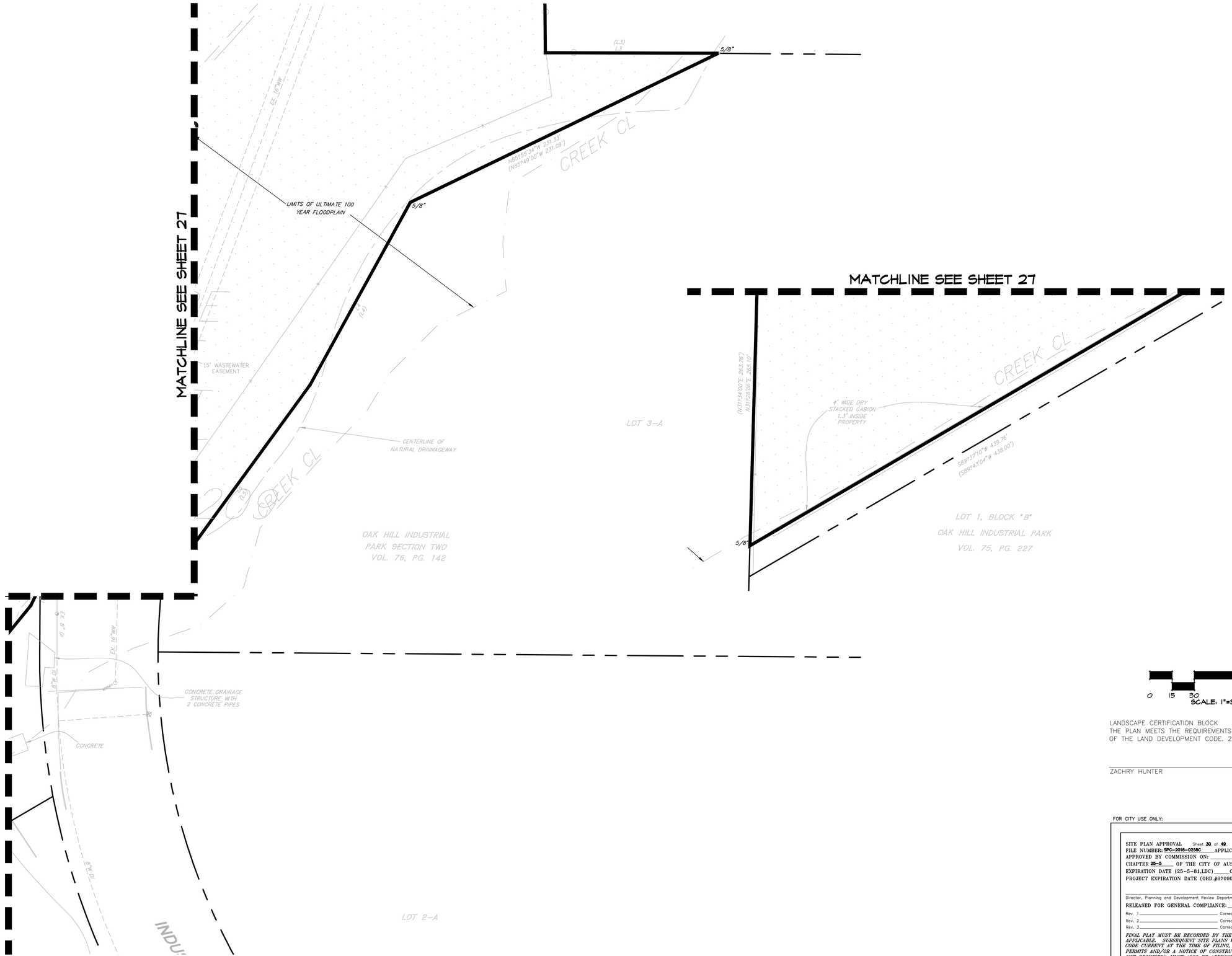

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Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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.

DATE	NO.	REVISION	APPROVAL

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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LANDSCAPE ARCHITECT
JAMES MATTER
2151
STATE OF TEXAS
LANDSCAPE ARCHITECTURE
06/06/16

LANDSCAPE CITY SUBMITTAL PLAN

5301 SOUTHWEST PARKWAY - PHASE II
AUSTIN, TEXAS

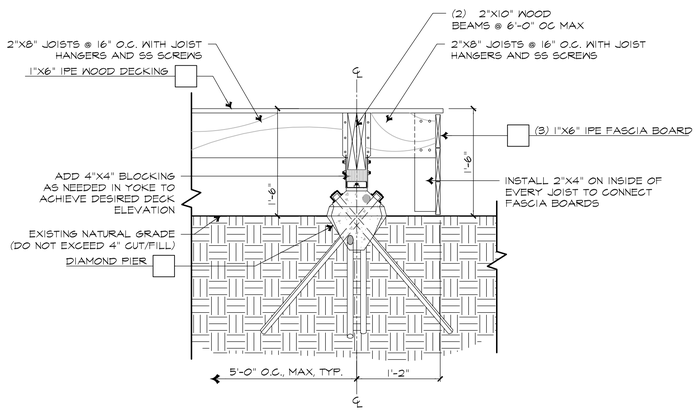
DRAWBRIDGE, 5301
SOUTHWEST PARKWAY, LLC

DRAWN BY: JM
DESIGNED BY: JM/RC
QA / QC: JM/RC
PROJECT NO.: 0109642-10020

SHEET
30
of 49

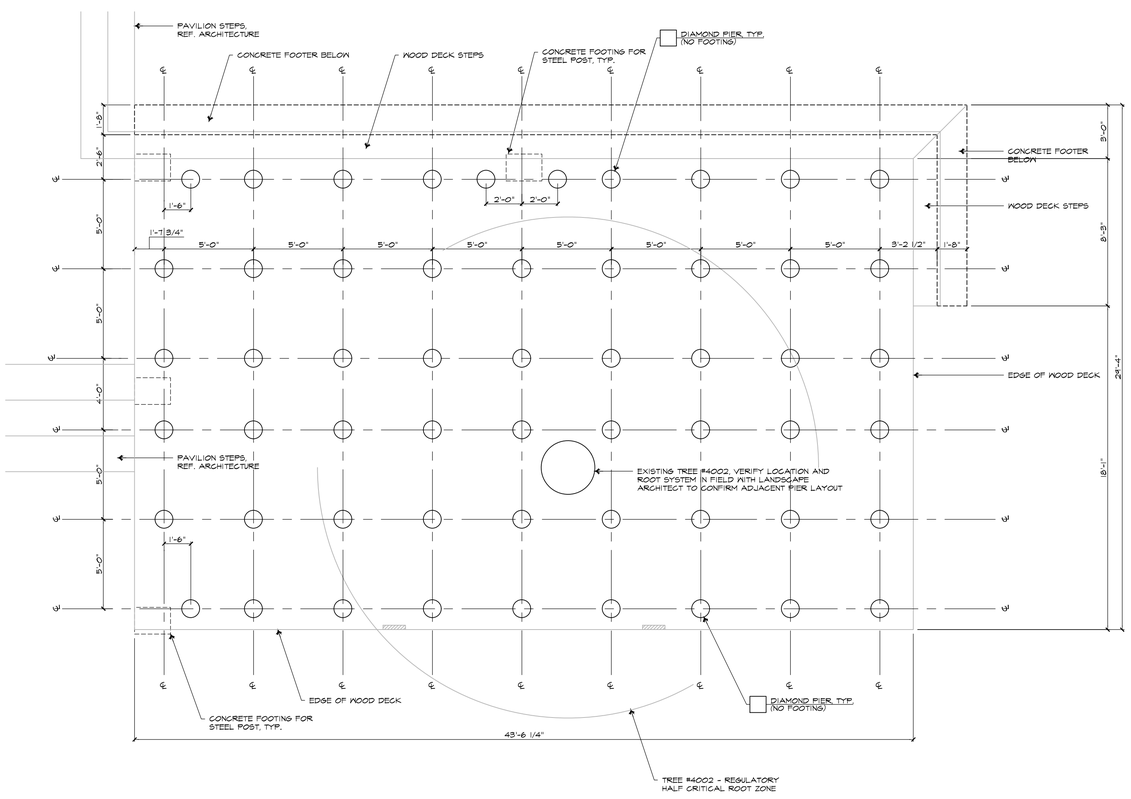
L:\0109642\10020\LA 06 City Submittal\L7-SHEET 30_J1.dwg modified by jmautz on Jun 7, 16 2:12 PM

NOTES:
1. ALL SEAMS TO BE STAGGERED.
2. ALL BOARDS ARE TO BE SPACED WITH 16 PENNY NAIL, TYP.
3. ALL FASTNERS TO BE STAINLESS STEEL SCREWS WITH HIDDEN CLIP SYSTEM; PRE-DRILL ALL SCREWS.
4. SEAL ALL BOARDS IMMEDIATELY AFTER CUTTING, REF. MATERIALS SCHEDULE.
5. REFERENCE MEP SERIES FOR LIGHT FIXTURES AND ELECTRICAL RUNS. ALL LIGHTS TO BE CENTERED WITH ONE ANOTHER.



2 DECK PIER
SECTION

SCALE: 1"=1'-0"



1 DECK PIER LAYOUT
PLAN

SCALE: 1/4"=1'-0"

PHASE I LANDSCAPE CALCULATIONS
(EXISTING PHASE - FOR REFERENCE ONLY)
*REF. SPC-06-0055C

LANDSCAPE CALCULATIONS

STREET YARD
PHASE I

	Required	Provided
Total Site Area	N\A	2,045,985 sf.
Total Street-yard Area	N\A	342,908 sf.
Street-yard Landscape (20%)	68,582 sf.	290,856 sf. (85 %)

	Required	Provided
TREES (street-yard)	97	98 (including existing tree credit)
Existing tree credit 6" dia. or greater	49 ea. x 2=	98 ea.

ISLAND, MEDIANS, OR PENINSULAS

	Required	Provided
Street-yard area	277 sf.	1,619 sf.

BUFFER POINTS Required 82 Total Provided 84

	SIZE	QUANTITY	PREFERRED	PROVIDED
Existing Trees	6" cal.	3	9 pts.	27 pts.
Large Shrubs	5 gal.	19	3 pts.	57 pts.

MITIGATION SUMMARY TABLE

INCHES TO BE REPLACED	2505 @ 25%	138 @ 10%	769 @ 50%	0 @ 20%
	626	14	385	0
TOTAL CALIPER INCHES TO BE REPLACED				1,025"
TOTAL CALIPER INCHES REPLACED (92 TREES @ 4" CAL. = 368") (36 TREES @ 3" CAL. = 108") (75 TREES @ 2" CAL. = 150") (3 TREES @ 6" CAL. = 18")				644"
TOTAL PERCENTAGE OF CALIPER INCHES REPLACED				63%

NATURAL AREA CALCULATIONS - APPENDIX B

	Required	Provided
Total Site Area	N\A	407,895 sf.
Total Natural Area	163,158 sf. (40 %)	231,913 sf. (40 %)
A. Natural Area Left Undisturbed		231,913 sf.
B. Natural Area Used For Sewage Disposal Fields (And Restored)		0 sf.
C. Previously Developed Area (Restored)		28,565 sf.
Total Highway Buffer	23,930 sf.	16,315 sf.
A. Highway Buffer Left Undisturbed		26,946 sf.
B. Highway Buffer Used For Access And Utilities		7,615 sf.
C. Highway Buffer Used For Detention/Sedimentation Ponds Or Wastewater Drain Fields (And Restored)		0 sf.
Total Highway Buffer Previously Disturbed		7,615 sf.
Total Of All Restored Areas		28,565 sf.
A. Sewage Disposal Or Wastewater Drain Field		34,780 sf.
B. Detention/Sedimentation Ponds		5,010 sf.
C. Restoration Of Previously Developed Areas		28,565 sf.
Total Caliper Inches Of Trees Removed In Highway Buffer		0 caliper inches
A. Class I Trees		0 caliper inches
B. Class II Trees		0 caliper inches

NATIVE GRASS/WILDFLOWER MIX

ALL DISTURBED AREAS IN NATURAL AREAS SHALL BE REVEGETATED WITH A UNIFORM COAT OF NATIVE GRASS/WILDFLOWER MIX AT THE SPECIFIED RATES BELOW:

- Little Bluestem - 1/2 lbs. / 1,000 s.f.
- Sideoats Grama - 1 lbs. / 1,000 s.f.
- Sprangletop - 1/2 lbs. / 1,000 s.f.
- Blue Grama - 1/2 lbs. / 1,000 s.f.
- Commanche Buffalograss - 1/2 lbs. / 1,000 s.f.
- Plain Bristletop - 1/2 lbs. / 1,000 s.f.
- Annual Rye - 4 lbs. / 1,000 s.f.
- Texas Bluebonnet - Lupinus texensis - 35 lbs. / acre
- Texas Paintbrush - Castilleja indivisa - 1/4 lbs. / acre
- Black-eyed Susan - Rudbeckia hirta - 2 lbs. / acre

FERTILIZER SHALL BE APPLIED TO THESE AREAS AT 1 LB. OF ACTUAL NITROGEN PER 1,000 S.F.

IN THE EVENT THAT THE NATIVE GRASS/WILDFLOWER MIX IS APPLIED BETWEEN SEPTEMBER 15 AND APRIL 15, PERENNIAL RYE GRASS WILL BE APPLIED TO ALL SPECIFIED NATIVE GRASS/WILDFLOWER AREAS. CONTRACTOR SHALL VISIT SITE ON APRIL 15 TO KILL AND SCRAPE ALL RYE GRASS AREAS, AND RE-SEED WITH NATIVE GRASS/WILDFLOWER MIX.

LANDSCAPE CERTIFICATION BLOCK
THE PLAN MEETS THE REQUIREMENTS OF LDC 25-2, ARTICLE 9 OF THE LAND DEVELOPMENT CODE. 25-2-983(A), ECM 2.4.8

ZACHRY HUNTER DATE

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 31 of 49
FILE NUMBER: SPC-2016-0258C APPLICATION DATE: JANUARY 14, 2016
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 CHRISTINE BARTON-HOLMES
PROJECT EXPIRATION DATE (ORD.#970905-A)_____DWPZ ____DDZ____

Director, Planning and Development Review Department
LO-CO-NP
GO-CO-NP
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: RR
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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NO.	DATE	REVISION	APPROVAL

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LANDSCAPE ARCHITECT STATE OF TEXAS 2151 MICHAEL A. WATER 06/06/16

LANDSCAPE CITY SUBMITTAL PLAN

5301 SOUTHWEST PARKWAY - PHASE II
AUSTIN, TEXAS

DRAWBRIDGE, 5301
SOUTHWEST PARKWAY, LLC

DRAWN BY: JM
DESIGNED BY: JM/RC
QA / QC: JM/RC
PROJECT NO.: 0109642-10020

SHEET
31
of 49

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PHASE 2 TREE REMOVAL TABLE - EXISTING TREES (STANDARD MITIGATION)

Tree no.	8-18" On App F	8-18" Not on App F	19-23" On App F	19-23" Not on App F	24"+ Heritage Tree	<8" On App F	<8" Not on App F	Tree Type
3032						6		Cedar
3033	10							Live Oak
3045	14							Cedar
3081					25 (DEAD)			Post Oak
4001		10 (INVASIVE)						Chinaberry
4003	8							Cedar
4173	13							Hackberry
4174		14 (INVASIVE)						Chinaberry
4177	10							Live Oak
TOTAL	55	0	0	0	0	6	0	

PHASE 2 TREE REMOVAL TABLE - REMOVAL OF TREES PLANTED AS PART OF PHASE I PERMIT (MITIGATION AT 1:1)

Tree no.	8-18" On App F	8-18" Not on App F	19-23" On App F	19-23" Not on App F	24"+ Heritage Tree	<8" On App F	<8" Not on App F	Tree Type
3147						3 (DEAD)		Live Oak
3148						4		Cedar Elm
3149						6		Yaupon Holly
3150						4		Live Oak
3151							3	Crape Myrtle
3152							3	Crape Myrtle
3153						4		Live Oak
3154						3		Texas Redbud
3155						3		Texas Redbud
3156						4		Texas Redbud
3157						5		Cedar Elm
3158						6		Yaupon Holly
3159						3		Yaupon Holly
3160						3		Yaupon Holly
3161						4		Monterey Oak
3162						4		Cedar Elm
3163						4		Cedar Elm
3164						3		Cedar Elm
3165						4		Cedar Elm
3166						3		Yaupon Holly
3167						4		Post Oak
3168						4		Post Oak
3169						4		Yaupon Holly
3170						3		Yaupon Holly
3171						3 (DEAD)		Post Oak
3172						5		Cedar Elm
3173						4		Texas Redbud
3174						5		Cedar Elm
TOTAL	0	0	0	0	0	96	6	

PHASE 3 TREE REMOVAL TABLE - EXISTING TREES (STANDARD MITIGATION)

Tree no.	8-18" On App F	8-18" Not on App F	19-23" On App F	19-23" Not on App F	24"+ Heritage Tree	<8" On App F	<8" Not on App F	Tree Type
4030	13							Live Oak
4031	15							Live Oak
4045			19					Live Oak
4057	8							Live Oak
4066	17							Live Oak
4067	9							Live Oak
4068	9							Live Oak
4069	8							Live Oak
4070	15							Live Oak
4071	13							Live Oak
4072	16							Live Oak
4073	14							Live Oak
4074	9							Cedar
4075	10							Live Oak
4076	16							Live Oak
4078	9							Cedar
4079	13							Cedar
4080	10							Cedar
4081	9							Cedar
4082	13							Live Oak
4083	9							Cedar
4084	13							Cedar
4085			19					Live Oak
4088	8							Cedar
4089	11							Cedar
4092	11							Cedar
4094	16							Cedar
4095	12							Live Oak
4096	14							Live Oak
4097			23					Live Oak
4098	10							Cedar
4099	11							Cedar
4100	12							Cedar
4101	11							Cedar
4102	11							Cedar
4103	15							Live Oak
4104	15							Live Oak
4105	12							Cedar
4106	9							Cedar
4107	10							Cedar
4108	15							Cedar
4109	11							Cedar
4110		10 (INVASIVE)						Chinaberry
4111	9							Cedar
4112	11							Cedar
4137	12							Cedar
4138						7		Live Oak
4139							5 (INVASIVE)	Chinaberry
4140						7		Hackberry
4142						7		Live Oak
4143	12							Live Oak
4144	11							Cedar
4145						6		Cedar
4152						7		Live Oak
4153						6		Live Oak
4154						7		Live Oak
4159						6		Live Oak
4176	12							Cedar
3000					24			Live Oak
3001	12							Cedar Elm
3005					29			Live Oak
3006	8							Live Oak
3009					32			Live Oak (M)
3010	9							Live Oak
3011	9							Live Oak
3014						6		Cedar Elm
3015	11							Cedar
3018	12							Elm
3019	10							Live Oak
3020	8							Cedar
3021						7		Live Oak
3022	14							Live Oak
3023	16							Live Oak (M)
3024	11							Live Oak
3025	14							Cedar
3026	8							Live Oak
3027	9							Live Oak
3028	17 (DEAD)							Live Oak
3240	13							Live Oak
3243	14							Live Oak
3244			19					Live Oak
3245	13							Live Oak
3247	13							Cedar
3251		9 (INVASIVE)						Chinaberry
TOTAL	733	0	80	0	85	66	0	

PHASE 2 MITIGATION TABLE - REPLACEMENT OF EXISTING TREES (STANDARD ECM MITIGATION RATES)

	ON APP. F 8-18"	NOT ON APP. F 8-18"	ON APP. F 19"+	NOT ON APP. F 19"+	HERITAGE 24"+	<8" on App. F	<8" not on App. F
TOTALS	55	0	0	0	0	6	0
INCHES TO BE REPLACED	50%	25%	100%	50%	300%	50%	25%
	27.5	0	0	0	0	3	0
TOTAL CALIPER INCHES REMOVED							61
TOTAL CALIPER INCHES TO BE REPLACED							30.5

PHASE 2 MITIGATION TABLE - REPLACEMENT OF TREES PLANTED AS PART OF PHASE I PERMIT (MITIGATION AT 1:1)

	ON APP. F 8-18"	NOT ON APP. F 8-18"	ON APP. F 19"+	NOT ON APP. F 19"+	<8" on App. F	<8" not on App. F
TOTALS	0	0	0	0	96	6
INCHES TO BE REPLACED	100%	100%	100%	100%	100%	100%
	0	0	0	0	96	6
TOTAL CALIPER INCHES REMOVED						102
TOTAL CALIPER INCHES TO BE REPLACED						102

PHASE 2 TOTAL MITIGATION TABLE

TOTAL CALIPER INCHES REMOVED (61 + 102 = 163)	163
TOTAL CALIPER INCHES TO BE REPLACED (30.5 + 102 = 132.5)	132.5
TOTAL CALIPER INCHES REPLACED* (8 @ 6" CAL. = 48") + (20 @ 4" CAL. = 80") + (3 @ 1.5" CAL. = 4.5") =	132.5
% OF REPLACEMENT INCHES PROVIDED	100%

PHASE 3 TREE REMOVAL TABLE - REMOVAL OF TREES PLANTED AS PART OF PHASE I PERMIT (MITIGATION AT 1:1)

Tree no.	8-18" On App F	8-18" Not on App F	19-23" On App F	19-23" Not on App F	24"+ Heritage Tree	<8" On App F	<8" Not on App F	Tree Type
3123						3		Mt. Laurel
3124						5		Live Oak
3125						4		Live Oak
4219						6		Live Oak
4220						6		Live Oak
4221		8						Crape Myrtle
TOTAL	0	8	0	0	0	24	0	

PHASE 3 MITIGATION TABLE - REPLACEMENT OF EXISTING TREES (STANDARD ECM MITIGATION RATES)

	ON APP. F 8-18"	NOT ON APP. F 8-18"	ON APP. F 19"+	NOT ON APP. F 19"+	HERITAGE 24"+	<8" on App. F	<8" not on App. F
TOTALS	733	0	80	0	85	66	0
INCHES TO BE REPLACED	50%	25%	100%	50%	300%	50%	25%
	366.5	0	80	0	255	33	0
TOTAL CALIPER INCHES REMOVED							964
TOTAL CALIPER INCHES TO BE REPLACED							734.5

PHASE 3 MITIGATION TABLE - REPLACEMENT OF TREES PLANTED AS PART OF PHASE I PERMIT (MITIGATION AT 1:1)

	ON APP. F 8-18"	NOT ON APP. F 8-18"	ON APP. F 19"+	NOT ON APP. F 19"+	<8" on App. F	<8" not on App. F
TOTALS	0	8	0	0	24	0
INCHES TO BE REPLACED	100%	100%	100%	100%	100%	100%
	0	8	0	0	24	0
TOTAL CALIPER INCHES REMOVED						32
TOTAL CALIPER INCHES TO BE REPLACED						32

PHASE 3 TOTAL MITIGATION TABLE

TOTAL CALIPER INCHES REMOVED (964 + 32 = 996)	996
TOTAL CALIPER INCHES TO BE REPLACED (734.5 + 32 = 766.5)	766.5
TOTAL CALIPER INCHES REPLACED* (14 @ 6" CAL. = 84") + (83 @ 4" CAL. = 332") + (64 @ 1.5" CAL. = 96") =	512
% OF REPLACEMENT INCHES PROVIDED	67%

* NOTE: MITIGATION TO BE A COMBINATION OF ON SITE TREE PLANTING.
PAYMENT INTO TREE FUND: THE REMAINING 254.5 CALIPER INCHES WILL BE MITIGATED BY PAYMENT INTO TREE FUND.
(254.5 @ $200 = $50,900)

TREE LIST (ADDITIONAL TREES):

NO.	DESCRIPTION
4000	16" CEDAR
(R) 4001	10" CHINABERRY
4002 (H)	29"LIVE OAK
(R) 4003	8" CEDAR
(R) 4004	8" CEDAR
4005 (H)	25"LIVE OAK (18,13)
4006	9" CEDAR
4007	16" LIVE OAK (13,5)
4008	13" LIVE OAK
4009	15" LIVE OAK
4010	11" LIVE OAK
4011 (H)	24"LIVE OAK (17,13)
4012	17" LIVE OAK (14,5)
4013	13" LIVE OAK
4014	9" CEDAR ELM
4015	11" LIVE OAK
4016	12" LIVE OAK
4017	14" LIVE OAK
4018	12" LIVE OAK
4019	12" LIVE OAK
4020	10" LIVE OAK
4021	13" LIVE OAK
4022	10" LIVE OAK
4023	20"CEDAR ELM (13,13)
4024	15" LIVE OAK
4025	8" LIVE OAK
4026	12" LIVE OAK
4027	8" LIVE OAK
4028	10" LIVE OAK
4029	16" LIVE OAK (11,10)
(R) 4030	13" LIVE OAK (9,8)
(R) 4031	15" LIVE OAK (11,7)
4032	20"LIVE OAK
4033	12" LIVE OAK
4034	12" LIVE OAK
4035	9" LIVE OAK
4036	8" LIVE OAK
4037	17" LIVE OAK (12,9)
4038	14" LIVE OAK
4039	12" LIVE OAK
4040	11" LIVE OAK
4041	11" LIVE OAK
4042	12" LIVE OAK
4043	15" LIVE OAK
4044	12" LIVE OAK
(R) 4045	19" LIVE OAK (10,9,8)
4046	17" LIVE OAK
4047	10" LIVE OAK
4048	9" LIVE OAK
4049	12" LIVE OAK
4050	9" LIVE OAK
4051	11" LIVE OAK
4052	15" LIVE OAK
4053	9" LIVE OAK
4054	11" LIVE OAK (8,6)
4055	10" LIVE OAK
4056	8" LIVE OAK
(R) 4057	8" LIVE OAK
4058	21" LIVE OAK
4059 (H)	25"LIVE OAK (17,15)
4060	11" LIVE OAK
4061	12" LIVE OAK
4062	17" LIVE OAK (12,10)
4063	10" CHINABERRY
4064	16" LIVE OAK
4065	8" LIVE OAK
(R) 4066	17" LIVE OAK
(R) 4067	9" LIVE OAK
(R) 4068	9" LIVE OAK
(R) 4069	8" LIVE OAK
(R) 4070	15" LIVE OAK
(R) 4071	13" LIVE OAK
(R) 4072	16" LIVE OAK (13,5)
(R) 4073	14" LIVE OAK
(R) 4074	9" CEDAR
(R) 4075	10" LIVE OAK
(R) 4076	16" LIVE OAK
4077	10" LIVE OAK
(R) 4078	9" CEDAR
(R) 4079	13" CEDAR (10,6)
(R) 4080	10" CEDAR
(R) 4081	9" CEDAR
(R) 4082	13" LIVE OAK
(R) 4083	9" CEDAR
(R) 4084	13" CEDAR
(R) 4085	19" LIVE OAK (14,10)
4086	17" LIVE OAK
4087	9" CEDAR
(R) 4088	8" CEDAR
(R) 4089	11" CEDAR
4090	14" CEDAR (10,8)
4091 (H)	34"LIVE OAK (23,22)
(R) 4092	11" CEDAR
4093	18" LIVE OAK (13,10)
(R) 4094	16" CEDAR (9,7,6)
(R) 4095	12" LIVE OAK
(R) 4096	14" LIVE OAK
(R) 4097	23"LIVE OAK
(R) 4098	10" CEDAR
(R) 4099	11" CEDAR
(R) 4100	12" CEDAR
(R) 4101	11" CEDAR
(R) 4102	11" CEDAR
(R) 4103	15" LIVE OAK
(R) 4104	15" LIVE OAK (10,10)
(R) 4105	12" CEDAR
(R) 4106	9" CEDAR
(R) 4107	10" CEDAR
(R) 4108	15" CEDAR
(R) 4109	11" CEDAR
(R) 4110	10" CHINABERRY
(R) 4111	9" CEDAR
(R) 4112	11" CEDAR
4113	14" CEDAR ELM
4114	16" POST OAK
4115	12" CEDAR ELM
4116 (H)	29"LIVE OAK
4117	13" CEDAR ELM
4118	20"LIVE OAK
4119 (H)	28"LIVE OAK (20,15)
4120	10" LIVE OAK
4121	13" LIVE OAK
4122	16" LIVE OAK
4123 (H)	25"LIVE OAK
4124	11" CEDAR
4125	20"LIVE OAK (15,10)
4126	17" LIVE OAK (12,10)
4127	14" LIVE OAK
4128	12" LIVE OAK
4129	11" LIVE OAK
4130	11" LIVE OAK
4131	8" LIVE OAK
4132	18" LIVE OAK (12,12)
4133	12" LIVE OAK
4134	21" LIVE OAK
4135	13" CEDAR
(R) 4137	12" CEDAR (8,7)
(R) 4138	7" LIVE OAK
(R) 4139	5" CHINABERRY (3,2,2)
(R) 4140	7" HACKBERRY
4141	11" CEDAR (8,5)
(R) 4142	7" LIVE OAK
(R) 4143	12" LIVE OAK (7,6,3)
(R) 4144	11" CEDAR (5,5,4,3)
(R) 4145	6" CEDAR
4146	11" CEDAR (8,5)
4147	8" CEDAR
4148	7" LIVE OAK
4149	6" LIVE OAK
4150	4" CHINABERRY (2,2,2)
4151	5" MOUNTAIN LAUREL (3,2,2)
(R) 4152	7" LIVE OAK
(R) 4153	6" LIVE OAK
(R) 4154	7" LIVE OAK
4155	7" LIVE OAK
4156	7" LIVE OAK
4157	7" LIVE OAK
4158	8" CEDAR
(R) 4159	6" LIVE OAK
4160	6" LIVE OAK
4161	7" CEDAR ELM
4162	10" CEDAR ELM (7,5)
4163	7" MOUNTAIN LAUREL (2,2,2,2,2,2)
4164	6" MOUNTAIN LAUREL (2,2,2,2,2)
4165	6" MOUNTAIN LAUREL (2,2,2,2,2)
4166	7" LIVE OAK
4167	6" CHINABERRY (4,3)
4168	6" CHINABERRY (4,3)
4169	7" CYPRESS (5,3)
4170	4" MOUNTAIN LAUREL (2,2,2)
4171	6" CHINABERRY (5,2)
4172	5" MOUNTAIN LAUREL (2,2,2,2)
(R) 4173	13" HACKBERRY (7,6,5)
(R) 4174	14" CHINABERRY (7,5,5,2,2)
4175	11" CEDAR
(R) 4176	12" CEDAR
(R) 4177	10" LIVE OAK (7,5)
4178	11" LIVE OAK
4179	12" LIVE OAK
4180	8" LIVE OAK
4181	19" LIVE OAK (13,11)
4182	12" LIVE OAK
4183	16" LIVE OAK (12,7)
4184	14" ELM (7,7,7)
4185	10" LIVE OAK
4186	8" CEDAR ELM
4187	8" CEDAR ELM
4188	12" LIVE OAK
4189	7" CEDAR ELM
4190	11" LIVE OAK
4191	14" LIVE OAK
4192	13" LIVE OAK
4193	10" CEDAR ELM (7,5)
4194	13" CHINABERRY (9,7)
4195	11" HACKBERRY (7,7)
4196	10" LIVE OAK
4197	7" LIVE OAK
4198	21" LIVE OAK
4199	10" LIVE OAK
4200	9" LIVE OAK
4201	7" LIVE OAK
4202	10" LIVE OAK
4203	14" LIVE OAK (9,9)
4204	9" LIVE OAK
4205	9" LIVE OAK
4206	9" LIVE OAK
4207	15" LIVE OAK
4208	9" LIVE OAK
4209	9" LIVE OAK
4210	15" LIVE OAK (10,10)
4211	13" LIVE OAK
4212	12" LIVE OAK
4213	9" LIVE OAK
4214	9" LIVE OAK
4215	10" LIVE OAK
4216	10" LIVE OAK
4217	8" ELM
4218	8" LIVE OAK
(R) 4219	6" LIVE OAK
(R) 4220	6" CRAPE MYRTLE (3,3,3)
(R) 4221	8" CRAPE MYRTLE (2,2,2,2,2,2,2)
4222	5" CRAPE MYRTLE (2,2,2,2)
4223	7" CRAPE MYRTLE (2,2,2,2,2,2)
4224	6" CRAPE MYRTLE (3,3,3)
4225	6" CEDAR ELM

TREE LIST (ADDITIONAL TREES):

NO.	DESCRIPTION
(R)3000(H)	24" LIVE OAK (17, 14)(M)
(R)3001(M)	12" ELM (8, 7)
3002(M)	19" LIVE OAK (13, 12)
(R)3003(M)	16" LIVE OAK (11, 10)
(R)3004	8" LIVE OAK
(R)3005(H)	29" LIVE OAK
(R)3006	8" LIVE OAK
3007	6" ELM
3008(H)	30" LIVE OAK(11,11,10,10,6)(M)
(R)3009(H)	32" LIVE OAK(12,11,11,10,7,6)(M)
(R)3010	9" LIVE OAK
(R)3011	9" LIVE OAK
(R)3012(M)	19" LIVE OAK(10,10,8)
(R)3013	15" LIVE OAK
(R)3014	6" ELM
(R)3015	11" CEDAR
3016(M)	17" LIVE OAK(12,9)
3017	13" LIVE OAK
(R)3018	12" ELM
(R)3019	10" LIVE OAK
(R)3020	8" CEDAR
(R)3021	7" LIVE OAK
(R)3022	14" LIVE OAK
(R)3023(M)	16" LIVE OAK(11,10)
(R)3024	11" LIVE OAK
(R)3025	14" CEDAR
(R)3026	8" LIVE OAK
(R)3027	9" LIVE OAK
(R)3028	17" LIVE OAK (DEAD)
(R)3029	8" LIVE OAK
3030	7" LIVE OAK
3031	6" LIVE OAK
(R)3032	6" CEDAR
(R)3033(M)	10" LIVE OAK(7,5)
(R)3034	6" CEDAR
3035	6" CYPRESS
3036(M)	9" CHINABERRY(6,6)
3037	12" CEDAR
3038	9" CEDAR
3039(M)	12" CEDAR(8,7)
3040	8" CEDAR
3041(M)	9" CHINABERRY(7,4)
3042	7" CEDAR
3043	9" CEDAR
3044(M)	9" CEDAR(7,4)
(R)3045(M)	14" CEDAR(10,8)
3046(M)	9" CEDAR(6,5)
3047	8" CEDAR
3048(M)	16" CEDAR(11,9)
3049	7" ELM
3050(M)	14" ELM(8,7,5)
3051	15" LIVE OAK
3052	16" LIVE OAK
3053	16" LIVE OAK
3054	12" ELM
3055	9" ELM
3056(M)	11" ELM(7,7)
3057	15" POST OAK
3058	12" ELM
3059	16" POST OAK
3060	9" ELM
3061(M)	16" ELM(9,8,5)
3062	10" ELM
3063	16" POST OAK
3064	14" POST OAK
3065	19" POST OAK
3066	7" ELM
3067	11" CEDAR
3068	14" ELM
3069	12" ELM
3070	7" POST OAK
3071	21" POST OAK
3072	17" POST OAK
3073	14" POST OAK
3074	14" POST OAK
3075	9" POST OAK
3076	16" POST OAK
3077	16" POST OAK
3078	16" POST OAK
3079	18" POST OAK
(R)3080	7" CHINABERRY
(R)3081(M)	25" POST OAK(18,13)DEAD
3082	6" LIVE OAK
3083	14" CEDAR
3084	18" POST OAK
3085	15" POST OAK
3086	18" POST OAK
3087(H)	24" POST OAK(16,15)(M)
3088	13" POST OAK
3089	17" POST OAK
3090	12" POST OAK
3091	17" POST OAK
3092	18" POST OAK
3093	17" POST OAK
3094	13" POST OAK
3095	13" POST OAK
3096	15" POST OAK
3097	14" POST OAK
3098	11" POST OAK
3099	19" POST OAK
3100	13" ELM
3101(H)	26" POST OAK
3102(H)	27" POST OAK
3103	21" POST OAK
3104	11" POST OAK
3105	17" ELM
3106(M)	13" POST OAK(10,6)
3107	18" POST OAK
3108	12" POST OAK
3109	12" LIVE OAK
3110	11" LIVE OAK
3111	9" LIVE OAK
3112 (M)	18" LIVE OAK (13,9)
3113	12" LIVE OAK
3114	12" LIVE OAK
3115	17" ELM
3116	19" ELM
3117	19" LIVE OAK
3118	6" LIVE OAK
3119	10" POST OAK
3120	9" ELM
3121	5" LIVE OAK
3122	6" LIVE OAK
(R) 3123	3" MOUNTAIN LAUREL(1,1,1,1,1,1)
(R)3124	5" LIVE OAK
(R)3125	4" LIVE OAK
3126	5" CYPRESS
3127	6" POST OAK
3128	4" POST OAK
3129	4" POST OAK
3130	6" MOUNTAIN LAUREL(3,3,2)
3131	6" CEDAR
3132	6" CEDAR
3133	4" CEDAR
3134	3" SPANISH OAK
3135	3" TEXAS REDBUD
3136	4" TEXAS REDBUD
3137	3" POST OAK
3138	3" TEXAS REDBUD
3139	4" POST OAK
3140	4" TEXAS REDBUD
3141	4" POST OAK
3142	4" POST OAK
3143	4" POST OAK
3144	4" SPANISH OAK
3145	6" CYPRESS
3146	5" SPANISH OAK
(R)3147	3" OAK(3, DEAD)
3148	4" ELM
(R)3149	6" YAUPON HOLLY(2,2,2,2,2)
3150	4" LIVE OAK
3151	3" CRAPE MYRTLE(1,1,1,1,1,1)
3152	3" CRAPE MYRTLE(1,1,1,1,1,1)
(R)3153	4" LIVE OAK
3154	3" TEXAS REDBUD
3155	3" TEXAS REDBUD
3156	4" TEXAS REDBUD
(R)3157	5" ELM
(R)3158	6" YAUPON HOLLY(2,2,2,2,2)
(R)3159	3" YAUPON HOLLY(1,1,1,1)
(R)3160	3" YAUPON HOLLY(1,1,1,1,1,1,1)
(R)3161	4" SPANISH OAK
(R)3162	4" ELM
(R)3163	4" ELM
(R)3164	3" ELM
(R)3165	4" ELM
(R)3166	3" YAUPON HOLLY(1,1,1,1)
(R)3167	4" POST OAK
(R)3168	4" POST OAK
(R)3169	4" YAUPON HOLLY (2, 2, 1)
(R)3170	3" YAUPON HOLLY (1, 1, 1, 1)
3171	3" POST OAK (3, DEAD)
3172	5" ELM
3173	4" TEXAS REDBUD
3174	5" ELM
(R)3175	5" CEDAR
3176	5" LIVE OAK
(R)3177	3" ELM
3178	3" CHINQUAPIN OAK
3179	4" CHINQUAPIN OAK
3180	6" CEDAR ELM (4, 3)
3181	5" CEDAR ELM
3182	4" LIVE OAK
3183	5" LIVE OAK
3184	4" CYPRESS
3185	5" LIVE OAK
3186	5" LIVE OAK
3187	5" CYPRESS
3188	5" CYPRESS
3189	5" CYPRESS
3190	6" CYPRESS
3191	5" CYPRESS
3192	5" CYPRESS
3193	6" LIVE OAK(3, 3, 2)
3194	5" LIVE OAK
3195	4" CYPRESS
3196	4" LIVE OAK
3197	3" TEXAS REDBUD
3198	3" CHINQUAPIN OAK
3199	3" TEXAS REDBUD
3200	4" LIVE OAK
3201	4" TEXAS REDBUD (3, 2)
3202	4" LIVE OAK
3203	5" LIVE OAK
3204	4" LIVE OAK
3205	4" LIVE OAK
3206	4" LIVE OAK
3207	2" CHINQUAPIN OAK
3208	3" CHINQUAPIN OAK
3209	5" LIVE OAK
3210	6" CEDAR ELM
3211	4" CHINQUAPIN OAK
3218	4" LIVE OAK
3219	4" TEXAS REDBUD
3220	5" LIVE OAK
3221	6" LIVE OAK
3222	3" CRAPE MYRTLE(1, 1, 1, 1, 1, 1, 1)
3223	3" CRAPE MYRTLE(1, 1, 1, 1, 1, 1)
3224	5" CRAPE MYRTLE(2, 2, 1, 1, 1, 1)
3225	3" CRAPE MYRTLE(1, 1, 1, 1, 1)
3226	5" CRAPE MYRTLE(1, 1, 1, 1, 1, 1, 1, 1, 1)
3227	5" CRAPE MYRTLE(1, 1, 1, 1, 1, 1, 1, 1, 1)
3228	4" CRAPE MYRTLE(2, 1, 1, 1, 1, 1
3229	6" CRAPE MYRTLE(2, 2, 2, 2, 2)
3230	4" CRAPE MYRTLE(1, 1, 1, 1, 1, 1, 1, 1)
3231	7" CRAPE MYRTLE (3, 3, 3, 2)
3232	4" CRAPE MYRTLE (1, 1, 1, 1, 1, 1, 1, 1)
3233	4" CRAPE MYRTLE (1, 1, 1, 1, 1, 1, 1, 1)
3234	7" CRAPE MYRTLE (4, 3, 2)
3235	3" CRAPE MYRTLE (1, 1, 1, 1, 1, 1
3236	3" CRAPE MYRTLE (1, 1, 1, 1)
3237	6" CRAPE MYRTLE (3, 2, 2, 2)
3238	4" CRAPE MYRTLE (1, 1, 1, 1, 1, 1, 1, 1)
3239	18" LIVE OAK
(R) 3240	13" LIVE OAK
3241	10" CEDAR ELM
3242	13" CEDAR ELM (7, 6, 5, 5)
(R)3243	14" LIVE OAK
(R)3244	19" LIVE OAK (13, 11)
(R)3245	13" LIVE OAK
3246	9" CEDAR
(R)3247	13" CEDAR
3248	20" LIVE OAK
(R)3249	10" LIVE OAK
3250	22" LIVE OAK (11, 11, 11)
(R)3251	9" CHINABERRY
3252	9" CEDAR

LANDSCAPE CERTIFICATION BLOCK
THE PLAN MEETS THE REQUIREMENTS OF LDC 25-2, ARTICLE 9 OF THE LAND DEVELOPMENT CODE. 25-2-983(A), ECM 2.4.8

ZACHRY HUNTER DATE

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 32 of 49
FILE NUMBER: SPC-2016-0258C APPLICATION DATE: JANUARY 14, 2016
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 CHRISTINE BARTON-HOLMES
PROJECT EXPIRATION DATE (ORD.#970905-A) ________ DWPZ ____ DDZ ____

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: __________ ZONING: LO-CO-NP GO-CO-NP RR
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.

APPROVAL | REVISION | NO. | DATE

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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LANDSCAPE CITY SUBMITTAL PLAN

5301 SOUTHWEST PARKWAY - PHASE II
AUSTIN, TEXAS

DRAWBRIDGE, 5301 SOUTHWEST PARKWAY, LLC

DRAWN BY: JM
DESIGNED BY: JM/RC
QA / QC: JM/RC
PROJECT NO.: 0109642-10020

SHEET
32
of 49

L:\0109642\10020\LA 06 City Submittal\L9-SHEET 32_U2.dwg modified by jmautz on Jun 14, 16 9:42 AM

GENERAL LANDSCAPE NOTES:

1. All proposed landscaping is to be installed as per local city ordinances and codes.
2. Existing trees to be saved shall be protected by tree protective fencing before construction begins. (REFER TO CIVIL PLANS FOR DETAILS). No equipment or materials shall be stored, operated or maintained within the fenced area. Fences shall be at the dripline and completely surround the tree or clusters of trees. No fires or cleaning of equipment trucks will be allowed in these areas.
3. Irrigation shall be by automated underground system to be installed prior to planting. Large open spaces will have spray or rotary nozzles. Piping that extends into the critical root zone of existing trees shall be hand dug.
4. All landscaping, replacement, screening, buffering, street yard, and all other revegetated areas shall have adequate irrigation provided to sustain growth.
5. Landscaping to be maintained and replaced as required to meet ordinance requirements.
6. Owner may make reasonable substitutions of equivalent trees for those species shown on the landscape plan tree legend. Additionally, the owner may elect to provide plant material above and beyond the materials shown on this plan.
7. All areas of native vegetation beyond the limits of construction shall be left undisturbed.
8. All proposed trees shown on this plan are for landscape requirements and replacement trees. Replacement trees shall be designated on plan by an (R) placed next to the trunk, canopy, or plant label. All replacement trees shall be irrigated by an automated underground system to be installed prior to planting.
9. Landscaping shall be protected by concrete curbing, curb stops or equivalent barriers in vehicular use areas.
10. All required landscape planting areas shall be a minimum of 8 feet in width (soil area). Large parking lots shall have medians with a 10 foot minimum (soil area).
11. All plant materials and irrigation shall be in place and operational at the time of landscape inspection for Certificate of Occupancy. Fiscal posting shall be made in lieu of a completed landscape installation.
12. No more than 50% of the proposed plant material shall be from the same genus or species.
13. The OWNER will continuously maintain the required landscaping in accordance with the Land Development Code Section 25-8 in effect at the time of this plan approval.
14. All landscaped areas are to be protected by six-inch wheel curbs, wheelstops, or other approved barriers as per ECM 2.4.7.
15. If establishing vegetation during any stage of a drought, section 6.4.30 may require a variance. Contact Austin Water Conservation Staff at watersecompvar@austintexas.org or call (512) 974-2199.

Appendix O: Landscape/Irrigation Notes

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

Automatic irrigation systems shall comply with the following requirements. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:

1. A new commercial and multi-family irrigation system must be designed and installed so that:
   a. there is not direct overspray onto non-irrigated areas;
   b. the system does not include spray irrigation on areas less than six (6) feet wide (such as medians, buffer strips, and parking lot islands)
   c. above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
   d. the irrigation system has a master valve;
   e. circuit remote control valves have adjustable flow controls;
   f. serviceable in-head check valves are adjacent to paved areas where elevation differences may cause low head drainage;
   g. the irrigation system has a City-approved weather based controller;
   h. an automatic rain shut-off device shuts off the irrigation system automatically after not more than a one-half inch (1/2") rainfall;
   i. zone valves and circuits are separated based on plant water requirements;
   j. an irrigation emission device (such as spray, rotor, or drip emitter) does not exceed the manufacturer's recommended operating pressure; and
   k. no component of the irrigation system deviates from the manufacturer's recommended use of the project.
2. The maximum spacing between spray or rotary sprinkler heads must not exceed the radius of throw of the head unless manufacturer of the sprinkler head specifically recommends a greater spacing. The radius throw is determined by reference to the manufacturer's specifications for a specific nozzle at a specific operating pressure.
3. The irrigation installer shall develop and provide an as-built design plan and water budget to the City at the time the final plumbing inspection is performed. The water budget shall include:
   a. a chart containing zone numbers, precipitation rate, and gallons per minute; and
   b. the location of the emergency irrigation system shut-off valve. A laminated copy of the water budget shall be permanently installed inside the irrigation controller door.
4. The irrigation installer shall provide a report to the City on a form provided by the Austin Water Utility Department certifying compliance with Subsection 1 when the final plumbing inspection is performed by the City.

PLANT LIST - PHASE 2 REPLACEMENT TREES

LARGE TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
3		Bur Oak	Quercus macrocarpa	4" Caliper minimum, Container
4		Cedar Elm	Ulmus crassifolia	6" Caliper minimum, Container
8		Cedar Elm	Ulmus crassifolia	4" Caliper minimum, Container
4		Live Oak	Quercus virginiana	6" Caliper minimum, Container
8		Live Oak	Quercus virginiana	4" Caliper minimum, Container
1		Texas Red Oak	Quercus texana	4" caliper, multi-trunk, 3 trunks 14'-16' Ht., Container

ORNAMENTAL TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
3		Holly, Yaupon	Ilex vomitoria	1.5" Cal., 8' Ht./5' spread, multi-trunk, 5 trunk min., female

PLANT LIST - PHASE 3 REPLACEMENT TREES

LARGE TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
8		Cedar Elm	Ulmus crassifolia	6" Caliper minimum, Container
34		Cedar Elm	Ulmus crassifolia	4" Caliper minimum, Container
6		Live Oak	Quercus virginiana	6" Caliper minimum, Container
23		Live Oak	Quercus virginiana	4" Caliper minimum, Container
4		Texas Red Oak	Quercus texana	4" Caliper, multi-trunk, 3 trunks 14'-16' Ht., Container
22		Shumard Oak	Quercus texana	4" Caliper minimum, Container

ORNAMENTAL TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
19		Holly, Possumhaw	Ilex decidua	3" caliper, 10-12' Ht./multi-trunk, female
45		Holly, Yaupon	Ilex vomitoria	1.5" Cal., 8' Ht./5' spread, multi-trunk, 5 trunk min., female

LANDSCAPE CALCULATIONS

STREET YARD

	Required	Provided
Total Site Area	N\A	151,165 sf.
Total Street-yard Area	N\A	56,260 sf.
Street-yard Landscape (20%)	11,252 sf.	41,349 sf.

	Required	Provided
TREES (street-yard)	11	11+ (including existing tree credit)
Existing tree credit		
2" dia. to 6" dia.	x ea. x 1=	x ea.
6" dia. or greater	6 ea. x 2=	12 ea.
Proposed Trees (street yard)	x ea.	x ea.

ISLAND, MEDIANS, OR PENINSULAS

	Required	Provided
Street-yard area	0 sf.	0 sf.
Non street-yard area	0 sf.	0 sf.

BUFFER POINTS Required 40 Total Provided 75

	SIZE	QUANTITY	PREFERRED	PROVIDED
Existing Trees	3"+	6	9 pts.	54 pts.
Larger Trees	3"+	2	9 pts.	18 pts.
Small Trees	1 1/2"+	1	3 pts.	3 pts.
Large Shrubs	5 gal	x	3 pts.	x pts.
Medium Shrubs	1 gal	x	1 pts.	x pts.
Decorative Wall (3' min. height)		x lf	3 pts.	x pts.
Berm (3' min. @ 4:1 max. slope)		x lf	1 pts.	x pts.

BARTON SPRINGS ZONE COMPLIANCE

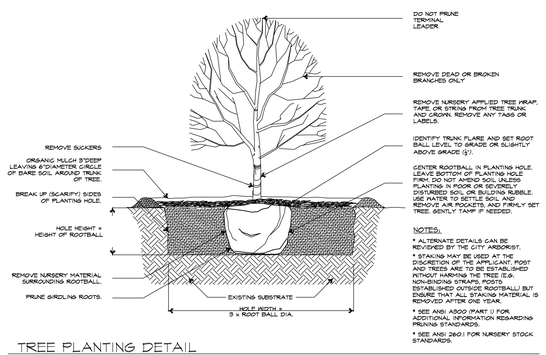
	TOTAL
TOTAL LANDSCAPE AREA NOT TO EXCEED 15% OR 22,674 S.F.	12,368 S.F.

INNOVATIVE WATER MANAGEMENT

REQUIRED LANDSCAPED AREA 4,571 SF + 0 SF	4,571 SF	
50 PERCENT OF REQUIRED LANDSCAPED AREA	2,286 SF	
	REQUIRED	PROVIDED
LANDSCAPING RECEIVING STORM WATER RUNOFF	0	0
UNDISTURBED NATURAL AREAS	2,286 SF	2,286 SF
UNDISTURBED EXISTING TREES	0	0
TOTAL	2,286 SF	2,286 SF

URBAN FORESTRY SUMMARY

TOTAL TREE INCHES SURVEYED	4,883
TOTAL TREE INCHES REMOVED, 8"-18" ON APPENDIX F	788
TOTAL TREE INCHES REMOVED, 8"-18" NOT ON APPENDIX F	8
TOTAL TREE INCHES REMOVED, 19"+ ON APPENDIX F	80
TOTAL TREE INCHES REMOVED, 19"+ NOT ON APPENDIX F	0
TOTAL TREE INCHES REMOVED, 24"+ ON APPENDIX F	85
TOTAL TREE INCHES REMOVED, < 8" ON APPENDIX F	192
TOTAL TREE INCHES REMOVED, < 8" NOT ON APPENDIX F	6
TOTAL INVASIVE TREE INCHES REMOVED	48
TOTAL TREE INCHES PLANTED ON SITE	644.5

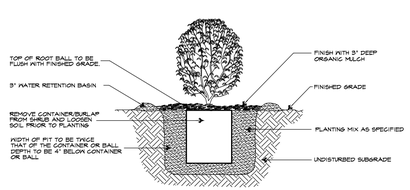


NOTES:

* ALTERNATE DETAILS CAN BE REVIEWED BY THE CITY ARBORIST.
* STAKING MAY BE USED AT THE DISCRETION OF THE APPLICANT. POST AND TREES ARE TO BE ESTABLISHED WITHOUT HARMING THE TREE (E.G. NON-BINDING STRAPS, POSTS ESTABLISHED OUTSIDE ROOTBALL) BUT ENSURE THAT ALL STAKING MATERIAL IS REMOVED AFTER ONE YEAR.
* SEE ANSI A300 (PART 1) FOR ADDITIONAL INFORMATION REGARDING PRUNING STANDARDS.
* SEE ANSI Z60.1 FOR NURSERY STOCK STANDARDS.

TREE PLANTING DETAIL

N.T.S.



SHRUB PIT PLANTING DETAIL

N.T.S.

LANDSCAPE CERTIFICATION BLOCK
THE PLAN MEETS THE REQUIREMENTS OF LDC 25-2, ARTICLE 9 OF THE LAND DEVELOPMENT CODE. 25-2-983(A), ECM 2.4.8

ZACHRY HUNTER DATE

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 33 of 49
FILE NUMBER: SPC-2016-0258C APPLICATION DATE: JANUARY 14, 2016
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 CHRISTINE BARTON-HOLMES
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ ____ DDZ ____

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: LO-CO-NP GO-CO-NP RR

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.

DATE	NO.	REVISION	APPROVAL

BURY
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LANDSCAPE CITY SUBMITTAL PLAN

5301 SOUTHWEST PARKWAY - PHASE II
AUSTIN, TEXAS

DRAWBRIDGE, 5301
SOUTHWEST PARKWAY, LLC

DRAWN BY: JM
DESIGNED BY: JM/RC
QA / QC: JM/RC
PROJECT NO.: 0109642-10020

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