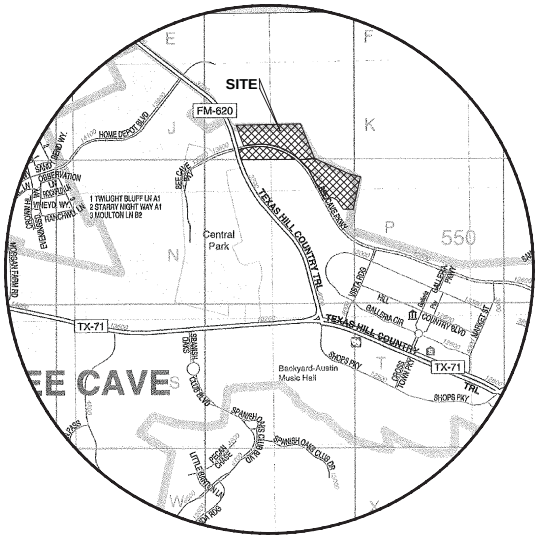


EXHIBIT B

Concept Plan





VICINITY MAP
N.T.S.

OWNER: TERRACE PARTNERS LLC
13200 BEE CAVE PARKWAY
AUSTIN, TEXAS 78738
(512) 923-9796

ENGINEER: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

LANDSCAPE ARCHITECT: PLANNED ENVIRONMENTS INC.
2219 WESTLAKE DRIVE, SUITE 100
AUSTIN, TEXAS 78746
(512) 474-0806

WATERSHED STATUS:

THIS PROJECT LIES WITH IN THE CEDAR HOLLOW AND LITTLE BARTON CREEK WATERSHED

FLOODPLAIN INFORMATION:

THE SUBJECT PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH ANY MAPS ENTITLED: "FLOOD INSURANCE RATE MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION PER COMMUNITY PANEL NO. 48453C0405H AND 48453C0415H, EFFECTIVE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY AND INCORPORATED AREAS.

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK "B", OF THE AMENDED FINAL PLAT HILL COUNTRY GALLERIA OF LOTS 1-3, 6-8 AND 10-26, BLOCK A, LOTS 1-3 AND 6-8, BLOCK B AND LOT 1, BLOCK C, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 200700378 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 4, BLOCK "B" OF THE HILL COUNTRY GALLERIA, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600357 AND LOT 5, BLOCK "B" OF THE AMENDED FINAL PLAT HILL COUNTRY GALLERIA OF LOTS 1-3, 6-8 AND 10-26 BLOCK A, LOTS 1-3 AND 6-8, BLOCK B AND LOT 1, BLOCK C, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200700378 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PLANNED DEVELOPMENT AMENDMENT ORDINANCE No. 14-214 CONCEPT PLAN FOR THE TERRACE

ADDRESS : 13500, 13100 & 13216 BEE CAVE PARKWAY
BEE CAVE, TEXAS 78738

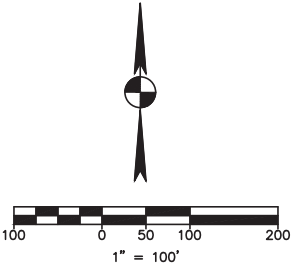
SHEET INDEX	
SHEET NO.	DESCRIPTION
01	COVER
02	EXISTING CONDITION PLAN
03	LAND USE MAP
04	PHASING PLAN
05	ROADWAY PLAN
06	UTILITY PLAN
07	DRAINAGE PLAN
08A	TREE PRESERVATION AND OPEN SPACE PLAN
08B	TREE PRESERVATION AND OPEN SPACE PLAN
09	TREE PRESEVATION LIST

APPROVED FOR ACCEPTANCE:

CITY OF BEE CAVE DATE

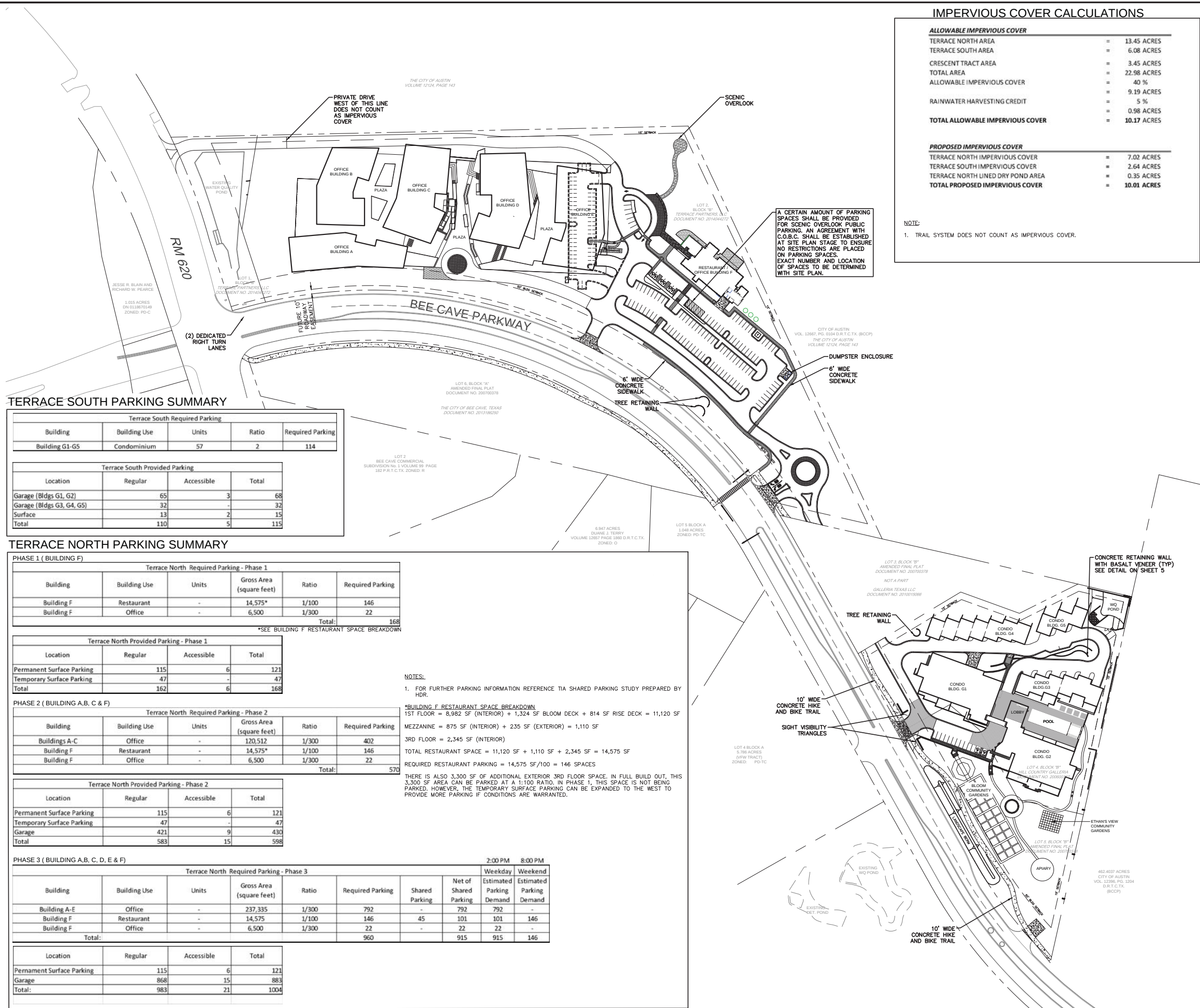
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TBPE # F-1048 TBPLS # F-10107500
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LEGEND	
EXISTING	DESCRIPTION
---	PROPERTY (R.O.W.) LINE
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET w/YELLOW CAP
(XXX)	RECORD INFORMATION
☆	LIGHT POLE
⊕	UTILITY POLE
↓	DOWN GUY
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	WATER MANHOLE
⊕	TELEPHONE RISER
⊕	CABLE TV RISER
⊕	ELECTRIC BOX
⊕	ELECTRIC METER
⊕	GAS METER
⊕	GAS VALVE
⊕	TRAFFIC CONTROL BOX
⊕	TRAFFIC SIGNAL POST
⊕	GRATE INLET
⊕	CURB INLET (SIZE VARIES)
⊕	WIRE FENCE
⊕	WOOD FENCE
⊕	CHAIN LINK FENCE
⊕	SION
⊕	STORMSEWER LINE
⊕	WATER LINE
⊕	WASTEWATER LINE
⊕	GAS LINE
⊕	ELECTRIC LINE
⊕	OVERHEAD ELECTRIC
⊕	UNDERGROUND TELEPHONE
⊕	UNDERGROUND CABLE AND INTERNET
⊕	TELECOMMUNICATIONS LINE
⊕	ELECTRIC MANHOLE (SIZE VARIES)
⊕	WASTEWATER MANHOLE (SIZE VARIES)
⊕	STORMSEWER MANHOLE (SIZE VARIES)
⊕	TELEPHONE MANHOLE (SIZE VARIES)
⊕	WASTEWATER CLEANOUT
⊕	CURB & GUTTER
⊕	EDGE OF PAVEMENT
⊕	CONCRETE SIDEWALKS
⊕	CONTOUR
⊕	SPOT ELEVATION
⊕	EXISTING TREES

DRAWN BY: RWM		THE TERRACE BEE CAVE, TEXAS	TERRACE PARTNERS LLC	APPROVAL	
DESIGNED BY: LEB				REVISION	
QA / QC:				DATE	
PROJECT NO.: R1075610001				NO.	
SHEET 2		EXISTING CONDITIONS PLAN		BURY 221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel: (512) 328-0011 Fax: (512) 328-0025 TBP# F-1048 TBP# F-1017500 Copyright © 2017	
OF		9			

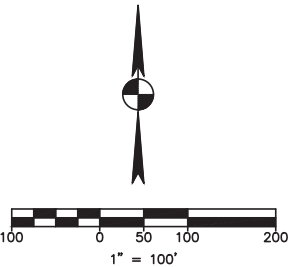


IMPERVIOUS COVER CALCULATIONS

ALLOWABLE IMPERVIOUS COVER	
TERRACE NORTH AREA	= 13.45 ACRES
TERRACE SOUTH AREA	= 6.08 ACRES
CRESCENT TRACT AREA	= 3.45 ACRES
TOTAL AREA	= 22.98 ACRES
ALLOWABLE IMPERVIOUS COVER	= 40 %
RAINWATER HARVESTING CREDIT	= 5 %
	= 0.98 ACRES
TOTAL ALLOWABLE IMPERVIOUS COVER	= 10.17 ACRES
PROPOSED IMPERVIOUS COVER	
TERRACE NORTH IMPERVIOUS COVER	= 7.02 ACRES
TERRACE SOUTH IMPERVIOUS COVER	= 2.64 ACRES
TERRACE NORTH LINED DRY POND AREA	= 0.35 ACRES
TOTAL PROPOSED IMPERVIOUS COVER	= 10.01 ACRES

NOTE:

1. TRAIL SYSTEM DOES NOT COUNT AS IMPERVIOUS COVER.



TERRACE SOUTH PARKING SUMMARY

Terrace South Required Parking				
Building	Building Use	Units	Ratio	Required Parking
Building G1-G5	Condominium	57	2	114

Terrace South Provided Parking			
Location	Regular	Accessible	Total
Garage (Bldgs G1, G2)	65	3	68
Garage (Bldgs G3, G4, G5)	32	-	32
Surface	13	2	15
Total	110	5	115

TERRACE NORTH PARKING SUMMARY

Terrace North Required Parking - Phase 1					
Building	Building Use	Units	Gross Area (square feet)	Ratio	Required Parking
Building F	Restaurant	-	14,575*	1/100	146
Building F	Office	-	6,500	1/300	22
Total:					168

*SEE BUILDING F RESTAURANT SPACE BREAKDOWN

Terrace North Provided Parking - Phase 1			
Location	Regular	Accessible	Total
Permanent Surface Parking	115	6	121
Temporary Surface Parking	47	-	47
Total	162	6	168

PHASE 2 (BUILDING A,B, C & F)

Terrace North Required Parking - Phase 2					
Building	Building Use	Units	Gross Area (square feet)	Ratio	Required Parking
Buildings A-C	Office	-	120,512	1/300	402
Building F	Restaurant	-	14,575*	1/100	146
Building F	Office	-	6,500	1/300	22
Total:					570

Terrace North Provided Parking - Phase 2			
Location	Regular	Accessible	Total
Permanent Surface Parking	115	6	121
Temporary Surface Parking	47	-	47
Garage	421	9	430
Total	583	15	598

PHASE 3 (BUILDING A,B, C, D, E & F)

Terrace North Required Parking - Phase 3									
Building	Building Use	Units	Gross Area (square feet)	Ratio	Required Parking	2:00 PM - 8:00 PM			
						Shared Parking	Net of Shared Parking	Estimated Parking Demand	Estimated Parking Demand
Building A-E	Office	-	237,335	1/300	792	-	792	792	-
Building F	Restaurant	-	14,575	1/100	146	45	101	101	146
Building F	Office	-	6,500	1/300	22	-	22	22	-
Total:					960		915	915	146

Terrace North Provided Parking - Phase 3			
Location	Regular	Accessible	Total
Permanent Surface Parking	115	6	121
Garage	868	15	883
Total:	983	21	1004

NOTES:

1. FOR FURTHER PARKING INFORMATION REFERENCE TIA SHARED PARKING STUDY PREPARED BY HDR.

*BUILDING F RESTAURANT SPACE BREAKDOWN

1ST FLOOR = 8,982 SF (INTERIOR) + 1,324 SF BLOOM DECK + 814 SF RISE DECK = 11,120 SF

MEZZANINE = 875 SF (INTERIOR) + 235 SF (EXTERIOR) = 1,110 SF

3RD FLOOR = 2,345 SF (INTERIOR)

TOTAL RESTAURANT SPACE = 11,120 SF + 1,110 SF + 2,345 SF = 14,575 SF

REQUIRED RESTAURANT PARKING = 14,575 SF/100 = 146 SPACES

THERE IS ALSO 3,300 SF OF ADDITIONAL EXTERIOR 3RD FLOOR SPACE. IN FULL BUILD OUT, THIS 3,300 SF AREA CAN BE PARKED AT A 1:100 RATIO. IN PHASE 1, THIS SPACE IS NOT BEING PARKED. HOWEVER, THE TEMPORARY SURFACE PARKING CAN BE EXPANDED TO THE WEST TO PROVIDE MORE PARKING IF CONDITIONS ARE WARRANTED.

APPROVAL

REVISION

NO.

DATE

BURY

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LAND USE MAP

THE TERRACE
BEE CAVE, TEXAS

TERRACE PARTNERS LLC

DRAWN BY: RWM

DESIGNED BY: LEB

QA / QC:

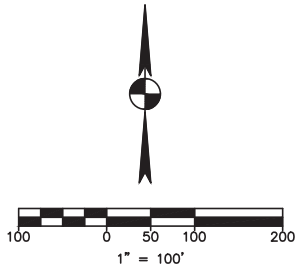
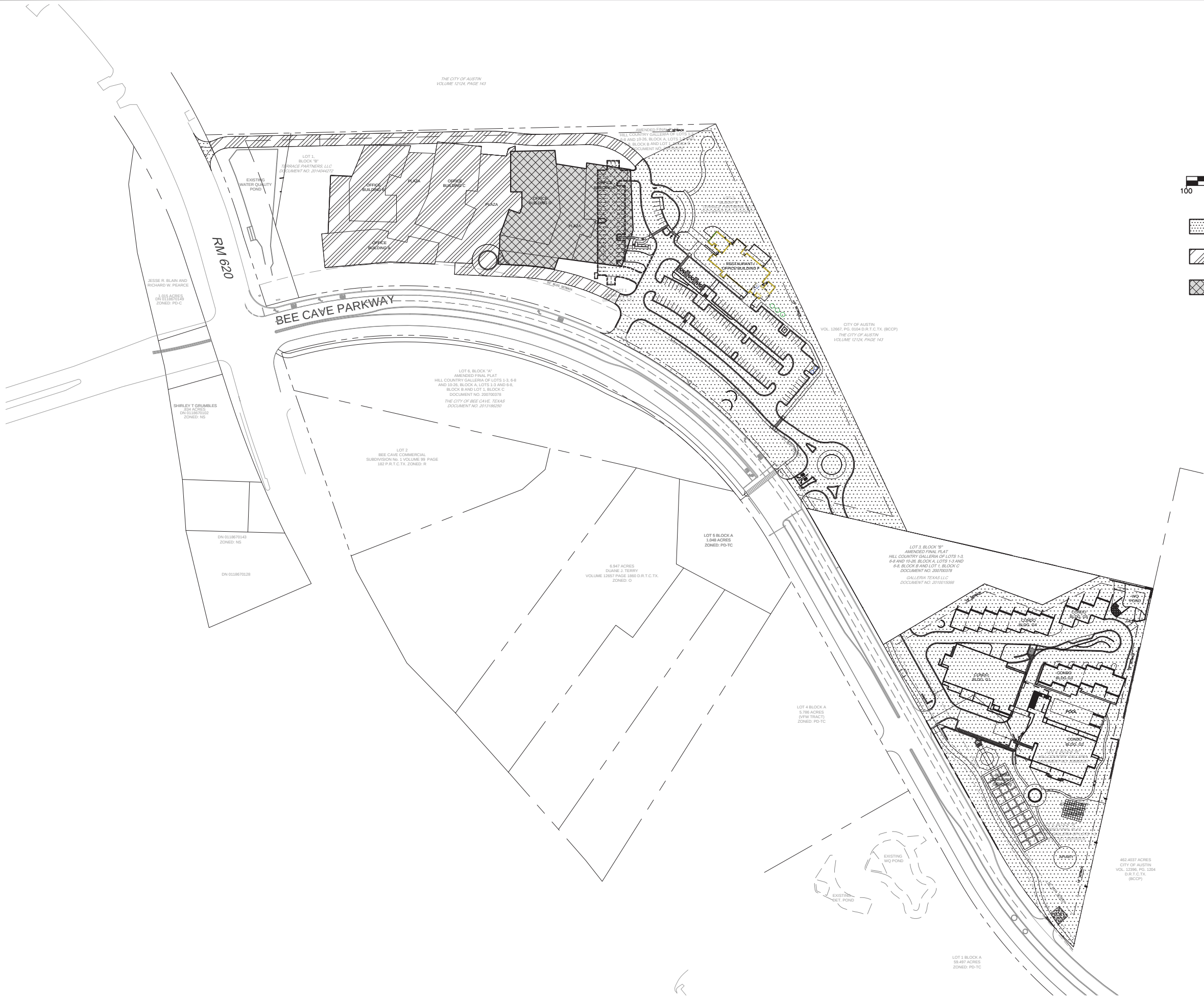
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SHEET

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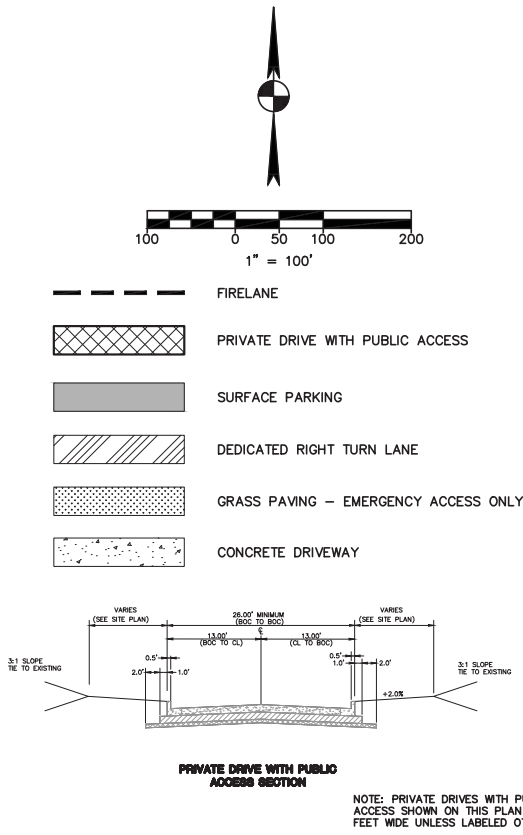
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-  PHASE 1
-  PHASE 2
-  PHASE 3

OF 4 9		DRAWN BY: RWM DESIGNED BY: LEB QA / QC: PROJECT NO.: R10175610001		THE TERRACE BEE CAVE, TEXAS TERRACE PARTNERS LLC		PHASING PLAN		BURY 221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel: (512) 328-0011 Fax: (512) 328-0325 TBPE # F-1048 TBPLS # F-1017500 Copyright © 2017		DATE		NO.		REVISION		APPROVAL	



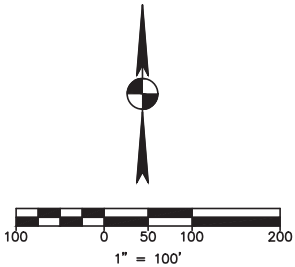
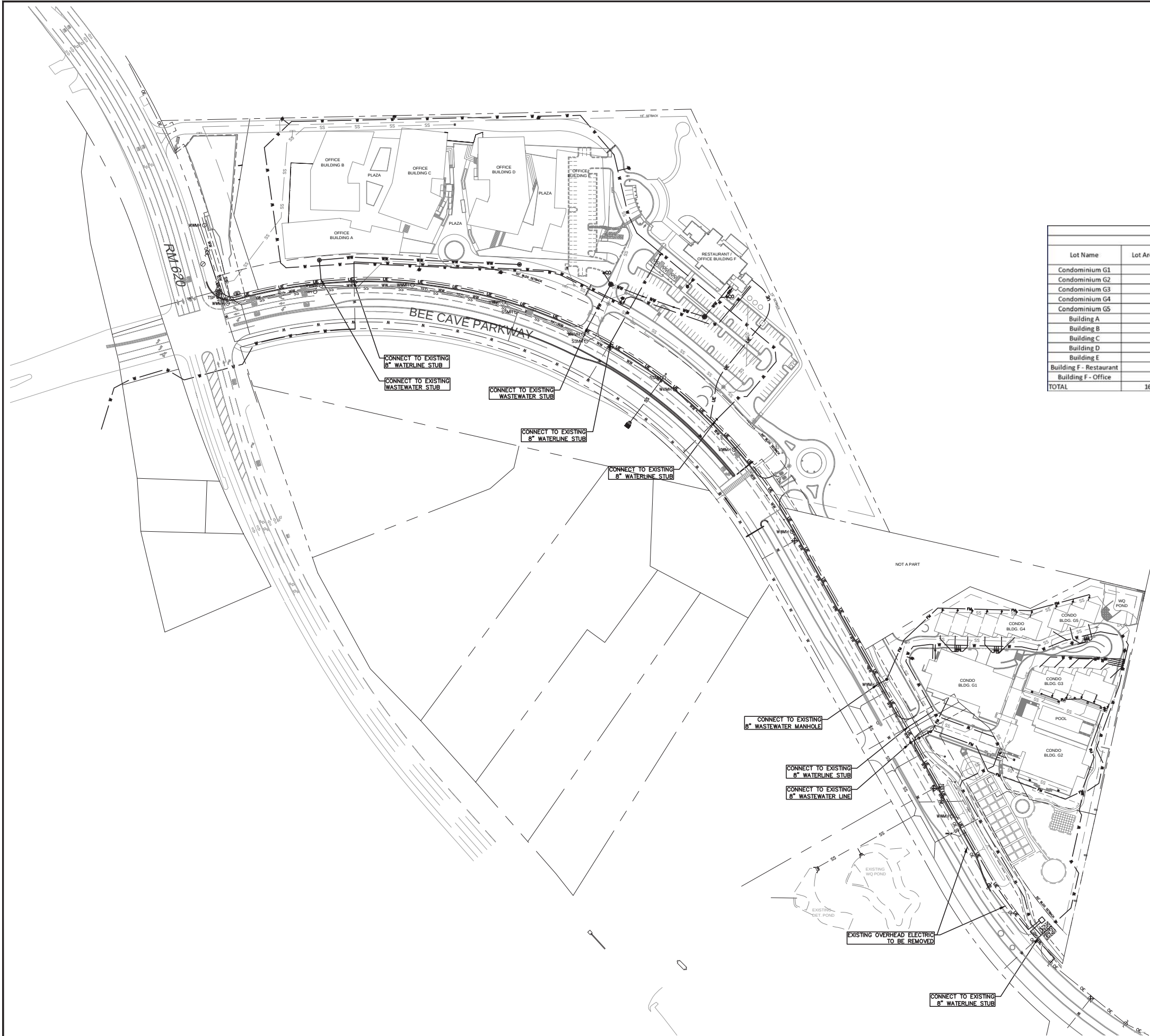
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ROADWAY PLAN

THE TERRACE
BEE CAVE, TEXAS
TERRACE PARTNERS LLC

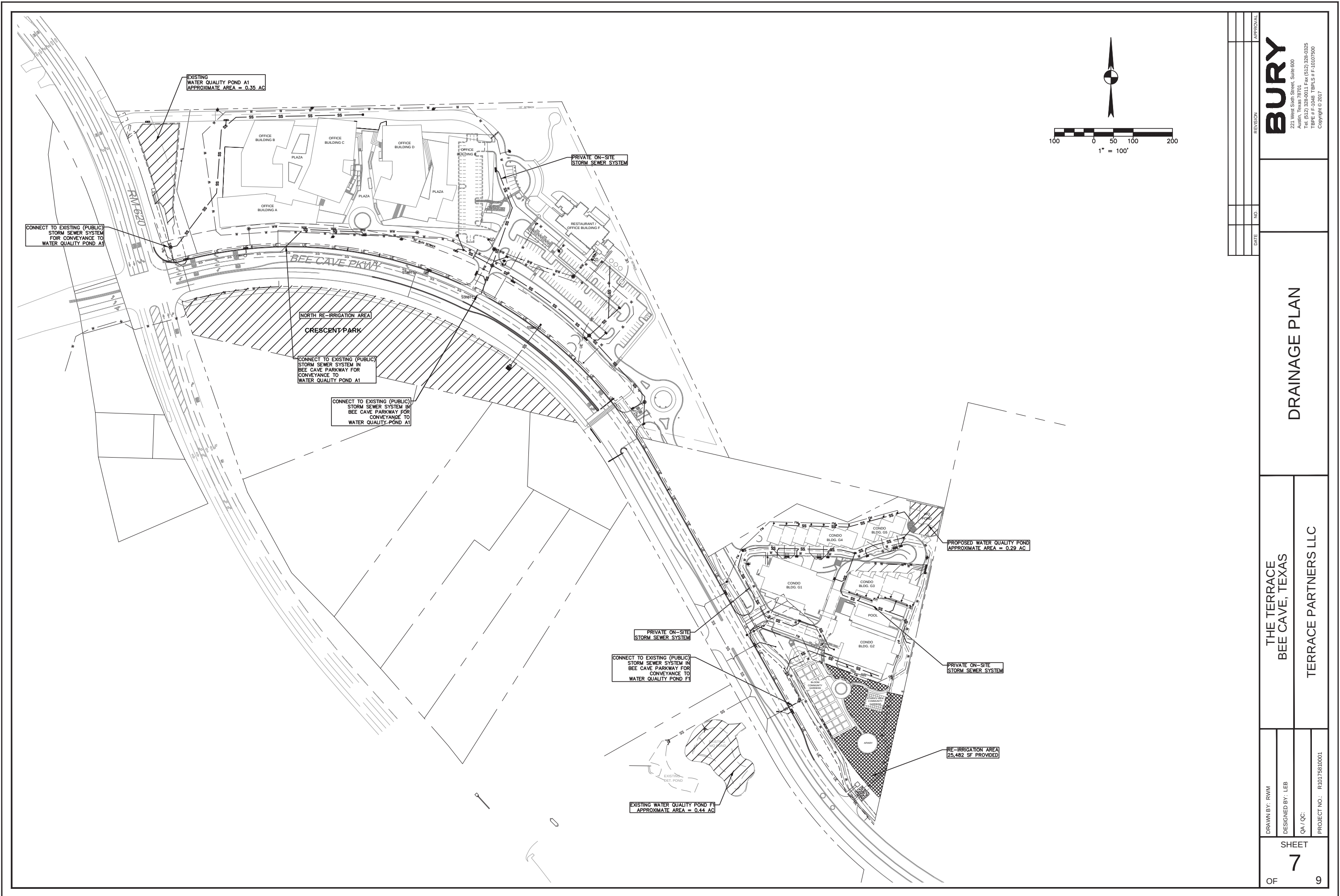
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DESIGNED BY: LO
QA / QC:
PROJECT NO.: R1017581.0001

SHEET
5
OF 9



Water and Wastewater Demand Calculations						
Feb-16						
Lot Name	Lot Area (Ac.)	Proposed Land Use	Proposed Building GSF	# Units	LUEs/SF or LUEs/Unit	Total LUEs
Condominium G1		Residential	57,846	19	0.7	13
Condominium G2		Residential	58,496	22	0.7	15
Condominium G3		Residential	23,059	6	0.7	4
Condominium G4		Residential	17,301	7	0.7	5
Condominium G5		Residential	7,443	3	0.7	2
Building A		Office	31,623		1/3000	11
Building B		Office	30,924		1/3000	10
Building C		Office	57,965		1/3000	19
Building D		Office	58,298		1/3000	19
Building E		Office	58,525		1/3000	20
Building F - Restaurant		Restaurant	14,575		1/200	73
Building F - Office		Office	6,500		1/3000	2
TOTAL	16.50					194

DRAWN BY: RWM		SHEET 6 OF 9
DESIGNED BY: LEB		
QA / QC:		
PROJECT NO.: R1017581.0001		
THE TERRACE BEE CAVE, TEXAS		UTILITY PLAN
TERRACE PARTNERS LLC		
REVISION		APPROVAL
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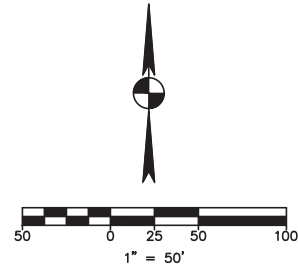


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THE TERRACE BEE CAVE, TEXAS		TERRACE PARTNERS LLC					
DRAINAGE PLAN							
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OF		7		SHEET		9	





OPEN SPACE CALCULATIONS			
	ACRES	OPEN SPACE PROVIDED (ACRES)	% OPEN SPACE
TERRACE NORTH (LOTS 1&2)	13.45	2.7	19.12
TERRACE SOUTH (LOTS 4&5)	6.08	1.33	21.88
TOTAL	19.53	4.03	20.63
TOTAL OPEN SPACE REQUIRED	3.91		20.00



- OPEN SPACE
- TREES TO BE REMOVED
- TREES TO BE PRESERVED
- TREES TO BE RELOCATED

CITY OF AUSTIN
VOL. 12667, PG. 0104 D.R.T.C.T.X. (BCCP)
THE CITY OF AUSTIN
VOLUME 12124, PAGE 143



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TREE PRESERVATION AND
OPEN SPACE PLAN

THE TERRACE
BEE CAVE, TEXAS
TERRACE PARTNERS LLC

DRAWN BY: RWM
DESIGNED BY: LEB
QA / QC:
PROJECT NO.: R10175610001

SHEET
08A
OF



DRAWN BY: RWM

DESIGNED BY: LEB

QA / QC:

PROJECT NO.: RI0175610001

SHEET

08B

OF

9

THE TERRACE
BEE CAVE, TEXAS

TERRACE PARTNERS LLC

TREE PRESERVATION AND
OPEN SPACE PLAN

BURY

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Left Hand Side													Right Hand Side														
STATUS	REF TAG	HAZUS	THRUW	REF TAG	HAZUS	THRUW	REF TAG	HAZUS	THRUW	REF TAG	HAZUS	THRUW	STATUS	REF TAG	HAZUS	THRUW	REF TAG	HAZUS	THRUW	STATUS	REF TAG	HAZUS	THRUW	STATUS	REF TAG	HAZUS	THRUW
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R	1343	01	0	0	0	0	0	0	0	0	0	0	R	1343	01	0	0	0	0	R	1343	01	0	0	0	0	0
R	1344	01	0	0	0	0	0	0	0	0	0	0	R	1344	01	0	0	0	0	R	1344	01	0	0	0	0	0
R	1345	01	0	0	0	0	0	0	0	0	0	0	R	1345	01	0	0	0	0	R	1345	01	0	0	0	0	0
R	1346	01	0	0	0	0	0	0	0	0	0	0	R	1346	01	0	0	0	0	R	1346	01	0	0	0	0	0
R	1347	01	0	0	0	0	0	0	0	0	0	0	R	1347	01	0	0	0	0	R	1347	01	0	0	0	0	0
R	1348	01	0	0	0	0	0	0	0	0	0	0	R	1348	01	0	0	0	0	R	1348	01	0	0	0	0	0
R	1349	01	0	0	0	0	0	0	0	0	0	0	R	1349	01	0	0	0	0	R	1349	01	0	0	0	0	0
R	1350	01	0	0	0	0	0	0	0	0	0	0	R	1350	01	0	0	0	0	R	1350	01	0	0	0	0	0
R	1351	01	0	0	0	0	0	0	0	0	0	0	R	1351	01	0	0	0	0	R	1351	01	0	0	0	0	0
R	1352	01	0	0	0	0	0	0	0	0	0	0	R	1352	01	0	0	0	0	R	1352	01	0	0	0	0	0
R	1353	01	0	0	0	0	0	0	0	0	0	0	R	1353	01	0	0	0	0	R	1353	01	0	0	0	0	0
R	1354	01	0	0	0	0	0	0	0	0	0	0	R	1354	01	0	0	0	0	R	1354	01	0	0	0	0	0
R	1355	01	0	0	0	0	0	0	0	0	0	0	R	1355	01	0	0	0	0	R	1355	01	0	0	0	0	0
R	1356	01	0	0	0	0	0	0	0	0	0	0	R	1356	01	0	0	0	0	R	1356	01	0	0	0	0	0
R	1357	01	0	0	0	0	0	0	0	0	0	0	R	1357	01	0	0	0	0	R	1357	01	0	0	0	0	0
R	1358	01	0	0	0	0	0	0	0	0	0	0	R	1358	01	0	0	0	0	R	1358	01	0	0	0	0	0
R	1359	01	0	0	0	0	0	0	0	0	0	0	R	1359	01	0	0	0	0	R	1359	01	0	0	0	0	0
R	1360	01	0	0	0	0	0	0	0	0	0	0	R	1360	01	0	0	0	0	R	1360	01	0	0	0	0	0
R	1361	01	0	0	0	0	0	0	0	0	0	0	R	1361	01	0	0	0	0	R	1361	01	0	0	0	0	0
R	1362	01	0	0	0	0	0	0	0	0	0	0	R	1362	01	0	0	0	0	R	1362	01	0	0	0	0	0
R	1363	01	0	0	0	0	0	0	0	0	0	0	R	1363	01	0	0	0	0	R	1363	01	0	0	0	0	0
R	1364	01	0	0	0	0	0	0	0	0	0	0	R	1364	01	0	0	0	0	R	1364	01	0	0	0	0	0
R	1365	01	0	0	0	0	0	0	0	0	0	0	R	1365	01	0	0	0	0	R	1365	01	0	0	0	0	0
R	1366	01	0	0	0	0	0	0	0	0	0	0	R	1366	01	0	0	0	0	R	1366	01	0	0	0	0	0
R	1367	01	0	0	0	0	0	0	0	0	0	0	R	1367	01	0	0	0	0	R	1367	01	0	0	0	0	0
R	1368																										

[illegible]

LEGEND	
ACRONYM	DESCRIPTION
(M)	MULTI TRUNK
(ILL)	POOR HEALTH/DEAD
R	REMOVE
RELO	RELOCATED

*TREES LISTED WITH BOLD FONT
INDICATE A SIZE OF 18" OR GREATER

TOTAL EXISTING INCHES	6,358
TOTAL INCHES TO BE REMOVED (DOES NOT INCLUDE CEDARS AND HACKBERRIES)	3,792
CEDAR AND HACKBERRY INCHES TO BE REMOVED	1,135
TOTAL INCHES TO BE PRESERVED	1,431

TREE PRESERVATION REQUIREMENTS (INCLUDES MITIGATION FOR CEDARS AND HACKBERRIES 12" AND GREATER)	
TOTAL EXISTING INCHES	6,358
CEDAR AND HACKBERRY UNDER 12"	1,037
TOTAL EXISTING INCHES EXCLUDES CEDAR AND HACKBERRY UNDER 12"	5,321
TOTAL INCHES REQUIRED TO REMAIN = 60% OF EXISTING TREES EXCLUDING CEDAR AND HACKBERRY UNDER 12"	3,193
TOTAL PRESERVATION CREDIT (INCLUDES 150% FOR 12" AND LARGER TREES AND 115% FOR TREE CLUSTERS)	1,835
TREE INCHES REQUIRED TO BE REPLACED	1,358

[illegible]

TREE PRESERVATION LIST

THE TERRACE
BEE CAVE, TEXAS

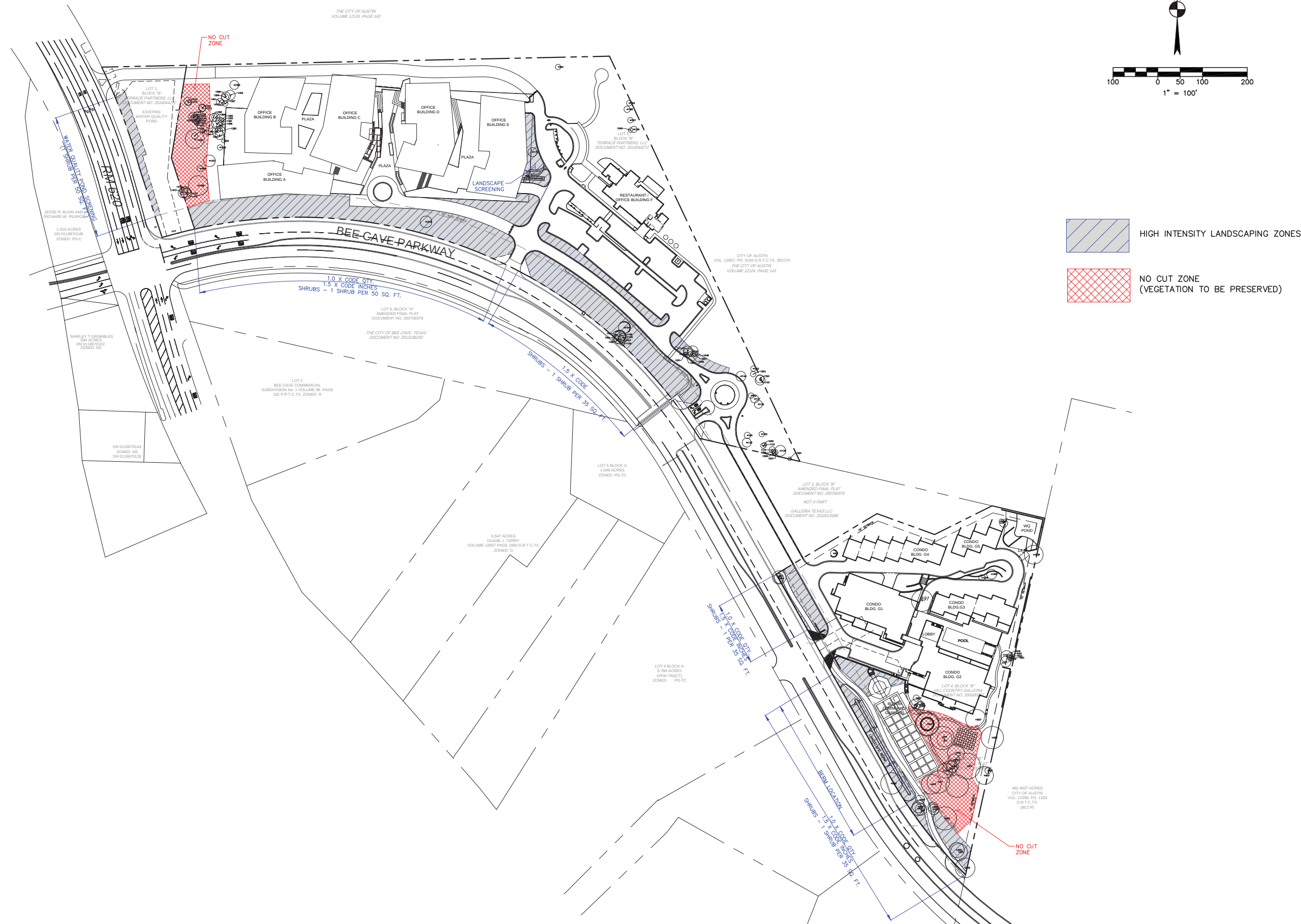
TERRACE PARTNERS LLC

DRAWN BY: RWM
DESIGNED BY: LEB

DESIGNED BY: LEB
QA / QC:

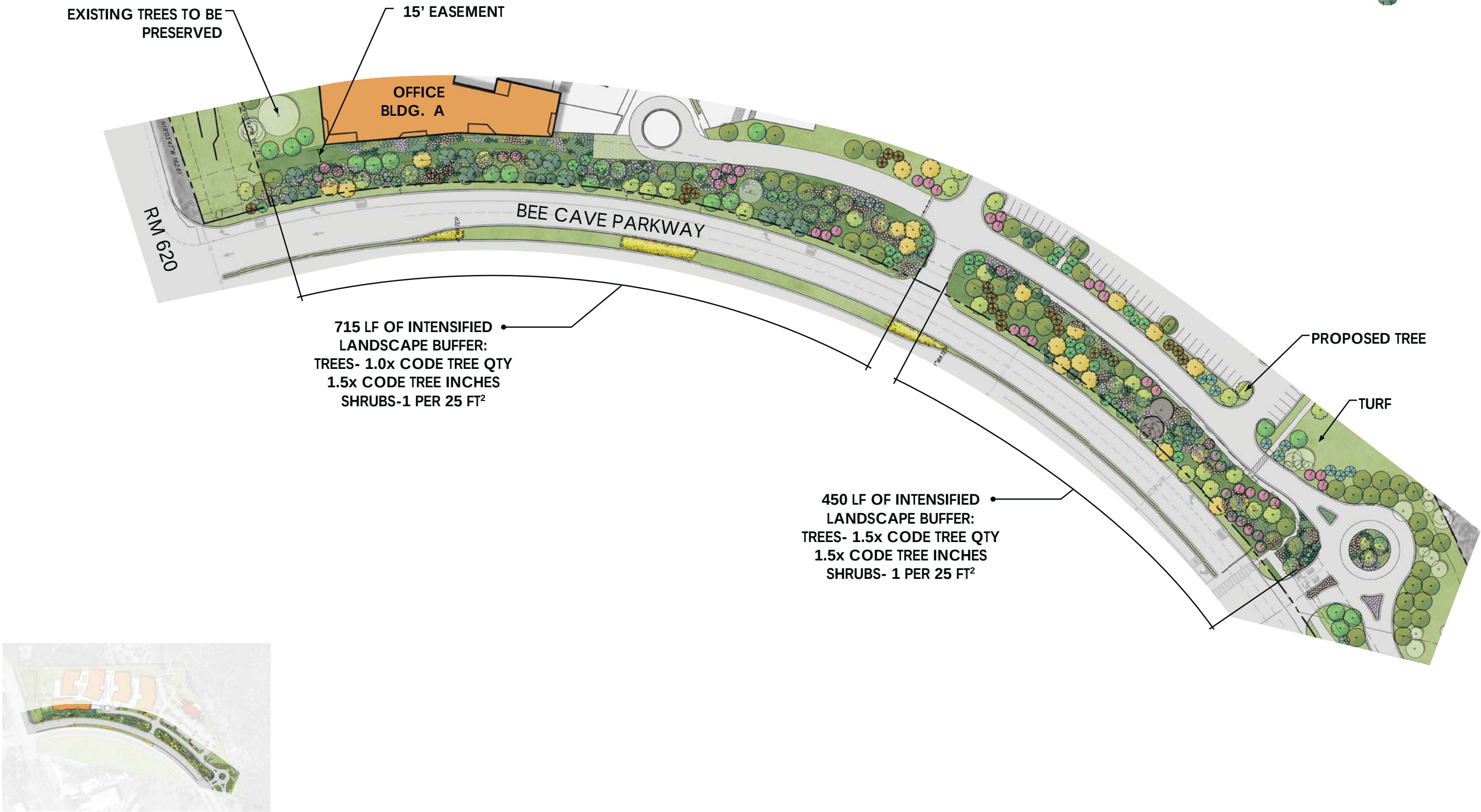
PROJECT NO.: R10175810001

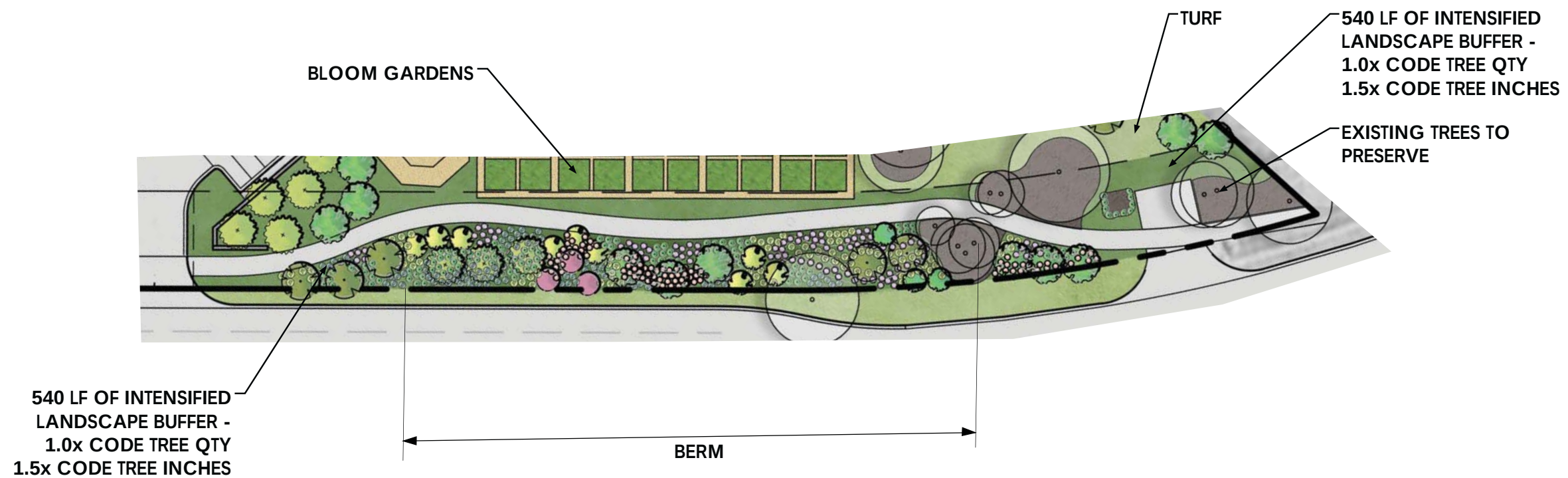
9



EXH	DRAWN BY: RWM	THE TERRACE BEE CAVE, TEXAS	HIGH INTENSITY LANDSCAPE ZONES	BURY 221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel. (512) 328-0011 Fax (512) 328-0325 TBPE # F-1048 TBPLS # F-10107500 Copyright © 2017					
	DESIGNED BY: LEB								
	QA / QC:								
	PROJECT NO.: R10175810001								

LEGEND	
	LIVE OAK
	CHINQUAPIN OAK
	CEDAR ELM
	SHUMARD OAK
	MONTERREY OAK
	SHRUBS
	MOUNTAIN LAUREL
	WAX MYRTLE
	MEXICAN PLUM
	CRAPEMYRTLE
	YAUPOON HOLLY





Building #	Use(s)	Gross Area (SF)	Bldg Footprint (SF)	# Levels	Building Height	Building Height (at building perimeter)			
						North	East	South	West
A	Class A Office	31,623	14,725	2	33'-7"	33'-7"	22'-9"	33'-7"	33'-7"
B	Class A Office	30,924	13,574	2	33'-7"	33'-7"	33'-7"	26'-11"	33'-7"
C	Class A Office	57,965	16,165	3	46'-9"	46'-9"	40'-11"	40'-11"	46'-9"
D	Class A Office	58,298	16,925	3	46'-9"	46'-9"	40'-11"	40'-11"	46'-9"
E	Class A Office	58,525	13,320	3	44'-5"	44'-5"	44'-5"	44'-5"	44'-5"
F	Restaurant/Office	25,035	9,650	2	45'-0"	45'-0"	45'-0"	45'-0"	45'-0"
G1	Condominium	57,732	15,553	4 above/1 below	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
G2	Condominium	58,233	15,770	4 above/1 below	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
G3	Condominium	24,147	7,651	3	41'-0"	41'-0"	41'-0"	41'-0"	41'-0"
G4	Condominium	17,112	8,917	2	29'-6"	29'-6"	29'-6"	29'-6"	29'-6"
G5	Condominium	7,433	3,863	2	29'-6"	29'-6"	29'-6"	29'-6"	29'-6"

PED CIRCULATION

