





Number	Minimum Slope	Maximum Slope	Area (Ac.)	Color	IMPERVIOUS COVER (Ac.)
1	0.00%	15.00%	9.433		4.279
2	15.00%	25.00%	0.084		0.000
3	25.00%	35.00%	0.002		0.000
4	>35.00%	-	0.005		0.000

BERG SPITZE SUBDIVISION  
ZONING: GO-MU-CO-NP  
C85-77-223  
NO DOC. #

4-STORY PROFESSIONAL OFFICE BUILDING  
187,300' GROSS S.F.  
FF=1036.50 SLAB ON GRADE

3-STORY PROFESSIONAL OFFICE BLDGS  
FF=1027.00 SLAB ON GRADE

PARKING GARAGE ± 600 SPACES  
FF=1035.00 SLAB ON GRADE

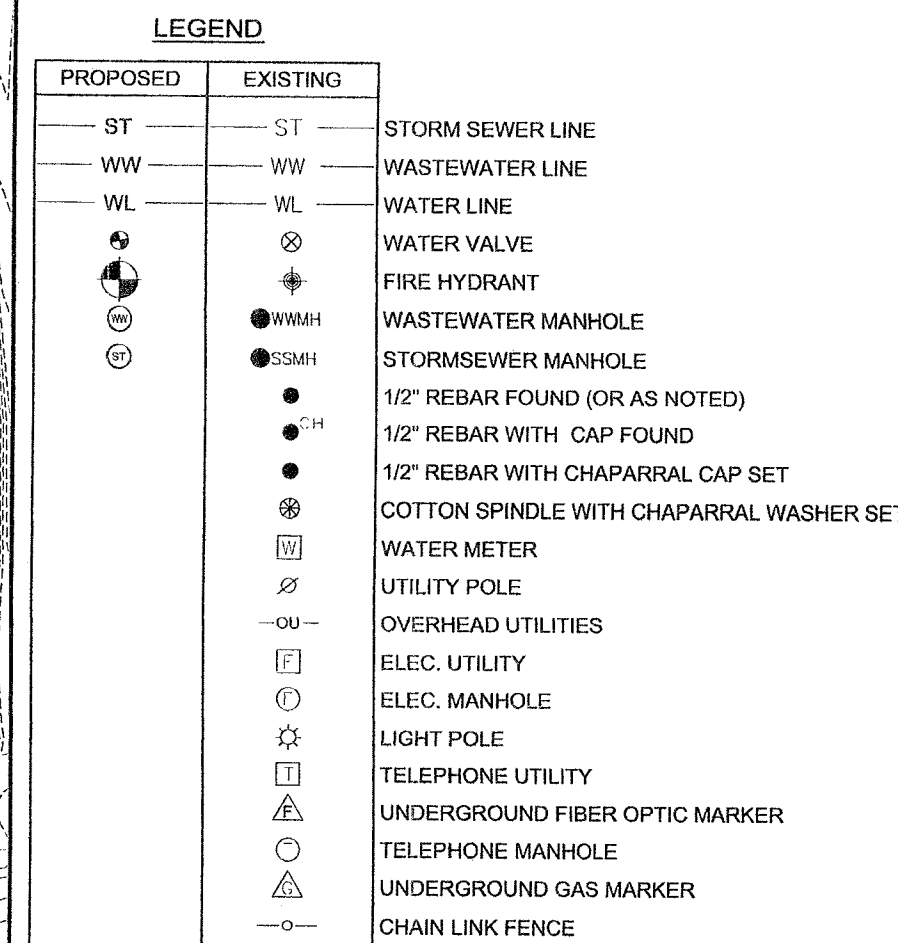
PROP. DETENTION POND

PROP. POND

SUNSET RIDGE ROAD

SOUTHWEST PARKWAY

TRAVIS COUNTRY WEST, SEC. 2 SUBDIVISION  
ZONING: SF-2-CO-NP  
C8-90-2046.2A  
DOC. # 2000100145  
EXIST. USE: GREENBELT / OPEN SPACE



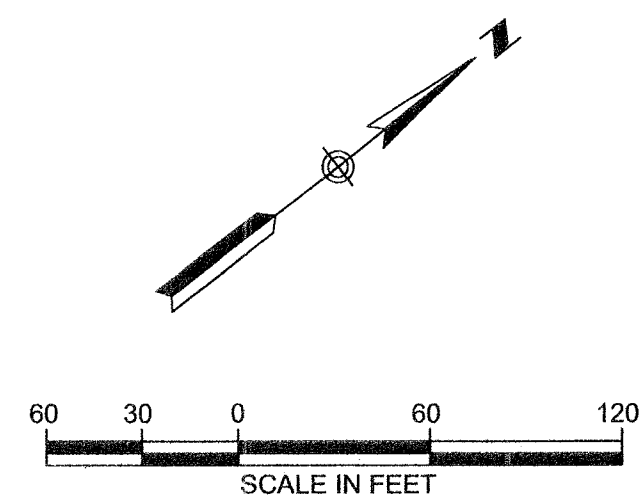
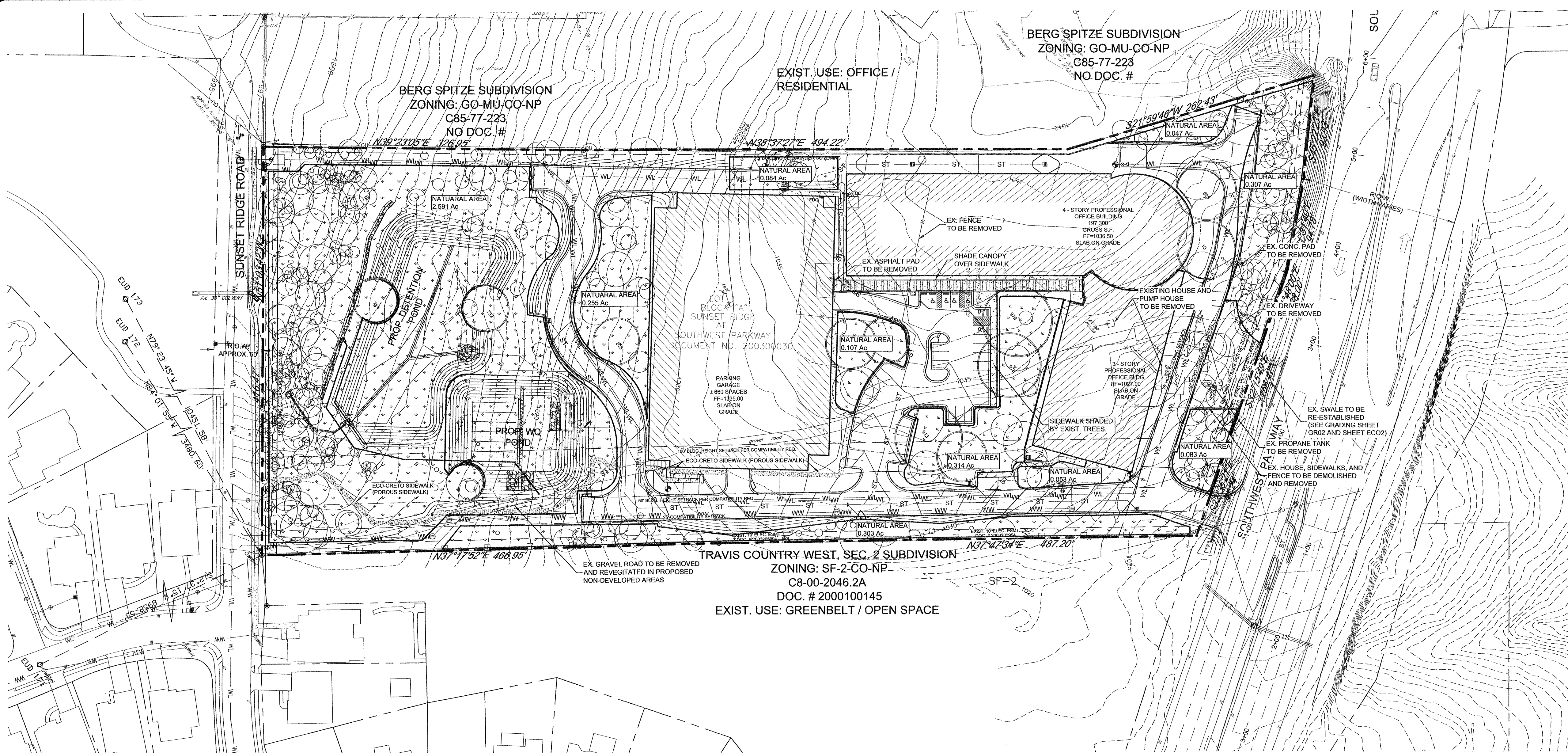
TBM #3: CITY OF AUSTIN EUD 173  
ELEVATION = 1042.75'



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

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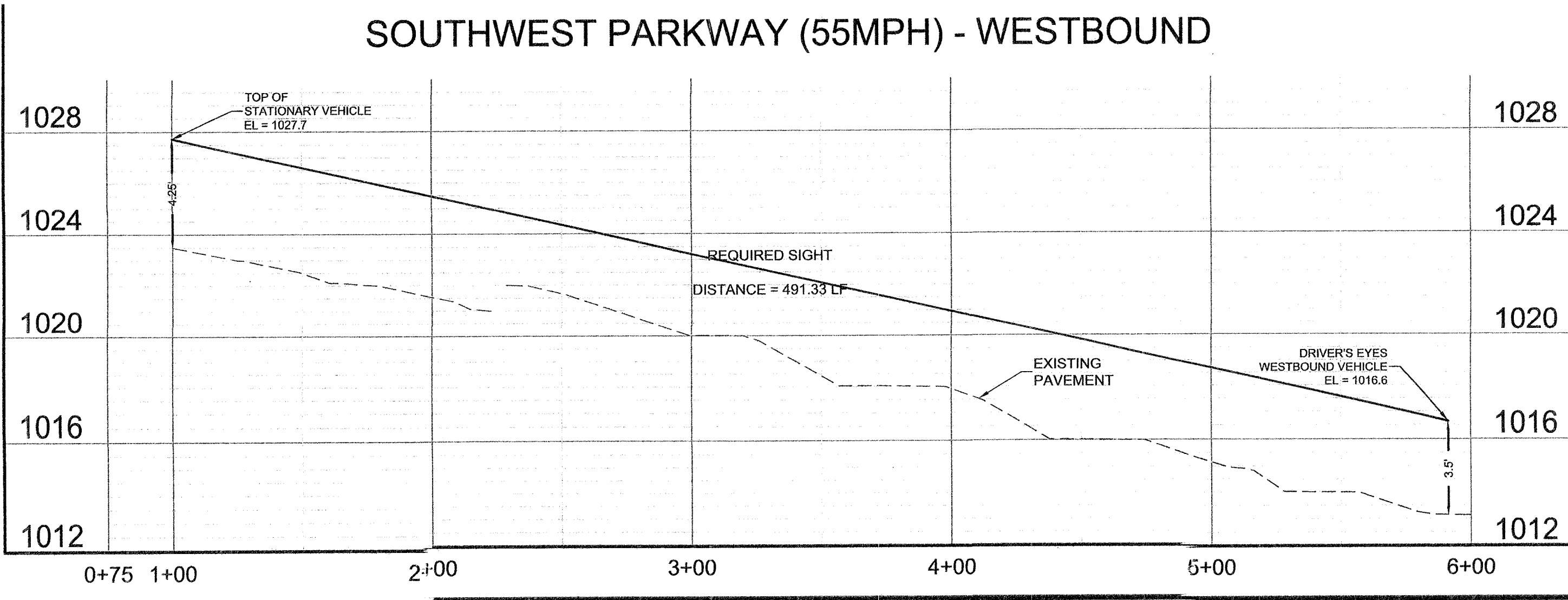
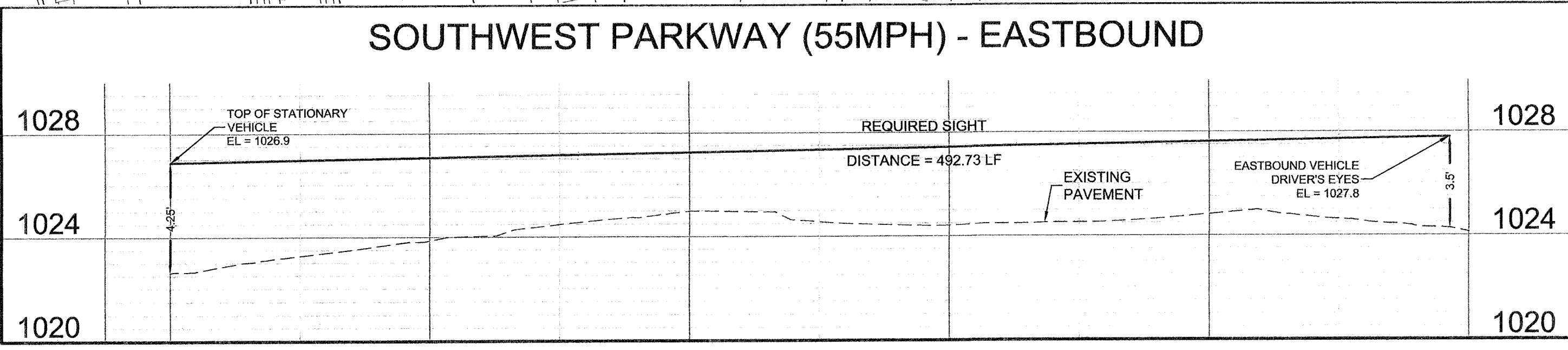


LEGEND	
PROPOSED	EXISTING
ST	ST
WW	WW
WL	WL
	NATURAL AREA
	WATER VALVE
	FIRE HYDRANT
	WASTEWATER MANHOLE
	STORMSEWER MANHOLE
	1/2" REBAR FOUND (OR AS NOTED)
	1/2" REBAR WITH CAP FOUND
	1/2" REBAR WITH CHAPARRAL CAP SET
	COTTON SPINDLE WITH CHAPARRAL WASHER SET
	WATER METER
	UTILITY POLE
	OVERHEAD UTILITIES
	ELEC. UTILITY
	ELEC. MANHOLE
	LIGHT POLE
	TELEPHONE UTILITY
	UNDERGROUND FIBER OPTIC MARKER
	TELEPHONE MANHOLE
	UNDERGROUND GAS MARKER
	PRIVACY FENCE
	CHAIN LINK FENCE
	ECO-CRETO SIDEWALK (POROUS SIDEWALK)

B.M. #1  
CITY OF AUSTIN EUD 171  
ELEV. = 1030.93'

B.M. #2  
CITY OF AUSTIN EUD 172  
ELEV. = 1014.61'

B.M. #3  
CITY OF AUSTIN EUD 173  
ELEV. = 1042.75'



#### AASHTO Stopping Sight Distance Calculation per COA Transportation Criteria Manual

$$SSD = 1.47 \cdot V \cdot P + (V^2 / (30 \cdot (A / 32.2 + G)))$$

Where:

V = Design speed in miles per hour  
a = deceleration rate (taken to be 11.2 ft/s²)  
g = Percent of grade divided by 100  
(+ for upgrade; - for downgrade)

Stationary Vehicle/Eastbound Vehicle	
V = 55 mph	
a = 11.2 ft/s²	
g = 2.54% (average)	
Reaction Distance	202.13 LF
Braking Distance	290.60 LF
Required Sight Distance	492.73 LF

Stationary Vehicle/Westbound Vehicle	
V = 55 mph	
a = 11.2 ft/s²	
g = 2.48% (average)	
Reaction Distance	202.13 LF
Braking Distance	289.21 LF
Required Sight Distance	491.33 LF

Therefore, both the eastbound and westbound vehicles are provided the required stopping distance.

A 1-YEAR ADMINISTRATIVE EXTENSION HAS BEEN  
APPROVED FROM JANUARY 27, 2019 TO JANUARY 27, 2020.

LOCATION OF EXISTING  
UNDERGROUND AND OVERHEAD  
UTILITIES ARE APPROXIMATE  
LOCATIONS ONLY. THE  
CONTRACTOR SHALL DETERMINE  
THE EXACT LOCATION OF ALL  
EXISTING UTILITIES PRIOR TO  
BEGINNING WORK AND SHALL BE  
FULLY RESPONSIBLE FOR ANY AND  
ALL DAMAGES WHICH MIGHT OCCUR.



#### SITE PLAN RELEASE

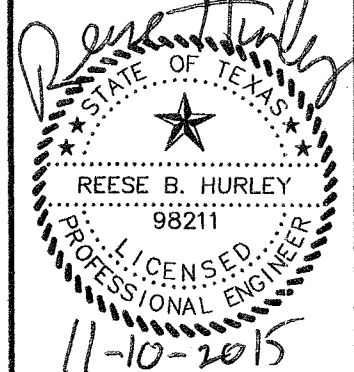
FILE NUMBER: SPC-2014-0442C EXPIRATION DATE: 1-27-19  
CASE MANAGER: DONNA GALATI APPLICATION DATE: NOV. 3, 2014  
APPROVED ADMINISTRATIVELY ON: 1-27-16  
APPROVED BY PLANNING COMMISSION ON: 1-17-16  
APPROVED BY CITY COUNCIL ON: 1-17-16  
under Section 112 of Chapter 255 of the Austin City Code.

Director for Planning and Development Review Department  
DATE OF RELEASE: 1-27-16 Zoning: GO-CO-NP  
Rev. No. 1 Correction No. 1  
Rev. No. 2 Correction No. 2  
Rev. No. 3

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COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL,  
WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE  
COMPLIANCE BY CITY ENGINEERS.

SUNSET RIDGE  
8401 SOUTHWEST PKWY. AUSTIN, TX 78735  
OVERALL PROJECT LAYOUT

REVISIONS	
NO.	DESCRIPTION
DATE	BY
11/20/15	MRC
DESIGNED BY:	MRC
DRAWN BY:	MRC
CHECKED BY:	
DRAWING NAME:	A188-402-SPR-01



Phone 512.439.4700  
Fax 512.439.4716  
FRN-F-1386

LJA Engineering, Inc.  
5316 Highway 290 West  
Suite 150  
Austin, Texas 78735

JOB NUMBER:  
A188-402

OP01

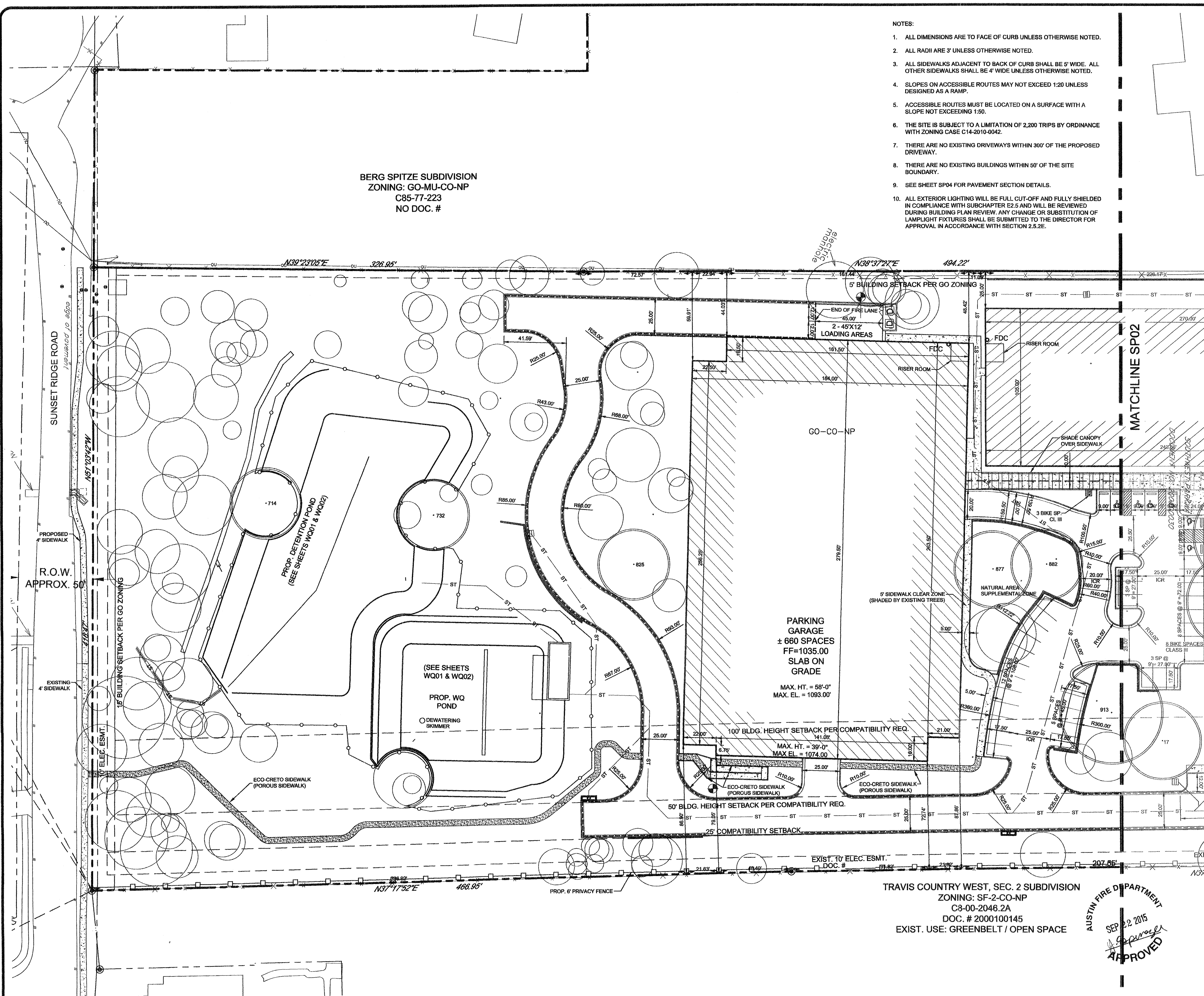
SHEET NO.

4

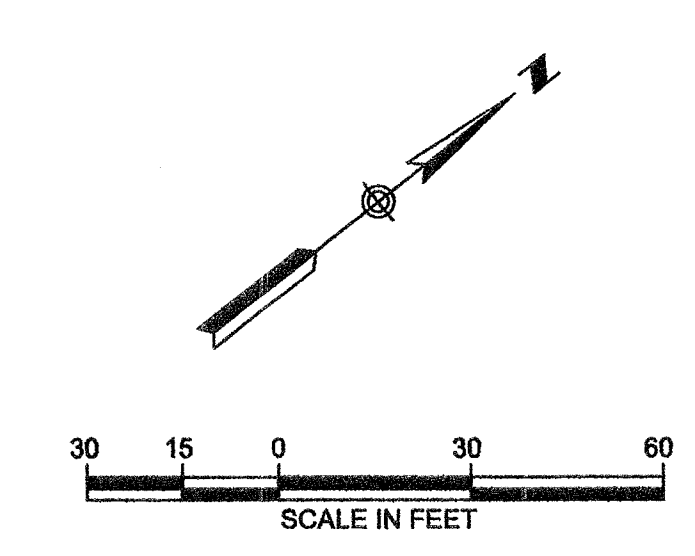
OF 47 SHEETS

SPC-2014-0442C





- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
  3. ALL SIDEWALKS ADJACENT TO BACK OF CURB SHALL BE 5' WIDE. ALL OTHER SIDEWALKS SHALL BE 4' WIDE UNLESS OTHERWISE NOTED.
  4. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
  5. ACCESSIBLE ROUTES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
  6. THE SITE IS SUBJECT TO A LIMITATION OF 2,200 TRIPS BY ORDINANCE WITH ZONING CASE C14-2010-0042.
  7. THERE ARE NO EXISTING DRIVEWAYS WITHIN 300' OF THE PROPOSED DRIVEWAY.
  8. THERE ARE NO EXISTING BUILDINGS WITHIN 50' OF THE SITE BOUNDARY.
  9. SEE SHEET SP04 FOR PAVEMENT SECTION DETAILS.
  10. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2E.



LEGEND	
PROPOSED	EXISTING
	ST
	WW
	WL
	WWMH
	SMH
	1/2" REBAR FOUND (OR AS NOTED)
	1/2" REBAR WITH CAP FOUND
	1/2" REBAR WITH CHAPARRAL CAP SET
	WATER METER
	UTILITY POLE
	OVERHEAD UTILITIES
	ELEC. UTILITY
	ELEC. MANHOLE
	LIGHT POLE
	TELEPHONE UTILITY
	UNDERGROUND FIBER OPTIC MARKER
	TELEPHONE MANHOLE
	UNDERGROUND GAS MARKER
	CHAIN LINK FENCE
	PRIVACY FENCE
	HERITAGE TREE
	TREE TO REMAIN
	RETAINING WALL

**SUNSET RIDGE**  
8401 SOUTHWEST PKWY, AUSTIN, TX 787235  
DETAILED SITE PLAN

DATE	BY	REVISIONS
7/10/2015	MRC	DESIGNED BY: MRC
07-12-2015	MRC	CHECKED BY: MRC

DATE: 7/10/2015  
DESIGNED BY: MRC  
DRAWN BY: MRC  
CHECKED BY: MRC  
DRAWING NAME: A188-402-S-001

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

**SITE PLAN RELEASE**

FILE NUMBER: SPC-2014-0442C EXPIRATION DATE: 1-27-19  
CASE MANAGER: DONNA GALATI APPLICATION DATE: NOV. 3, 2014  
APPROVED ADMINISTRATIVELY ON: 1-27-16  
APPROVED BY PLANNING COMMISSION ON: 1-27-16  
APPROVED BY CITY COUNCIL ON: 1-27-16  
under Section 112 of Chapter 25-5 of the Austin City Code.

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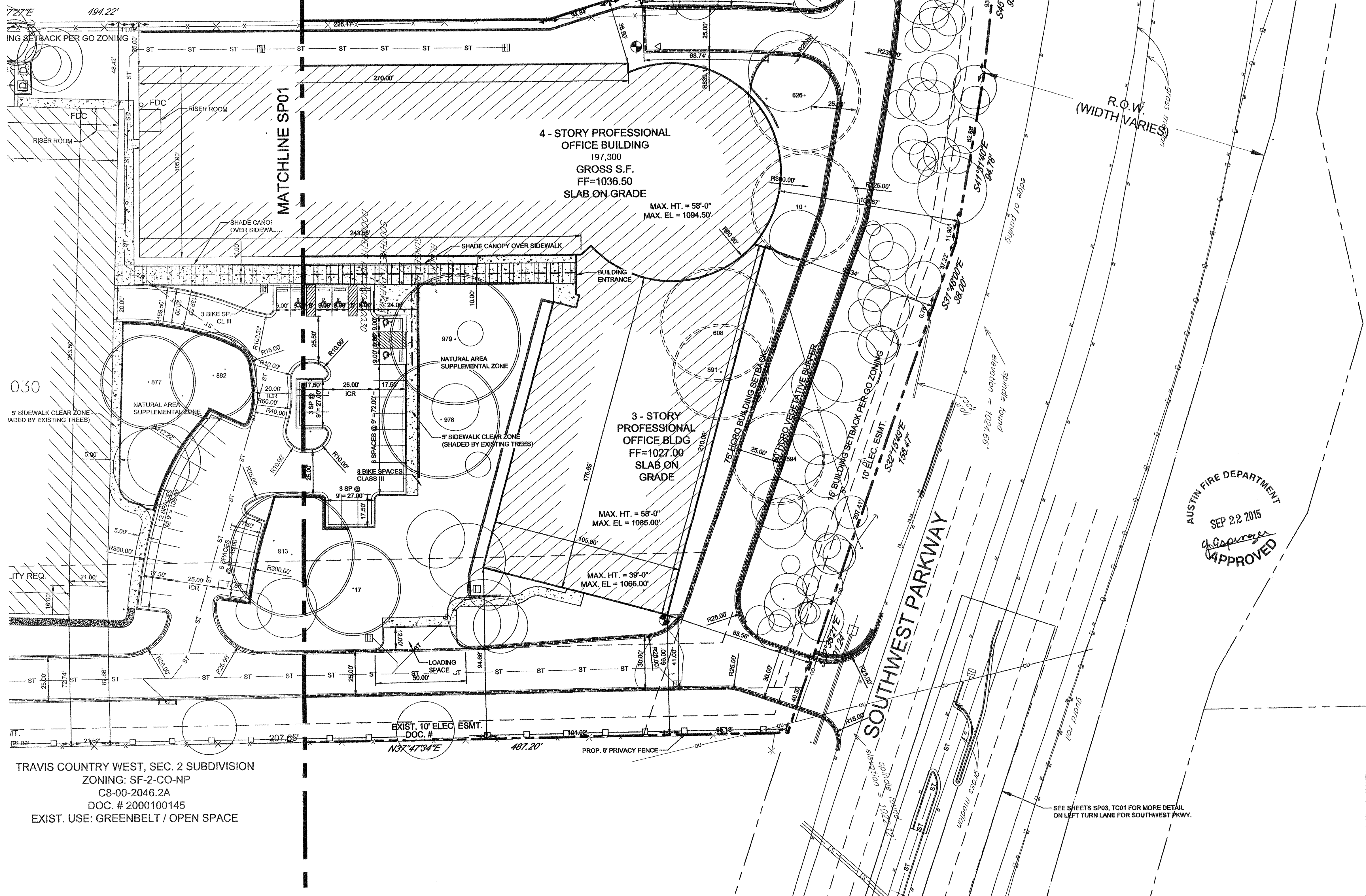
**LJA Engineering, Inc.**  
5316 Highway 230 West  
Suite 150  
Austin, Texas 78735  
Phone 512.439.4700  
Fax 512.439.4716  
FRN-F-1386

**JOB NUMBER:**  
A188-402  
**SP01**  
**SHEET NO.**  
**9**  
OF 47 SHEETS

T:\A188-402-S\SitePlan\_Drawing\A188-402-S-SP01.dwg  
User: jayles  
Last Modified: Jun 24, 15 - 08:54  
Plot Date/Time: Jun 25, 15 - 13:06:25



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TRAVIS COUNTRY WEST, SEC. 2 SUBDIVISION  
ZONING: SF-2-CO-NP  
C8-00-2046.2A  
DOC. # 2000100145  
EXIST. USE: GREENBELT / OPEN SPACE

BERG SPITZ SUBDIVISION  
ZONING: GO-MU-CO-NP  
C85-77-223  
NO DOC. #

4 - STORY PROFESSIONAL  
OFFICE BUILDING  
197,300  
GROSS S.F.  
FF=1036.50  
SLAB ON GRADE

3 - STORY  
PROFESSIONAL  
OFFICE BLDG  
FF=1027.00  
SLAB ON GRADE

LEGEND	
PROPOSED	EXISTING

A 1-YEAR ADMINISTRATIVE EXTENSION HAS BEEN  
APPROVED FROM JANUARY 27, 2013 TO JANUARY 27, 2020.

LOCATION OF EXISTING  
UNDERGROUND AND OVERHEAD  
UTILITIES ARE APPROXIMATE  
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THE EXACT LOCATION OF ALL  
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FULLY RESPONSIBLE FOR ANY AND  
ALL DAMAGES WHICH MIGHT OCCUR.



SITE PLAN RELEASE	
FILE NUMBER: SPC-2014-0442C	EXPIRATION DATE: 1-27-19
CASE MANAGER: DONNA GALATI	APPLICATION DATE: NOV. 3, 2014
APPROVED ADMINISTRATIVELY ON: 1-27-19	
APPROVED BY PLANNING COMMISSION ON: 1-27-19	
APPROVED BY CITY COUNCIL ON: 1-27-19	
under Section 112 of Chapter 25-5 of the Austin City Code.	
Director for Planning and Development Review Department	
DATE OF RELEASE: 1-27-19	Zoning: GO-CO-NP
Rev. No. 1	Correction No.1
Rev. No. 2	Correction No.2
Rev. No. 3	

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SUNSET RIDGE  
8401 SOUTHWEST PKWY. AUSTIN, TX 787235  
DETAILED SITE PLAN

NO.	REVISIONS	DESCRIPTION	BY	DATE

DATE: 7/10/2015  
DESIGNED BY: MRC  
DRAWN BY: MRC  
CHECKED BY: MRC  
DRAWING NAME: A188-002-SP01

RESEE B. HURLEY  
98211  
LICENSED PROFESSIONAL ENGINEER  
07-13-2015

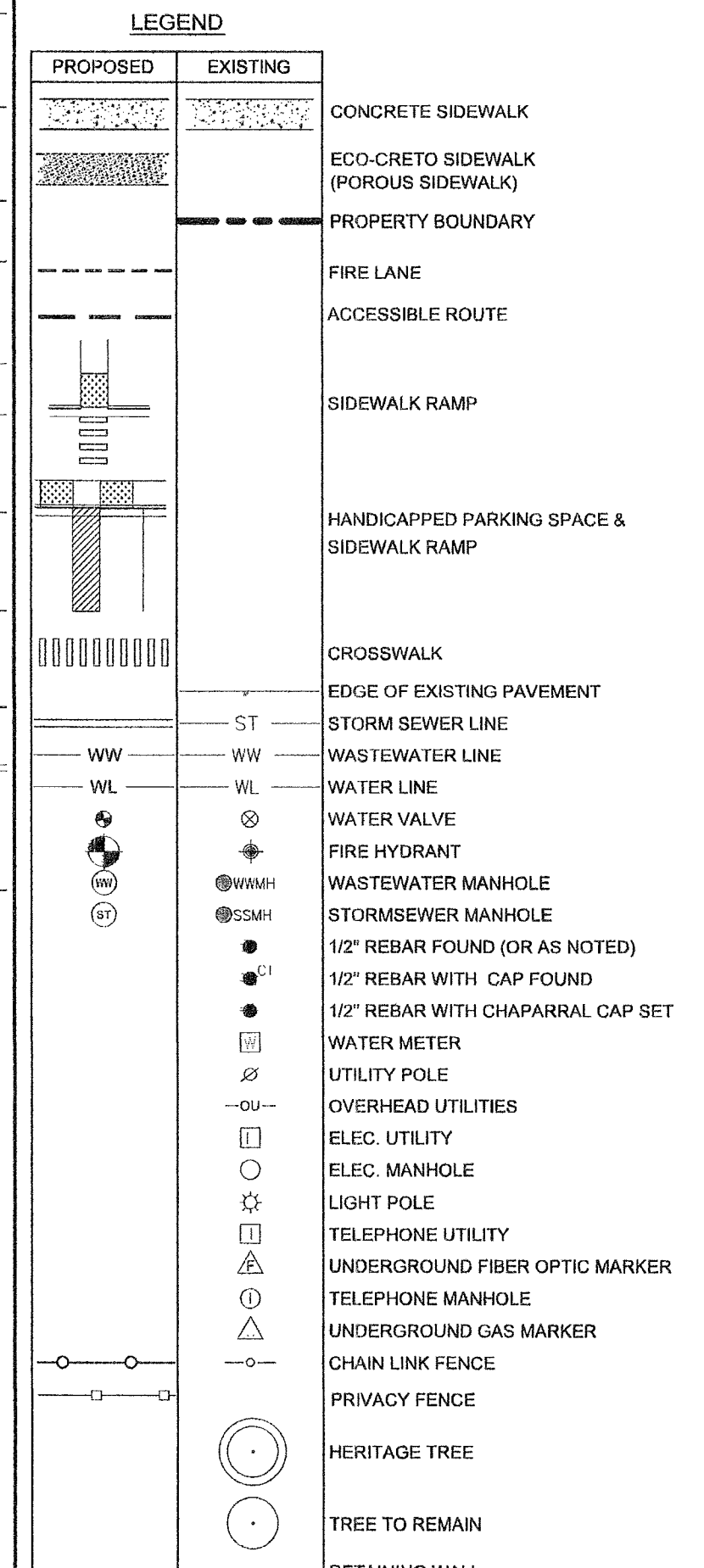
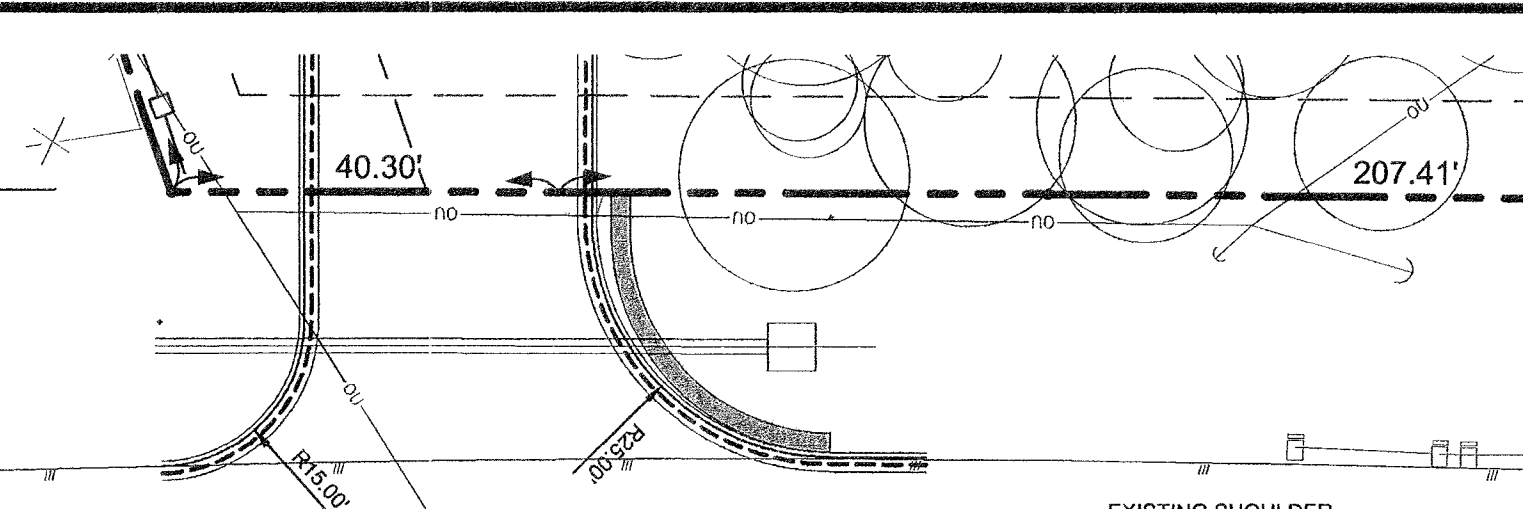
LJA Engineering, Inc.  
5316 Highway 280 West  
Suite 150  
Austin, Texas 78735  
Phone 512.439.4700  
Fax 512.439.4716  
FRN-1-1386

JOB NUMBER:  
A188-002  
SP02


SHEET NO.  
10  
OF 47 SHEETS


SPC-2014-0442C





Know what's below.  
Call 811.

 <b>LJA Engineering, Inc.</b> 5316 Highway 290 West Suite 150 Austin, Texas 78735		<b>SUNSET RIDGE</b> <b>8401 SOUTHWEST PKWY. AUSTIN, TX 787235</b> <b>SOUTHWEST PKWY LEFT TURN PLAN</b>	
JOB NUMBER: A188-402		SHEET NO. <div style="font-size: 2em; font-weight: bold;">11</div>	
REVISIONS		NO.      DATE	
DESCRIPTION		BY	
DATE: 7/10/21S		DESIGNED BY: MRC	
DRAWN BY: MRC		CHECKED BY:	
DRAWING NAME: A188-402-6-LEFT		DRAWING NO.:	


  
 REESE B. HURLEY  
 98211  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 07-13-205



# **FIRE DEPARTMENT**

1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL WEATHER SURFACE."
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4-INCH OPENING AT LEAST EIGHTEEN (18) INCHES ABOVE FINISHED GRADE. THE 4-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH A THREE (3) TO SIX (6) FOOT SETBACK FROM CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE (3) FEET OF ANY HYDRANT AND THE 4-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATE METHODS OF PROTECTION ARE PROVIDED, AS APPROVED BY THE FIRE CHIEF, THE ABOVE MAY BE MODIFIED OR WAIVED.
4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100' OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN (10) FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
6. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE, AND INSPECTED FOR FINAL APPROVAL.
7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.
8. FIRE DEPARTMENT ACCESS ROADS AND WATER SUPPLY FOR FIRE PROTECTION MUST BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING BUILDING CONSTRUCTION.

## **CITY OF AUSTIN ELECTRIC UTILITY NOTES**

1. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH AN EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
5. ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.

## **SITE PLAN RELEASE NOTES**

1. 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.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
8. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
9. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
10. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.
11. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESS AND OFFICE BUILDINGS WITH 100 OR MORE EMPLOYEES ON SITE.

## **SITE PLAN REQUIREMENTS PER RESTRICTIVE COVENANT (C14R-86-077)**

- ANY STRUCTURE CONSTRUCTED ON THIS SITE SHALL NOT EXCEED FOUR STORIES OR A HEIGHT GREATER THAN 60 FEET, WHICHEVER IS LESS.

## **COMPATIBILITY STANDARDS NOTES**

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-106A).
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. (SECTION 25-2-1067).
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. (SECTION 25-2-1067).
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. (SECTION 25-2-1067).

## **MEASURES TO PROVIDE SITE CONNECTIVITY**

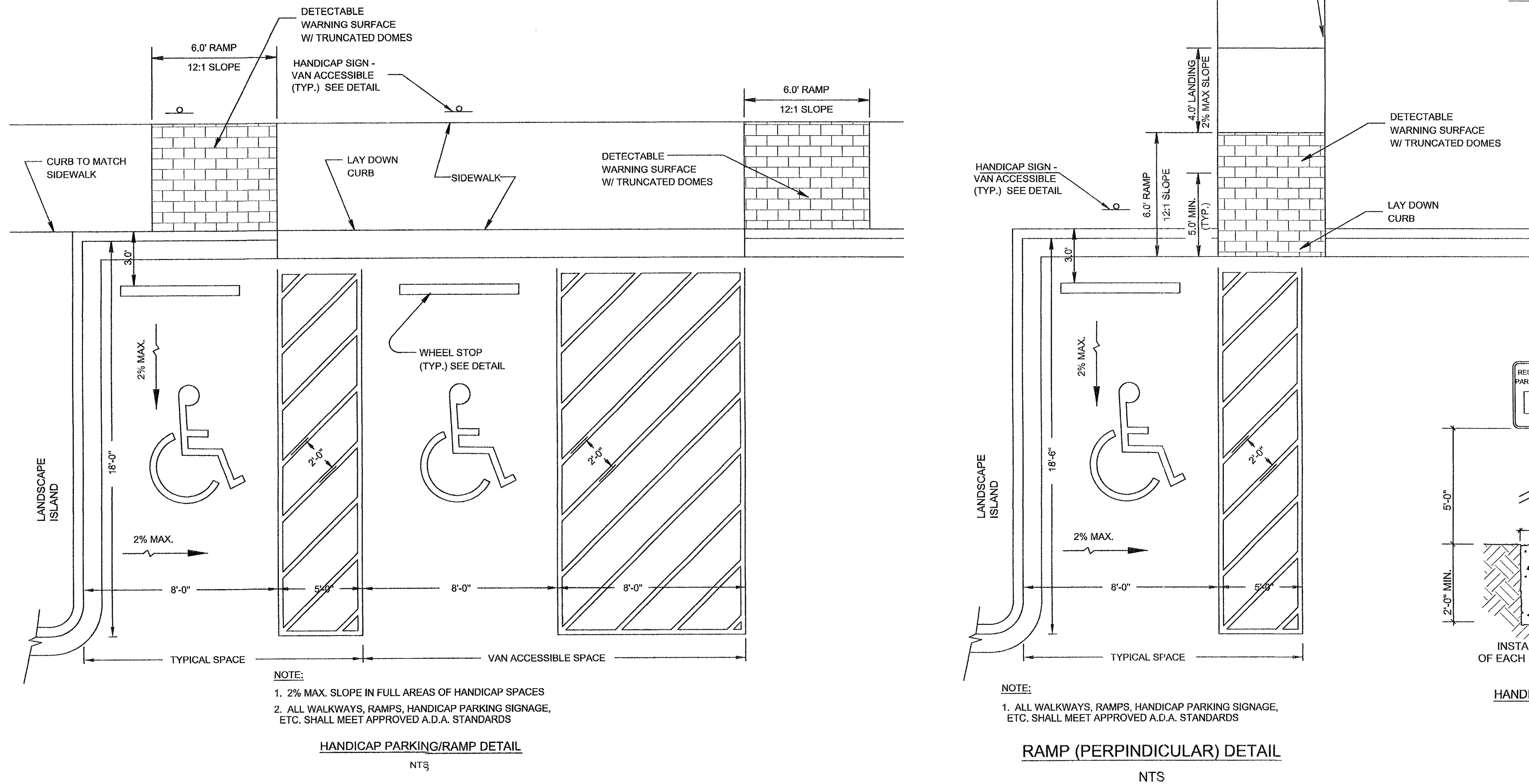
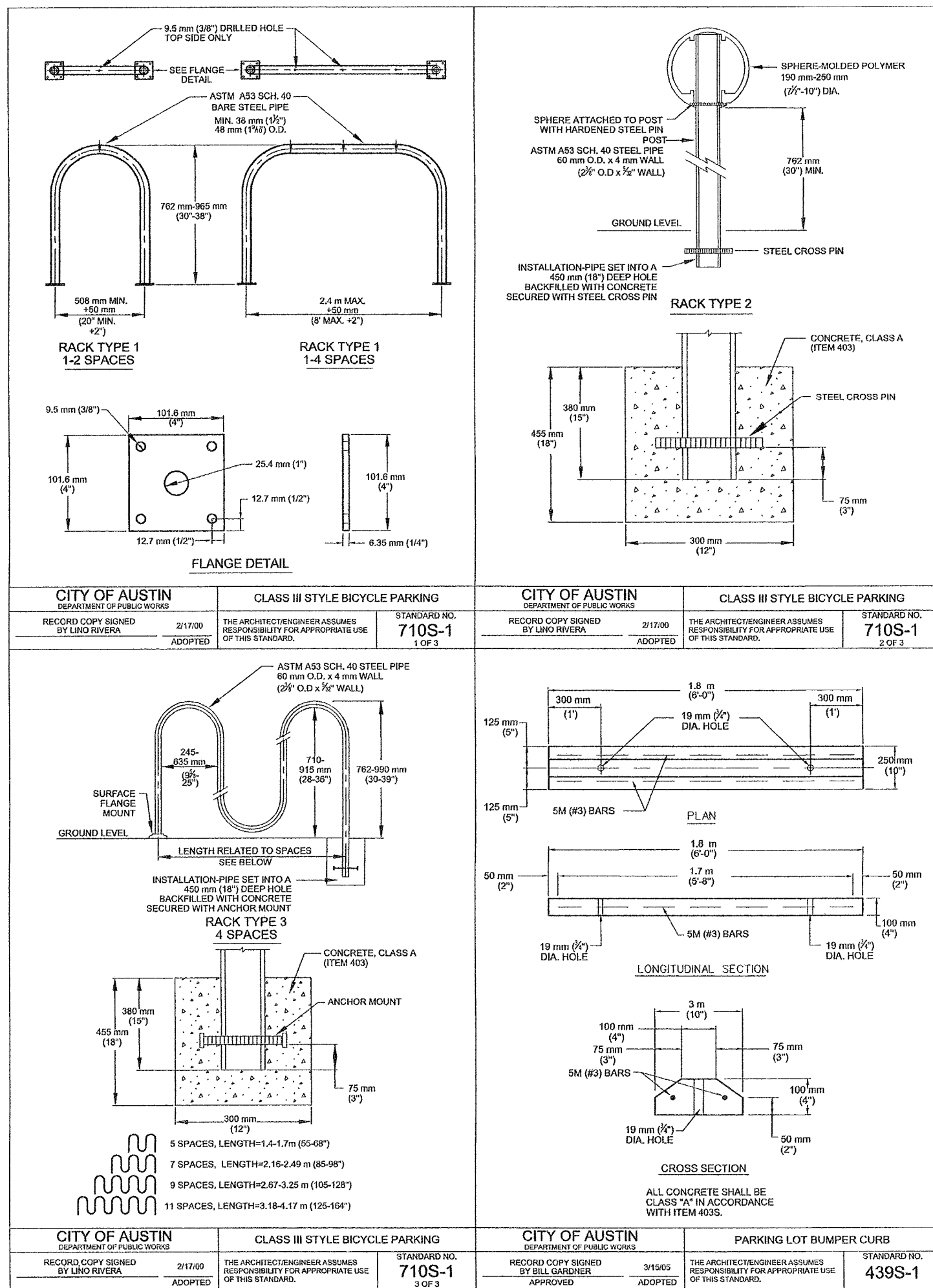
1. THE SITE PLAN HAS BEEN DESIGNED TO UTILIZE THE FOLLOWING ITEMS, AS LISTED IN TABLE B (SUBCHAPTER E 2.3.1.B.2)
  - A) AN ACCESSIBLE SIDEWALK IS BEING CONSTRUCTED TO PROVIDE ACCESS TO SUNSET RIDGE ROAD FROM THE PROPOSED I.C.R.
  - B) AT LEAST 10% OF THE PROVIDED PARKING WILL BE LOCATED IN THE PROPOSED PARKING GARAGE.
  - C) PROPOSED UTILITIES HAVE BEEN ALIGNED TO AVOID PROPOSED PARKING SPACES.
  - D) SIDEWALKS FACING THE I.C.R. ARE BEING SHADED FULLY BY A COMBINATION OF EXISTING/ PROPOSED TREES AND THE PROPOSED CANOPY.

## **GENERAL NOTES**

1. FOR MORE DETAILED SITE PLAN INFORMATION SEE "SITE PLAN" SHEET SP1.
2. SEE SHEET EC1 FOR TREE TYPES AND SIZES.
3. ALL PROPOSED SIDEWALK RAMPS ARE TYPE 1B.
4. FOR EXISTING BUILDINGS LOCATED WITHIN 50 FEET OF THIS SITE, SEE SHEET SP1.
5. ALL DIMENSIONS ARE TO FACE OF CURB IN PARKING AND DRIVE AISLE AREAS.
6. ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO INSURE THAT SUBSEQUENT AREAS ARE ADEQUATELY COVERED. ADDITIONALLY, ANY AREA WITHIN THE LIMIT OF CONSTRUCTION OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF CERTIFICATE OF OCCUPANCY.
7. BICYCLE PARKING SHALL BE CLASS III, RACK TYPE I, 1-4 SPACES. REFER TO DETAIL 710S-1 ON THIS SHEET.
8. FIRE DEPARTMENT ACCESS LANES WILL REQUIRE WHITE LETTERING ON A RED BACKGROUND WITH THE WORDS "FIRE ZONE" TOW AWAY ZONE" IN LETTERS AT LEAST 3 INCHES TALL AT INTERVALS OF 35 FEET OR LESS.
9. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
10. CONTRACTOR AND/OR SUBCONTRACTOR SHALL TAKE EVERY PRECAUTION TO NOT DAMAGE CONSTRUCTED CURBS AND GUTTER, PAVEMENT AND/OR SIDEWALKS. ANY DAMAGE TO CONSTRUCTED CURB AND GUTTER, PAVEMENT AND/OR SIDEWALKS MAY RESULT IN THE RECONSTRUCTION OF THE DAMAGED AREA(S) BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E

## **SCREENING:**

1. COMPATIBILITY SCREENING ALONG NORTHERN PROPERTY LINE, WHERE ADJACENT TO SINGLE FAMILY ZONING, SHALL BE ACCOMPLISHED BY PRESERVATION OF EXISTING DENSE VEGETATION.
2. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.



## **Sunset Ridge Office Building**

Total Project Area	=	9.606	Ac.
Zoning	=	GO-CO-NP	
Allowable Imp Cover	=	5.283	Ac. 55% 230,141 SF
Maximum FAR	=	209,219	S.F. 0.5:1
Allowable Height	=	4	Stories
Proposed Land use	=	Office	
Existing Imp. Cover	=	0.403	Ac.

## **Site Total**

Total Imp Cover	=	4.108	Ac. 42.8% 178,927 SF
Total Bldg Coverage	=	2.447	Ac. 25.5% 106,602 SF
Total Parking/Drives	=	1.507	Ac. 65,650 SF
Non-Porous Concrete	=	0.153	Ac. 6,675 SF
Prop FAR	=	197,300	SF 0.47:1
Prop Max Height	=	69	FT
Prop GFA	=	197,300	S.F.

## **Parking Calculations**

Required Parking	=	717	Spaces 1,275 SF
Required Accessible Sp.	=	36	Spaces

## **Provided Parking**

Surface Standard Spaces	=	32	
Parking Garage Std. Spaces	=	724	
Surface Accessible Spaces	=	6	(Includes 1 Van Acc. Sp.)
Parking Garage Acc. Spaces	=	11	(Includes 1 Van Acc. Sp.)
Parking Garage Com. Sp.	=	87	
Total Provided Parking	=	860	Spaces

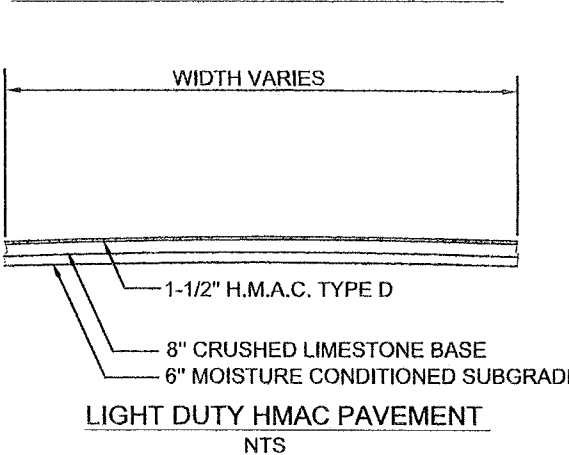
## **Bicycle Parking**

* 8% of Provided Parking	=	* Required 43 Sp.	Provided 43 Sp.
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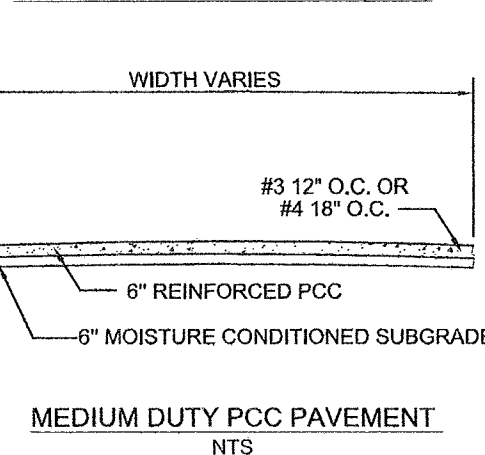
## **Natural Area Requirement**

40% Of Site Area	=	3.842	Ac.
Provided Natural Area	=	4.135	Ac.

## **FLEXIBLE PAVEMENT DESIGN (HMAC)**



## **RIGID PAVEMENT DESIGN (PCC)**



## **PAVEMENT NOTES**

1. THE PROPOSED TYPE II DRIVEWAY SHALL BE MEDIUM DUTY PCC CONCRETE PAVEMENT.
2. THE PROPOSED PARKING STALLS SHALL BE LIGHT DUTY HMAC PAVEMENT.
3. THE PROPOSED DRIVE AISLES SHALL BE MEDIUM DUTY HMAC PAVEMENT.
4. THE PROPOSED LOADING AREAS AND DUMPSTER LOADING AREA SHALL BE MEDIUM DUTY PCC CONCRETE PAVEMENT.

A 1-YEAR ADMINISTRATIVE EXTENSION HAS BEEN APPROVED FROM JANUARY 27, 2019 TO JANUARY 27, 2020.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

**811**

Know what's below. Call before you dig.

**SITE PLAN RELEASE**

FILE NUMBER: SPC-2014-0442C EXPIRATION DATE: 1-27-19

CASE MANAGER: DONNA GALATI APPLICATION DATE: NOV. 3, 2014

APPROVED ADMINISTRATIVELY ON: 1-27-16

APPROVED BY PLANNING COMMISSION ON: 1-16-16

APPROVED BY CITY COUNCIL ON: \_\_\_\_\_

under Section 112 of Chapter 25-5 of the Austin City Code.

Director for Planning and Development Review Department

DATE OF RELEASE: 1-27-16 Zoning: GO-CO-NP

Rev. No. 1 Correction No.1

Rev. No. 2 Correction No.2

Rev. No. 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.

**SUNSET RIDGE**  
8401 SOUTHWEST PKWY, AUSTIN, TX 78735  
SITE PLAN NOTES & DETAILS

REVISIONS	DATE	BY	DESCRIPTION
NO.			

DATE: 1/11/2016

DESIGNED BY: MRC

DRAWN BY: MRC

CHECKED BY: \_\_\_\_\_

DRAWING NAME: A188-402-SP Austin

RESE B. HURLEY  
98211  
LICENSED PROFESSIONAL ENGINEER

**LJA Engineering, Inc.**

Phone 512.339.4700  
Fax 512.339.4716  
Suite 150  
Austin, Texas 78735

JOBS NUMBER: A188-402

**SP04**

SHEET NO. 12

OF 47 SHEETS

SPC-2014-0442C



**Davila, Jonathan**

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**From:** Good, Justin <Justin.Good@austintexas.gov>  
**Sent:** Thursday, February 20, 2020 10:02 AM  
**To:** Reese Hurley  
**Cc:** Mitchell, Amber  
**Subject:** SPC-2014-0442C(XT2) Sunset Ridge Mitigation Memo - DRAFT  
**Attachments:** DRAFT SPC-2014-0442C(XT2) Sunset Ridge Mitigation Memo.pdf

**[EXTERNAL EMAIL]**

Good morning Reese,

Please find attached for your review the draft mitigation memo for Sunset Ridge. Let me know if you have any questions.

Thanks,

**Justin Good, P.E.**

Transportation Development Engineer – Lead: South (Consultant)

Transportation Development Services Division

Austin Transportation Department

901 S. MoPac Expressway, Building 5, Suite 300

Austin, TX 78746

(512) 974-1449

[justin.good@austintexas.gov](mailto:justin.good@austintexas.gov)

[Transportation Development Services Division Website](#)

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## Davila, Jonathan

---

**From:** Tim Jamail <tim@ultrainvestmentsinc.com>  
**Sent:** Friday, March 6, 2020 2:06 PM  
**To:** 'Mitchell, Amber'  
**Cc:** 'Galati, Donna'; Jerry Rusthoven; Richard Suttle  
**Subject:** RE: Sunset Ridge (SPC-2014-0442C(XT2))  
**Attachments:** Sunset Ridge - Staff Report - 1 Year Extension Request.pdf; Sunset Ridge - Zoning Ordinance.pdf; Sunset Ridge - SDP - Consolidated Site Plan Application - Traffic Impact Analysis Worksheet.pdf; RE: Sunset Ridge; Sunset Ridge; FW: Meeting Request for Sunset Ridge - SPC-2014-0442C; FW: Comments & Responses regarding City requested Sidewalk along Southwest Parkway

### [EXTERNAL EMAIL]

Thanks for the reply Amber. I would like to address the justifications contained in your email for the application of the Mitigation Ordinance to the above referenced property in connection with the pending SDP permit extension request for the project.

- 1) **Extension Criteria** - The code you cited below (LDC 25-5-62 Extension of Released Site Plan by Director) and related link refer to a 1-year administrative extension by the Director, which we have already previously received. Interestingly enough, there was not a single comment from the Transportation Department in connection with this 1- year extension (see attached staff report), even though the extension was granted well after the March, 2017 adoption date of Ordinance No. 20170302-077, which is now being applied to the property in connection with this second extension request. I believe the section of the code that would apply in this instance is [§ 25-5-63 - EXTENSION OF RELEASED SITE PLAN BY THE LAND USE COMMISSION.](#); however, this section does refer back to the section which you cited.
- 2) **Site exceeds 2000 Vehicle Trips Per Day** – As part of the negotiations with the City whereby I agreed to down zone the property for LI to GO, reduce the allowable impervious cover and comply with SOS Water Quality Standards (all of which the property was grandfathered from by virtue of the Restrictive Covenant governing the development of the property), the City agreed not to require a TIA as long as the proposed development did not exceed **2,200** trips per day (see attached zoning ordinance), not the 2,000 trips per day referred to in the code. Furthermore, at the request of Bryan Golden, I had to redesign the size of the project in an effort to ensure that the 2,200 trips per day limit was not exceeded; due to the fact that the initial building design was based on the trip calculations you provided, which Bryan did not agree with (see attached email threads).
- 3) **Extension Request of Four Years** – Please be advised that the pending extension request is only for three years.



I would also like to point out that I have satisfactorily addressed this issue regarding the requirement for sidewalks along Southwest Parkway previously in connection with issuance of the initial Site Development Permit for the project, which was agreed to by staff and subsequently approved by the Planning Commission. Attached are the email threads of the meeting with Bryan Golden and Donna Galati to discuss the matter, the engineers letter requesting Alternative Equivalence Compliance (AEC) for the project and the second update to the staff report indicating that all of the Transportation related comments were cleared based on staff's approval of the AEC request.

Lastly, subjecting a request for an permit extension such as this to new requirements that were either not in existence at the time the original permit was issued and/or have already been addressed in connection with the issuance of the original permit approval, is not only inequitable to the extreme, but would appear to be in direct violation of H.B. 1704, Chapter 245, Issuance of Local Permits, which states in part that:

*Sec. 245.002. UNIFORMITY OF REQUIREMENTS. (a) Each regulatory agency shall consider the approval, disapproval, or conditional approval of an application for a permit solely on the basis of any orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements in effect at the time:*

*(1) the original application for the permit is filed for review for any purpose, including review for administrative completeness; or*

*(2) a plan for development of real property or plat application is filed with a regulatory agency.*

For all of the reasons stated above, please consider this as a formal request to waive the Transportation Mitigation fee-in-lieu of requirement currently being placed on the property in connection with the pending SDP extension request. Thank you for your time and consideration regarding this matter.



**TIM JAMAIL, President**

1006 Mopac Circle, Ste. 101 • Austin, Texas 78746

Ph. (512) 474-9493 • Fax (512) 474-5715

[tim@ultrainvestmentsinc.com](mailto:tim@ultrainvestmentsinc.com)

<http://www.ultrainvestmentsinc.com>

---

**From:** Mitchell, Amber <Amber.Mitchell@austintexas.gov>

**Sent:** Wednesday, March 4, 2020 1:41 PM

**To:** Tim Jamail <tim@ultrainvestmentsinc.com>

**Cc:** Galati, Donna <Donna.Galati@austintexas.gov>

**Subject:** RE: Sunset Ridge (SPC-2014-0442C(XT2))

My apologies Tim, I must have missed the original email. Here's a link to the extension criteria found in LDC 25-5-62:

[https://library.municode.com/tx/austin/codes/land\\_development\\_code?nodeId=TIT25LADE\\_CH25-SSIPL\\_ART1SIPLGE\\_DIV4REEXRE\\_S25-5-62EXRESIPLDI](https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-SSIPL_ART1SIPLGE_DIV4REEXRE_S25-5-62EXRESIPLDI)

From a transportation perspective, this site does not comply substantially with the codes a new site plan would need to comply with (C.1.a) as the site does not comply with City's Mitigation Ordinance (LDC 25-6-101) and the site has not



demonstrated that traffic impacts would be adequately mitigated since the requirement for TIA was relieved for this site even though it exceeds 2000 vehicle trips per day (2.b). As these two things are connected I believe it appropriate to apply the mitigation ordinance to this site in conjunction with supporting an extension request of four years. Let me know if you'd like to discuss further.

- Amber

**Amber Mitchell**

Program Manager (South)  
Transportation Development Services Division  
Austin Transportation Department  
901 S. MoPac Expressway, Building 5, Suite 300  
Austin, TX 78746  
(512) 974-5646  
[amber.mitchell@austintexas.gov](mailto:amber.mitchell@austintexas.gov)  
[Transportation Development Services Division Website](#)

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**From:** Tim Jamail <[tim@ultrainvestmentsinc.com](mailto:tim@ultrainvestmentsinc.com)>  
**Sent:** Wednesday, March 4, 2020 12:35 PM  
**To:** Mitchell, Amber <[Amber.Mitchell@austintexas.gov](mailto:Amber.Mitchell@austintexas.gov)>  
**Subject:** FW: Sunset Ridge (SPC-2014-0442C(XT2))

\*\*\* External Email - Exercise Caution \*\*\*

Amber:

I just wanted to follow up to see if you received my request email below?



**TIM JAMAIL, President**  
1006 Mopac Circle, Ste. 101 • Austin, Texas 78746  
Ph. (512) 474-9493 • Fax (512) 474-5715  
[tim@ultrainvestmentsinc.com](mailto:tim@ultrainvestmentsinc.com)  
<http://www.ultrainvestmentsinc.com>

---

**From:** Tim Jamail <[tim@ultrainvestmentsinc.com](mailto:tim@ultrainvestmentsinc.com)>  
**Sent:** Friday, February 28, 2020 3:41 PM  
**To:** 'Galati, Donna' <[Donna.Galati@austintexas.gov](mailto:Donna.Galati@austintexas.gov)>  
**Cc:** 'Mitchell, Amber' <[Amber.Mitchell@austintexas.gov](mailto:Amber.Mitchell@austintexas.gov)>  
**Subject:** RE: Sunset Ridge (SPC-2014-0442C(XT2))

Amber:

Per Donna's email below, can you please provide me with the justification/reasoning for the mitigation fee requirement of \$142,560 in connection with the above referenced permit extension request? Thank you.





**TIM JAMAIL, President**  
1006 Mopac Circle, Ste. 101 • Austin, Texas 78746  
Ph. (512) 474-9493 • Fax (512) 474-5715  
[tim@ultrainvestmentsinc.com](mailto:tim@ultrainvestmentsinc.com)  
<http://www.ultrainvestmentsinc.com>

---

**From:** Galati, Donna <[Donna.Galati@austintexas.gov](mailto:Donna.Galati@austintexas.gov)>  
**Sent:** Friday, February 28, 2020 2:57 PM  
**To:** Tim Jamail <[tim@ultrainvestmentsinc.com](mailto:tim@ultrainvestmentsinc.com)>  
**Subject:** RE: Sunset Ridge (SPC-2014-0442C(XT2))

For that you would need to talk with Amber Mitchell in ATD, as she made the comments.

Donna

---

**From:** Tim Jamail [<mailto:tim@ultrainvestmentsinc.com>]  
**Sent:** Friday, February 28, 2020 2:56 PM  
**To:** Galati, Donna <[Donna.Galati@austintexas.gov](mailto:Donna.Galati@austintexas.gov)>  
**Subject:** RE: Sunset Ridge (SPC-2014-0442C(XT2))

Thanks Donna. Can you please explain to me why this is being required at this time?



**TIM JAMAIL, President**  
1006 Mopac Circle, Ste. 101 • Austin, Texas 78746  
Ph. (512) 474-9493 • Fax (512) 474-5715  
[tim@ultrainvestmentsinc.com](mailto:tim@ultrainvestmentsinc.com)  
<http://www.ultrainvestmentsinc.com>

---

**From:** Galati, Donna <[Donna.Galati@austintexas.gov](mailto:Donna.Galati@austintexas.gov)>  
**Sent:** Friday, February 28, 2020 2:54 PM  
**To:** Tim Jamail <[tim@ultrainvestmentsinc.com](mailto:tim@ultrainvestmentsinc.com)>; Barton-Holmes, Christine <[Christine.Barton-Holmes@austintexas.gov](mailto:Christine.Barton-Holmes@austintexas.gov)>  
**Cc:** Mitchell, Amber <[Amber.Mitchell@austintexas.gov](mailto:Amber.Mitchell@austintexas.gov)>  
**Subject:** RE: Sunset Ridge (SPC-2014-0442C(XT2))

Tim,

I received your voicemail from Wednesday.

We can schedule it for PC, but it will go with the staff recommendation of "recommended with conditions" reflecting the ATD comments. Then if PC grants the extension you will have 135 business days to meet the conditions (clear the ATD comments) by getting a correction or revision approved. The extension memo will be released after the correction or revision.

Thank you,  
Donna

**Donna Galati, CNUa**  
*Program Manager III, Land Use Review*  
City of Austin Development Services Department  
One Texas Center, 505 Barton Springs Rd, 4<sup>th</sup> floor  
**Office:** 512-974-2733



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**PER CITY ORDINANCE:** All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).

*Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQ's](#)*

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## Davila, Jonathan

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**From:** Reese Hurley  
**Sent:** Wednesday, April 15, 2020 12:12 PM  
**To:** Tim Jamail  
**Subject:** RE: Sunset Ridge Commission Extension / SPC-2014-0442C(XT2) / Update 0  
**Attachments:** RE: Sunset Ridge (SPC-2014-0442C(XT2); RE: Sunset Ridge (SPC-2014-0442C(XT2); SPC-2014-0442C(XT2) Sunset Ridge Mitigation Memo - DRAFT

Tim,

No, there was not a written request to do that. We talked about it when we met with them, then AFD said no to her. Then we got to her asking about an easement, which doesn't make any sense when our claim was that this could not be accommodated due to site constraints. Then lastly, we got into a fee discussion and ultimately the email from Justin Good. These are the only emails I received from the City regarding all of this.

Thanks,

**Reese Hurley, P.E.**  
**Project Manager**  
**LJA Engineering |** We Build Civilization™  
**7500 Rialto Blvd.**  
**Building II, Suite 100**  
**Austin, Texas 78735**  
**Office: (512) 439-4700**  
**Direct: (512) 439-4734**  
**Fax: (512) 439-4716**

---

**From:** Tim Jamail <tim@ultrainvestmentsinc.com>  
**Sent:** Wednesday, April 15, 2020 11:46 AM  
**To:** Reese Hurley <rhurley@lja.com>  
**Subject:** RE: Sunset Ridge Commission Extension / SPC-2014-0442C(XT2) / Update 0

[EXTERNAL EMAIL]

Reese:

Did you ever receive anything in writing from Amber detailing her original request to extend the existing path out to Southwest Parkway?



**TIM JAMAIL, President**  
1006 Mopac Circle, Ste. 101 • Austin, Texas 78746  
Ph. (512) 474-9493 • Fax (512) 474-5715  
[tim@ultrainvestmentsinc.com](mailto:tim@ultrainvestmentsinc.com)  
<http://www.ultrainvestmentsinc.com>



---

**From:** Reese Hurley <[rhurley@lja.com](mailto:rhurley@lja.com)>  
**Sent:** Monday, January 6, 2020 12:06 PM  
**To:** Tim Jamail <[tim@ultrainvestmentsinc.com](mailto:tim@ultrainvestmentsinc.com)>  
**Subject:** FW: Sunset Ridge Commission Extension / SPC-2014-0442C(XT2) / Update 0

Tim,

We got the formal review comments back from the City on Friday. There are just a few things.

- 1) We got a new comment from ATD Engineering that we didn't get with the prior extension. It seems as though they are going to review the site based on the current ordinance to see if any traffic mitigation is required. There was never a TIA done that I can recall, right? This site would be subject to the current ordinance.
- 2) Are you okay with requesting the 3-year extension instead of a 4-year extension? It might go easier. I can't think of an actual legal or technical reason for requesting the 4-years instead of 3. We were just trying to get all we could.
- 3) To satisfy the traffic control reviewer's comment, a note will be added on the cover sheet to defer traffic control plans until such time as the property is sold and plans to construct the site are in place.

Thanks,

**Reese Hurley, P.E.**  
**Project Manager**  
**LJA Engineering |** We Build Civilization™  
7500 Rialto Blvd.  
Building II, Suite 100  
Austin, Texas 78735  
Office: (512) 439-4700  
Direct: (512) 439-4734  
Fax: (512) 439-4716

---

**From:** Garza, Elsa <[Elsa.Garza@austintexas.gov](mailto:Elsa.Garza@austintexas.gov)>  
**Sent:** Friday, January 3, 2020 1:57 PM  
**To:** Reese Hurley <[rhurley@lja.com](mailto:rhurley@lja.com)>  
**Subject:** Sunset Ridge Commission Extension / SPC-2014-0442C(XT2) / Update 0

[EXTERNAL EMAIL]

Please see attached comment report.

Thank You,

**Elsa Garza, Planner 1**  
Land Use Review Division  
505 Barton Springs Road | 4<sup>th</sup> Floor | Austin, TX 78704  
(512) 974-2308





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