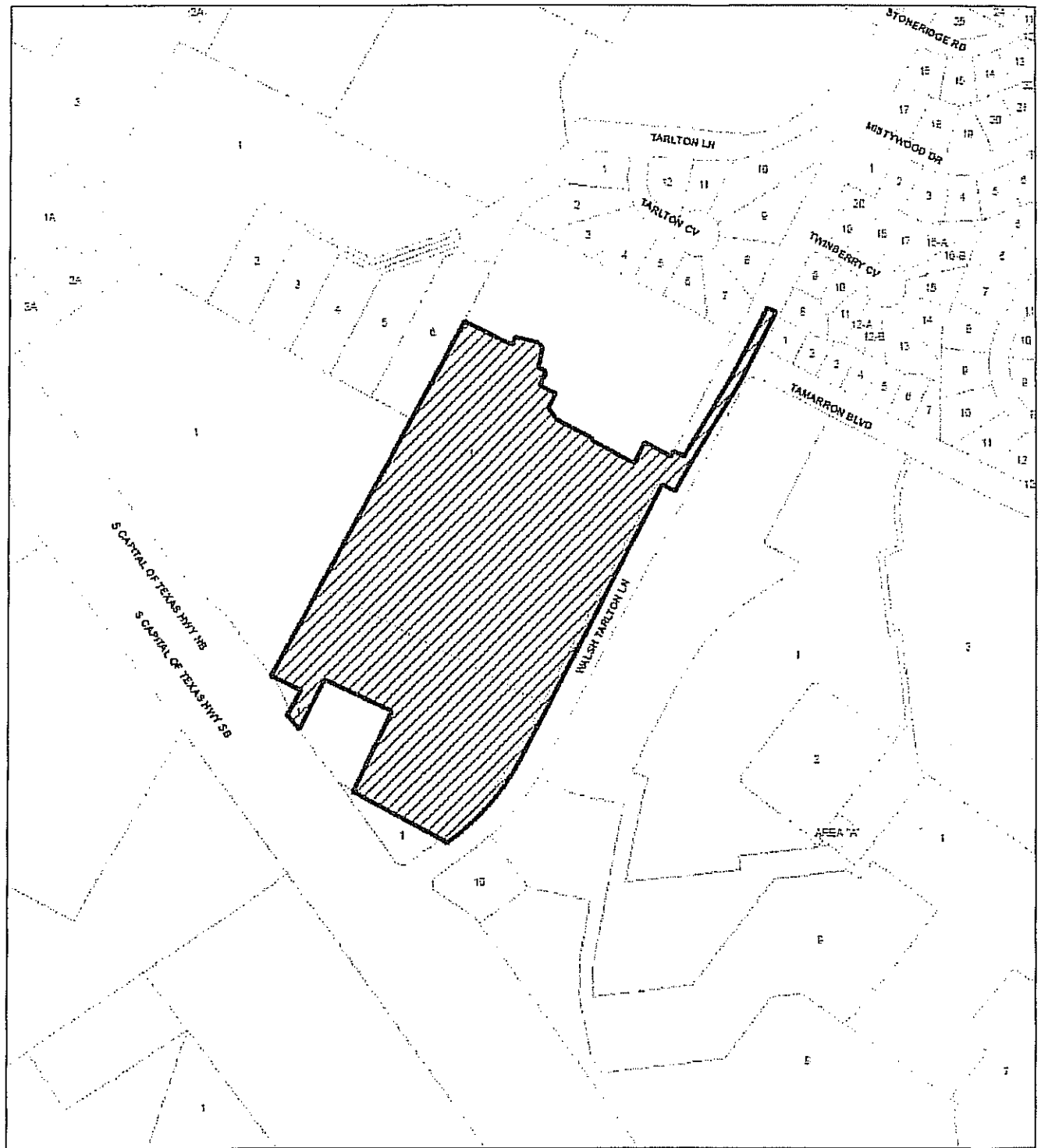


Tarlton 360 Townhomes



TARLTON 360 TOWNHOMES



Subject Tract



Base Map

1" = 400'

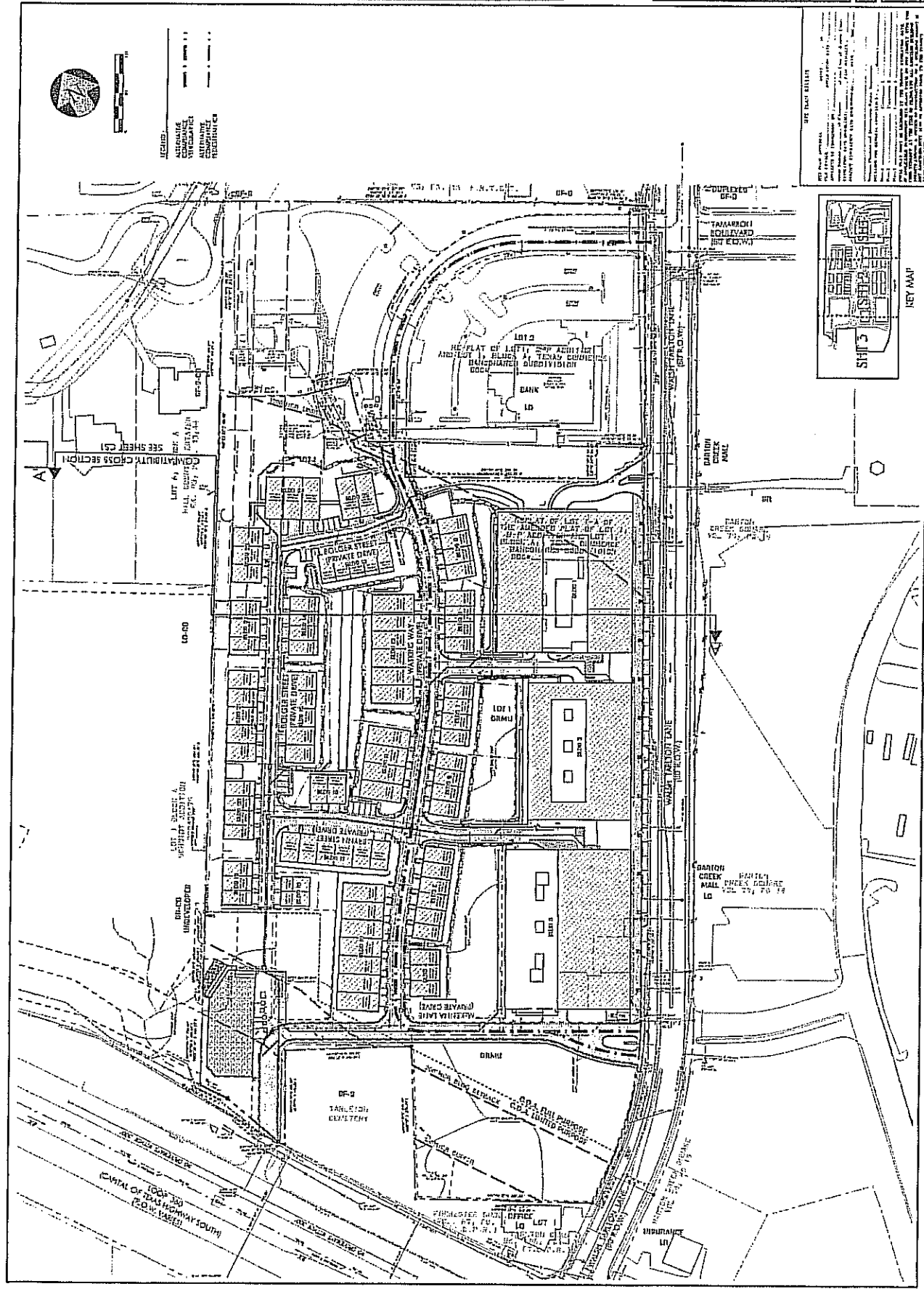
OPERATOR: R.CERVANTEZ

CASE#: SPC-2010-0071C.MGA
 ADDRESS: 2500 WALSH TARLTON LN FOR BLDG.1
 2520 WALSH TARLTON LN FOR BLDG.2
 2530 WALSH TARLTON LN FOR BLDG.3
 MANAGER: SUE WELCH

This map has been produced by Notification Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

TARLTON 360 TOWNHOMES
SITE IMPROVEMENTS
9300 WALSH TARTON LANE
OVERALL PROJECT LAYOUT

GENERAL INSTRUCTIONS	NAME	DATE
	ADDRESS	
	CITY	
	STATE	
	ZIP	



15/123

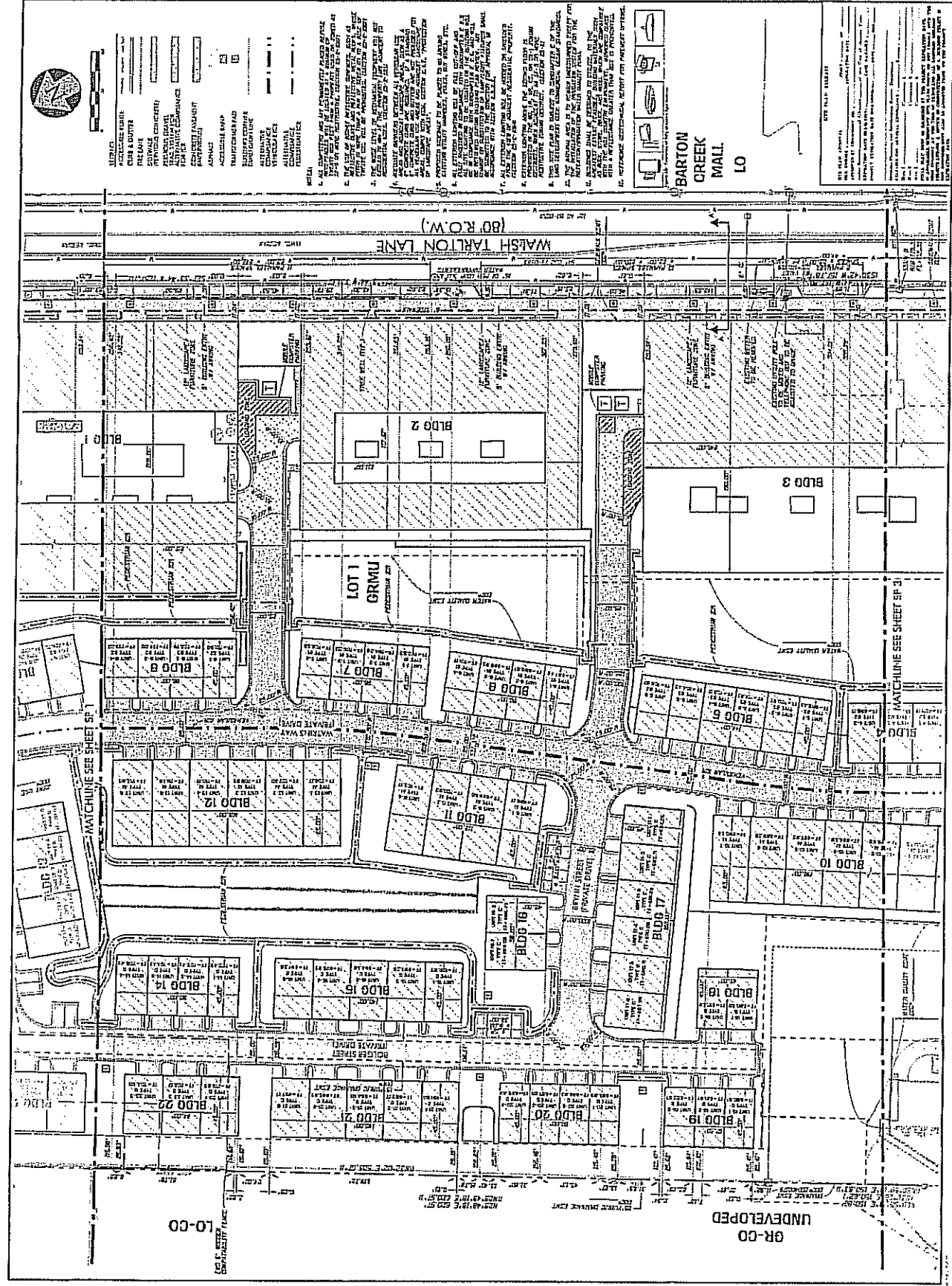
SP 2

LONGARNO & CLARKE
Consulting Engineers
1000 West 10th Street, Suite 100
Oklahoma City, Oklahoma 73101
Phone: (405) 521-1111
Fax: (405) 521-1112

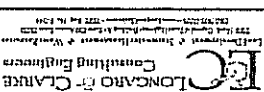


TARTLTON 360 TOWNHOMES
SITE IMPROVEMENTS
2500 WALSH TARTLTON LANE
SITE PLAN

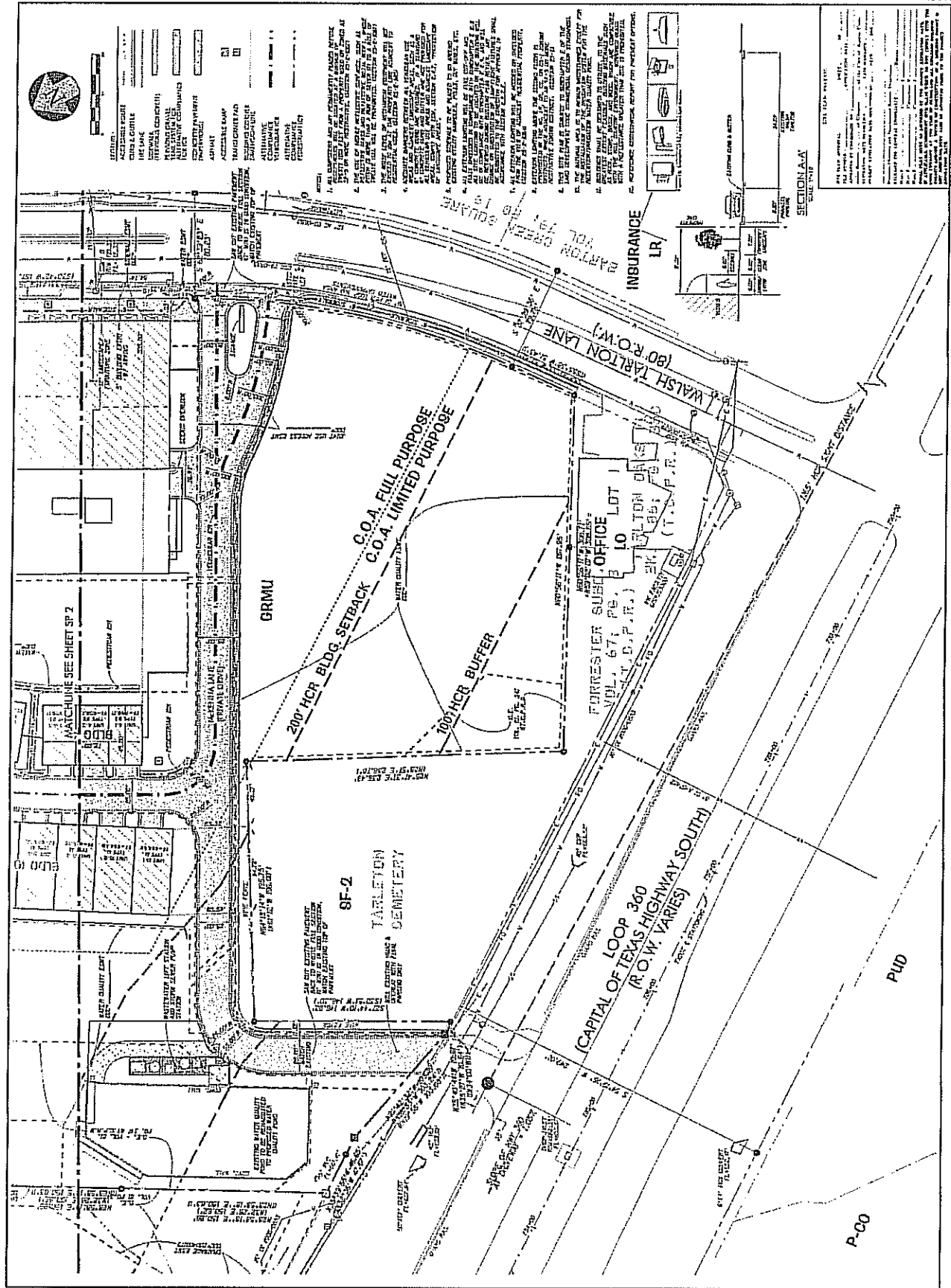
DATE	DESCRIPTION
11/15/2023	Final Site Plan
10/15/2023	Revised Site Plan
09/15/2023	Initial Site Plan



TARLTON 560 TOWNHOMES
SITE IMPROVEMENTS
2500 WALSH TARLTON LANE
SITE PLAN



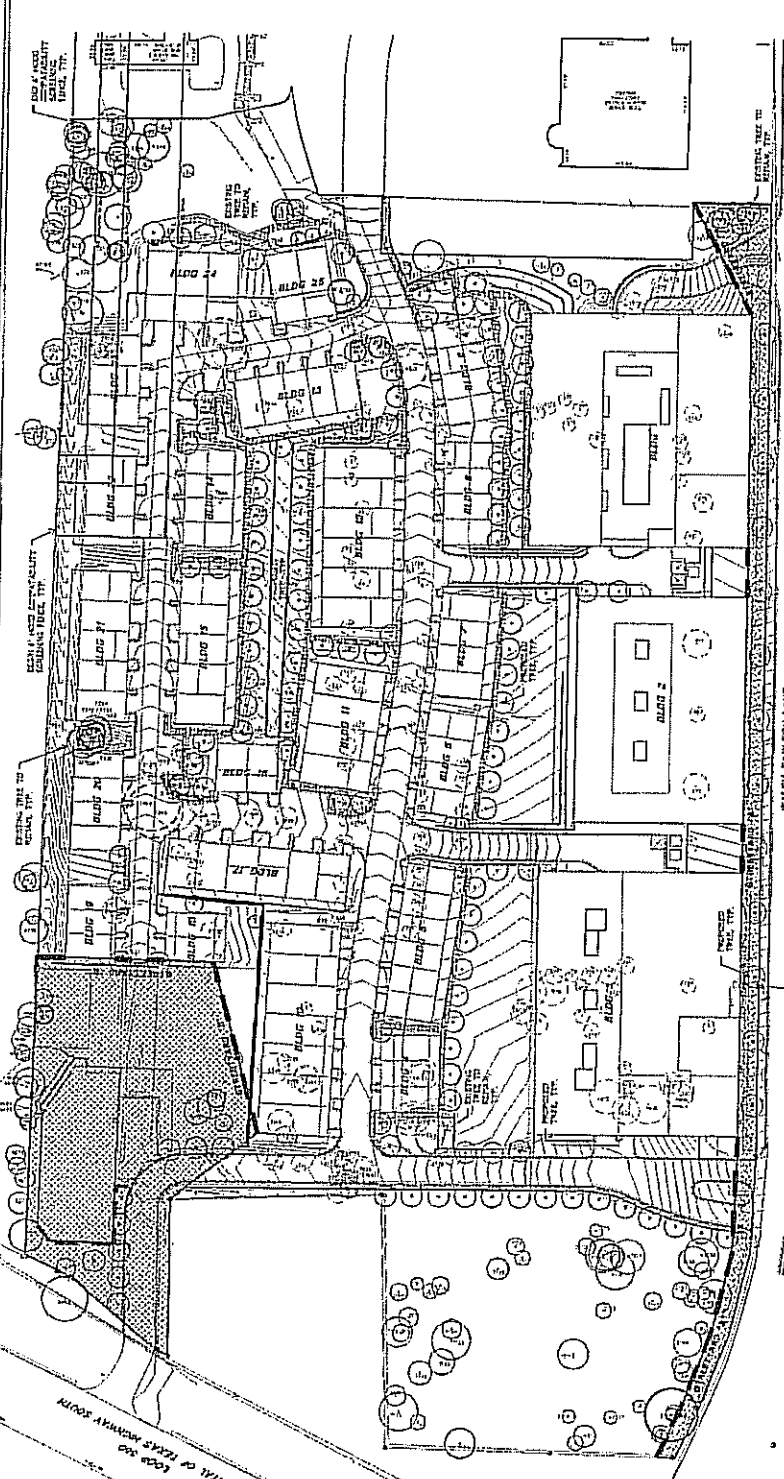
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 TBC
 The Book Company
 1000 1st Ave. N.E.
 Atlanta, Georgia 30309
 Phone: (404) 525-1100

LP1

91/23

[illegible]

LEGEND:

	STREETWAYS "A"
	STREETWAYS "B"

[illegible]

TARLTON 360 TOWNHOMES: Water Quality Pond & Mitigation Fee Analysis

Total Volume of Pond Provided 60,660 cu ft

BANK SITE

Area draining to pond (Report 9/30/2009, Appendix A)	5.36 acres
Drainage Area IC% (Report 9/30/2009, Appendix A)	59.1 %
Required Capture Depth for SF Pond (for 1/2" +)	0.891 inches
Required Volume of SF Pond	17,336 cu ft
Equivalent Volume of ND Pond (req'd * 0.87)*	<u>15,082</u> 87 pct reduction for ret-in
Available WQ vol provided for new development (total - equivalent)	45,578 cu ft

COMMERCIAL/MF SITE

Area of proposed commercial (Report 9/30/2009, Appendix A)	2.75 acres
Area of proposed multi-family (Report 9/30/2009, Appendix A)	<u>11.230</u> acres
Total area of drainage area	13.98 acres
Composite impervious cover level (Report 9/30/2009, Appendix A)	62.23 %
Total area of impervious cover on drainage area (76.4% on 2.75 acres, 61.5% on 11.23 acres) (Report 9/30/2009, Appendix A)	9.01 acres
Sed/Fill Capture Depth Required	0.922 inches
Required Volume of SF Pond	46,805 cu ft
Equivalent Volume of ND Pond (req'd * 0.87)*	<u>40,721</u> cu ft
Available WQ vol provided for new development (total - equivalent)	4,857 cu ft

Required WQ capture volume for SOS for 62.0% IC (Table 1-12)	1.72 inches
SOS Capture Depth less 1/2"+ Capture Depth	0.80 inches
Area that remaining WQ volume provided will treat to SOS standards	1.68 acres

MITIGATION CALCULATIONS

Section 25-8-27 (1) (1): the combined gross site area impervious cover of the mitigation land and the portion of the redevelopment site treated by sed/fill ponds may not exceed 20%

1. Overall mitigation

Gross site area	16.24 acres
Acres of impervious cover on site	8.70 acres
Overall Mitigation Required = Acres of IC / 0.20 = Gross Site Area	27.26 acres
Fee prior to any deductions for on-site SOS treatment	\$468,149.61

2. Non-Degradation (ND) Reduction

Total site area treated with ND controls	1.68 acres
Acres set aside for re-irrigation (3.09 per plan sheet 31, 0.19 req'd for WQ volume - see calcs)	<u>0.19</u> acres
Total site area treated with ND controls or Irrigation area	1.86 acres
IC percentage for SITE	62.23%
Total IC for ND area at 53.39%	<u>1.04</u> acres
ND Reduction = total IC/0.20 = total site treated with ND controls	3.36 acres

3. Final mitigation

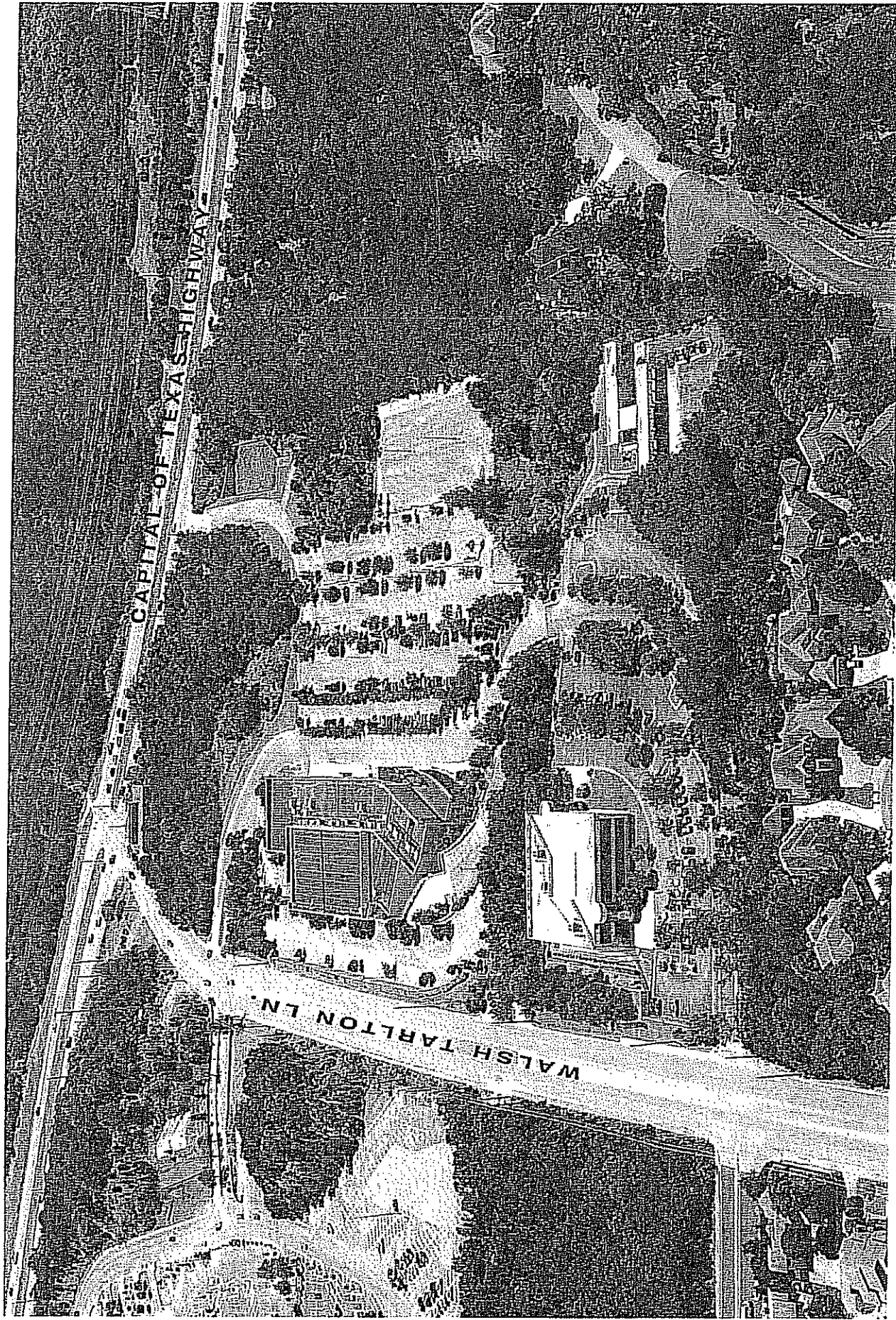
Final mitigation = overall mitigation - ND reduction	23.90 acres
Mitigation fee required (\$17,173.50/acre)	<u>\$410,525.16</u>
Savings due to use of on-site SOS controls	\$57,624.45

Mitigation fee Nov. 2007	\$15,000.00 per acre
Fee with inflation factor 2007-2008 (Oct. 1, 2008)	\$16,050.00 per acre
Fee with inflation factor 2008-2009 (Oct. 1, 2009)	\$17,173.50 per acre

Summary

Total site is treated to 1/2"+ sedimentation/filtration pollutant removal standards by using a retention/re-irrigation pond, but does not capture enough volume to meet SOS pond standards for the re-developed part of the site. Adequate additional volume is provided to remove pollutants from an additional 1.31 acres at 64% IC to the levels required by the Barton Springs Ordinance.

ND: non-degradation controls (SOS pond)
SF: sedimentation/filtration control standards
* 87% efficiency of sed/fill vs. SOS pond



TARLTON 360 TOWNHOMES

WALSH TARLTON LAKE, AUSTIN, TEXAS

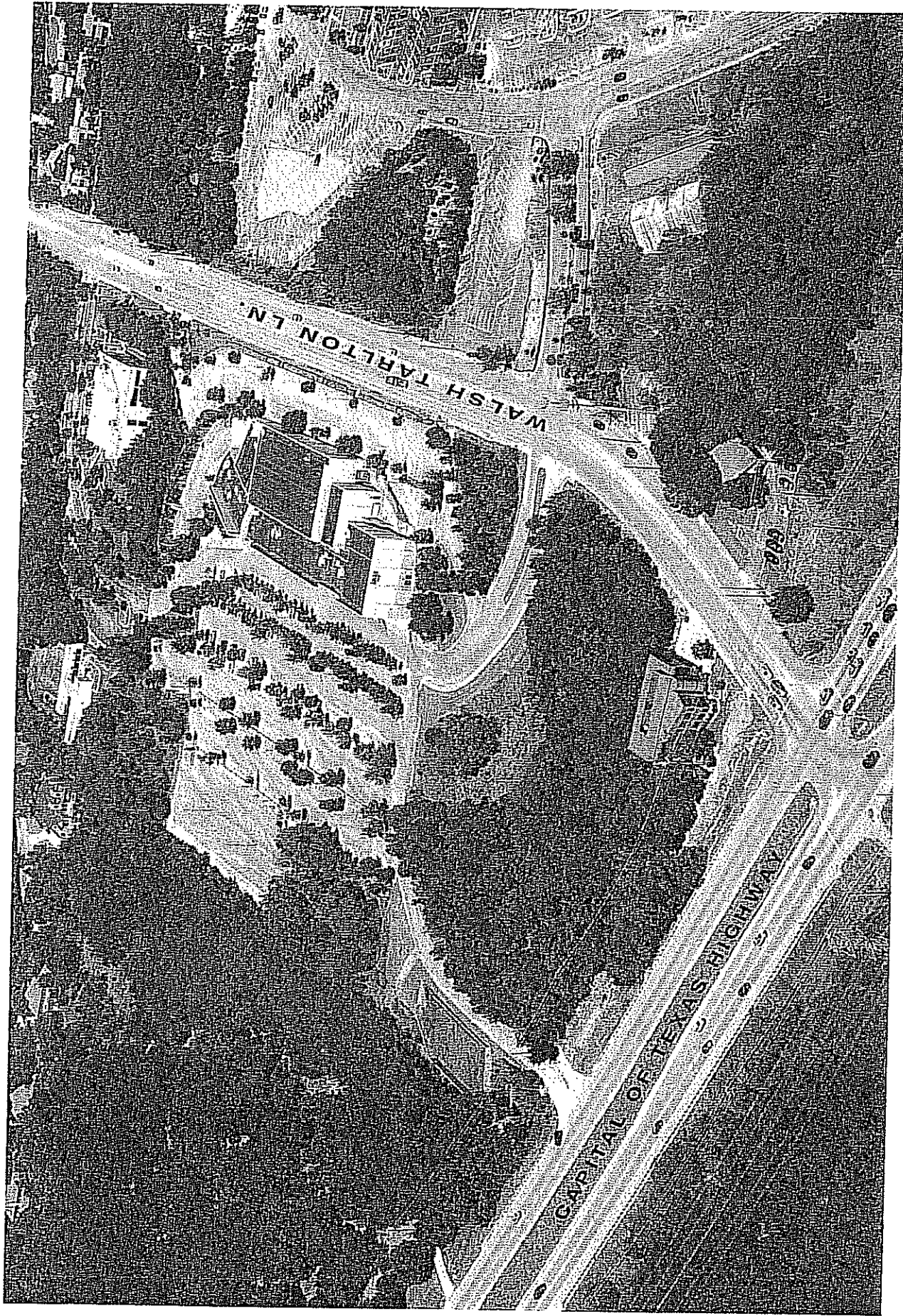
JULY 22, 2010

AERIAL PHOTO

EC LONGAIRD & CLAIRE DICK CLARK
Consulting Engineers

Lead Development of Environmental Management & Water Resources
Tribal and Environmental Studies & Water Resources
2000 University Avenue, Suite 1000, Austin, TX 78705
(512) 476-1111





TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

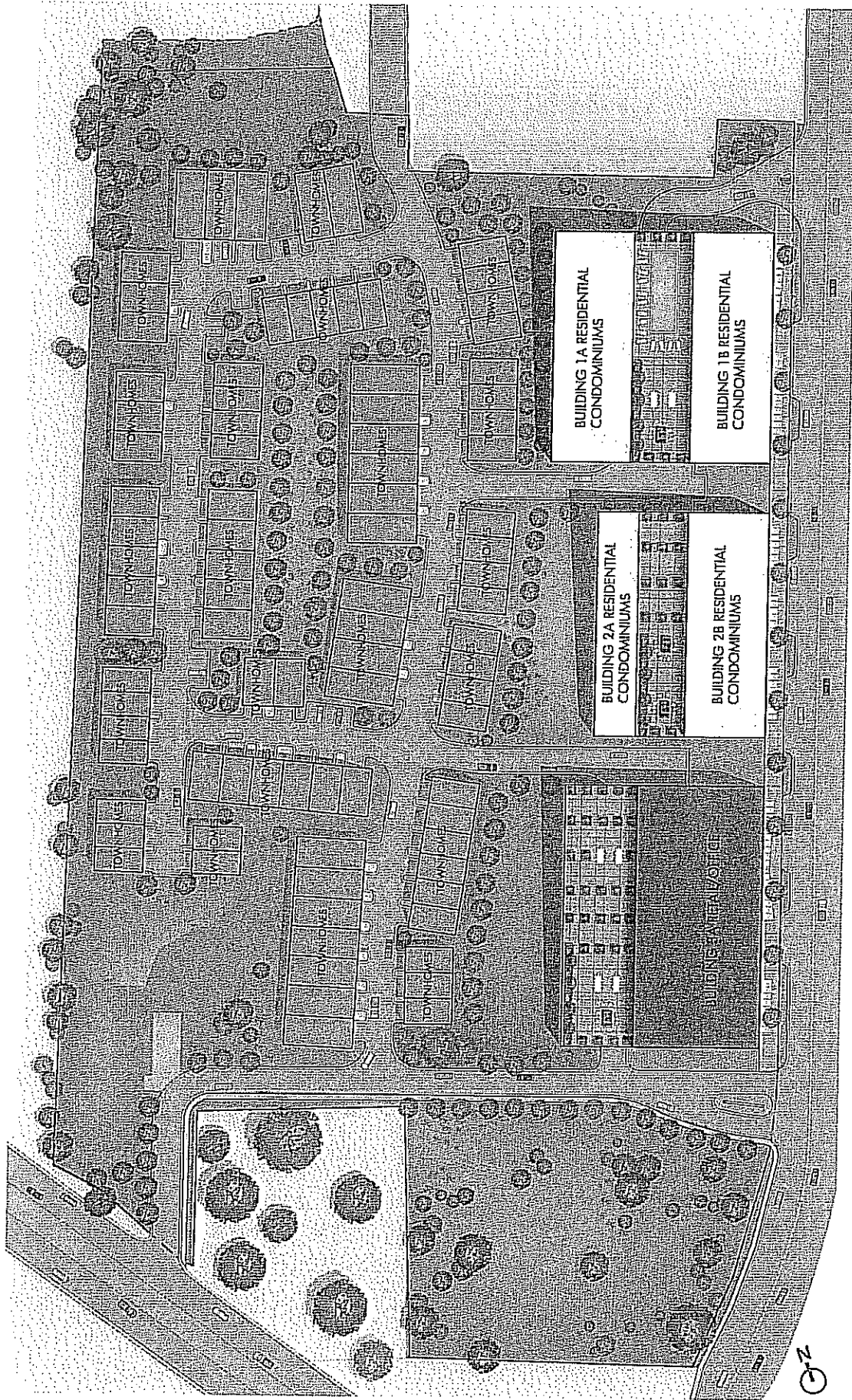
JULY 22, 2010

AERIAL PHOTO

LC LONGARO & CLARKE
DICK CLARK
Consulting Engineers

Lead Developer & Associate Manager of West Branch
2010 and 2011 National Highway Building & Construction Award
2010 and 2011 National Highway Building & Construction Award





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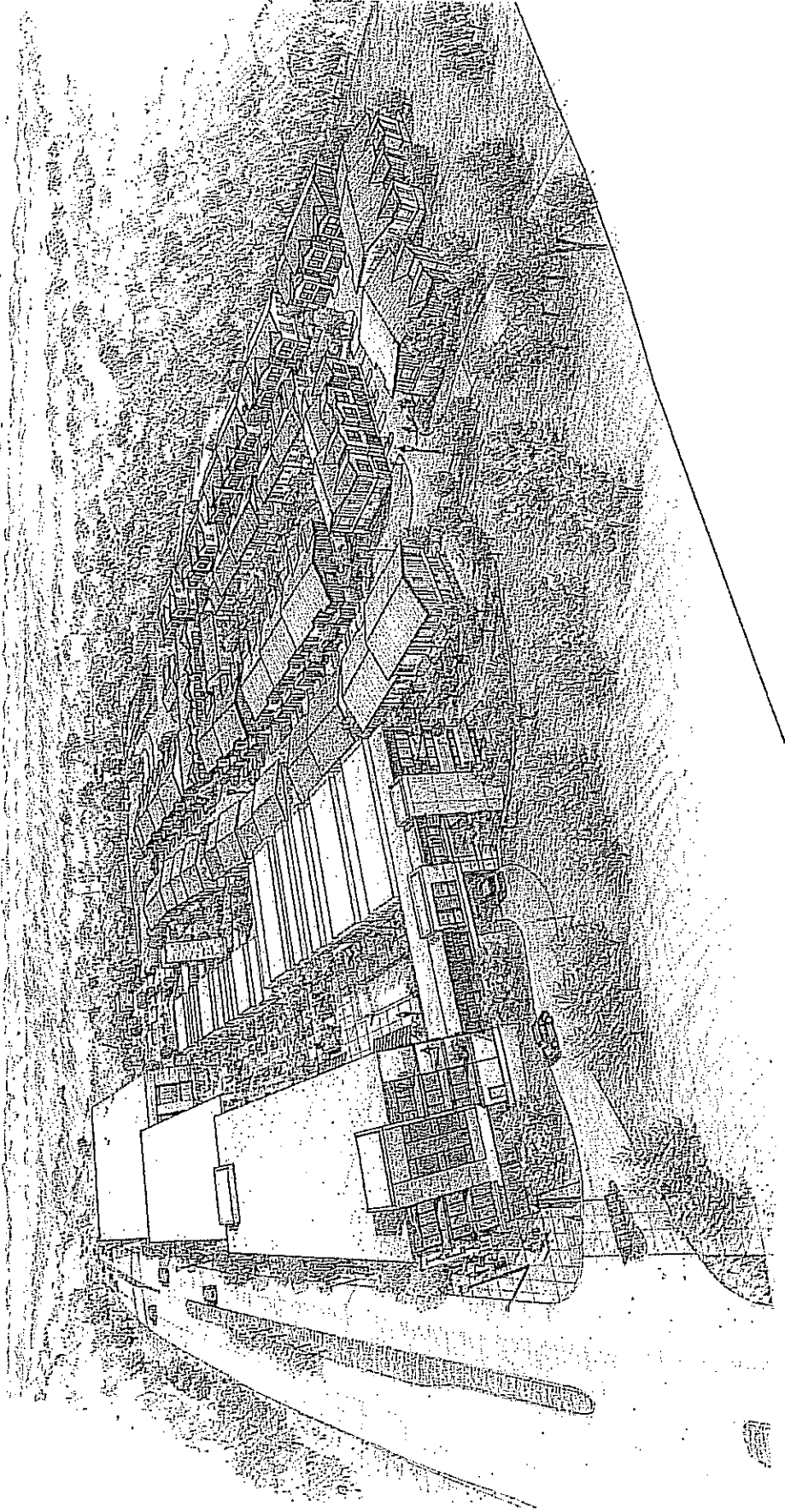
TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN TEXAS

JULY 23, 2010

RENDERED SITE PLAN





TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 8, 2010

ARTIST'S RENDERING LOOKING SW

DICK CLARK
ARCHITECTS
P.C.
10000 N. MOPAC EXPRESSWAY
SUITE 200
AUSTIN, TEXAS 78758
512.452.1234
www.dickclarkarchitects.com



SWBNA
SOUTH BEE CAVE WOODS NEIGHBORHOOD ASSOCIATION
P.O. Box 160434

March 8, 2010

Sue Welch, Case Manager
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, TX 78701

cc: Amanda Morrow

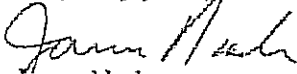
Dear Ms. Welch:

I am the Chair of the South Bee Cave Woods Neighborhood Association (SBWNA) and I am writing you concerning the development near our neighborhood referred to as the Tarlton 360 Townhomes, case number SP-2009-0094C. The SBWNA has been communicating with the developer about this development for over a year. The developer has had several meetings with my and other neighborhood associations affected by this development. In all cases, the developer and their associates have been very forthcoming about details of this development, keeping us up to date on site planning, mixed use, architectural proposals and other issues affecting this work of which the SBWNA has interest. They have listened to the concerns of the neighborhoods and nearby residents and are working with us to minimize impacts of the development on our quality of life in the neighborhoods.

The primary purpose of this correspondence is to inform the City Planning Department, that the SBWNA fully supports this development and site plan. We feel strongly that the site plan being proposed for the Tarlton 360 Townhomes is far superior to the currently approved site plan for this plot (all commercial, not mixed use) and will have a much less negative impact on the quality of life within our neighborhood from a traffic, noise and general livability point of view. Based on what the developers have shown us, the townhomes being planned are in line with the value of homes in our neighborhood as well. From what we have seen, this development fits in better with our neighborhood than anything else we have seen proposed for this lot over the last 20 + years, certainly much better than the currently approved site plan.

The SBWNA urges the City to move forward with approval of this development as quickly as possible. We wish to quit worrying about what will eventually wind up on this lot, and feel the development discussed in this correspondence is best for the neighborhood and the City of Austin. If you have any questions about this correspondence or the SBWNA's position on the proposed development, please feel free to contact me by phone.

Very truly yours,


James Nash
Chair, SBWNA
(512) 507-3493

Amanda Morrow

From: David Steinwedell [david.steinwedell@att.net]
Sent: Thursday, April 08, 2010 11:25 AM
To: Sue.Welch@ci.austin.tx.us
Cc: 'Litschi, Robert'; Amanda Morrow
Subject: Tarlton 360 Townhomes - SP-2009-0094C

Sue Welch
Case Manager
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, TX 78701

RE: SP-2009-0094C - Tarlton 360 Townhomes

Dear Ms. Welch:

We are writing you on behalf of the Hill Country Estates Homeowners Association regarding the proposed development adjacent to our neighborhood referred to as the Tarlton 360 Townhomes, case number SP-2009-0094C. We fully support the new development and site plan as a mixed use development with townhomes, condos, office and retail. As the neighborhood directly adjacent to the site, we feel the use as currently proposed is far superior to both the old theatre and the 3 building multi story office complex that was previously proposed.

We understand that there is an issue with living unit equivalents (LUE) under the mixed use plan. We believe that a use that increases home ownership and provides a small additional amenity base is a good use of LUE allocation for the City especially since a plan with greater LUE's was previously approved.

If you have any questions about this correspondence or the homeowner's position on the proposed development, please feel free to contact David Steinwedell at 512-592-9906 who is the resident in the neighborhood leading our evaluation of this project.

Respectfully,

Robert Litschi
President
Architectural Control
Hill Country Estates Homeowners Association

David Steinwedell

Rebecca H. Games
2006 Stoneridge Terrace
Austin, TX 78746

May 3, 2010

Sue Welch, Case Manager
City of Austin
Planning and Development Review Department
905 Barton Springs Rd., 4th Floor
Austin, TX 78701

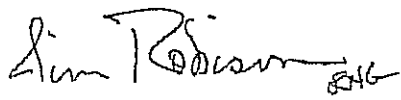
Re: Tarlton 360 Townhomes/ Zoning Case #C14-2010-0019.

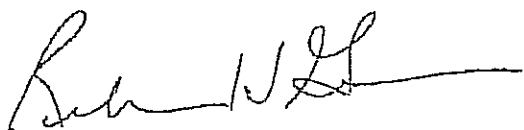
Dear Ms. Welch:

Since 2008, the Stoneridge Neighborhood Association has been included in all meetings held by the developer for Tarlton 360 Townhomes. The location of the proposed development is 2224-2620 Walsh Tarlton Lane. At every step of the project the key individuals involved have taken extraordinary steps to involve the community. Mr. David Armbrust, Ms. Amanda Morrow, and Mr. John Burnham have actively sought the participation of neighbors and been amenable to suggestions regarding features of the plan and their potential impact on the community. At no point have they endeavored to proceed without community support. Having had a representative present at all of their meetings, we have witnessed this first hand.

At 6PM tomorrow, May 3rd, the Zoning and Platting Commission will consider their request to rezone the property to include Mixed Use. This will enable the developer to orient the project more toward an emphasis on upscale townhomes and condos which will blend in with the neighborhood, rather than have the entire emphasis be on office buildings for commercial use.

We support this proposed use of the property and urge the City to approve the requested re-zoning request. If you have any questions or need further clarification, please feel free to contact us at the phone numbers listed below.


Jim Robison, MD
Chair, Stoneridge Neighborhood Assn.
377.0480


Rebecca H. Games
Past Chair, Stoneridge N.A.
378.5178