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Welch, Sue

From: SOUTH BEECAVE WOODS NA [REDACTED]
Sent: Friday, April 15, 2011 10:11 AM
To: Welch, Sue
Subject: Request for a postponement for Public Hearing for Case SPC-2010-0071C.MGA

Ms Welch,

On behalf of the Executive Committee of the South Beecave Woods Neighborhood Association, I am requesting a postponement of the public hearing regarding the Waiver / Variance Requests.

We are currently in communication with the City and Developers regarding this development and have outstanding questions and issues under discussion.

Let me know if you require any further details

Regards

Lynne Harrison-David

Chair South Beecave Woods NA

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SWBNA

SOUTH BEECAVE WOODS NEIGHBORHOOD ASSOCIATION

P.O. Box 160434

Austin, Texas 78716-0434

4/15/2011

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

CASE NUMBER: SPC-2010-0071C.MGA **COMMISSION DATE:** 04/19/2011

PROJECT NAME: Tarlton 360 Townhomes

ADDRESS: 2500-2530 Walsh Tarlton Road

AREA: 16.24 Acres

APPLICANT: Cypress Realty Advisors, Inc. (John Burnham)
301 Congress Ave., Suite 500
Austin, TX 78701
Telephone: (512) 494-8610

AGENT: Armbrust & Brown (David Armbrust)
100 Congress Avenue, Ste. 1300
Austin, TX 78701
Telephone: (512) 435-2368

ENGINEER: Longaro & Clarke (Alex Clarke)
7501 N. Capitol of Texas Highway, Bldg. A, Ste. 250
Austin, TX 78731
Telephone: (512) 306-0228

CASE MANAGER: Sue Welch Telephone: 974-3294
Sue.Welch@ci.austin.tx.us

PROPOSED DEVELOPMENT: The applicant is proposing a mixed use project consisting of 229 residential units and approximately 75,819 square feet of office use, 8,300 square feet of retail, and 3500 sq. ft. of restaurant use, parking garage and other associated improvements. The applicant requested and received approval from City Council for the Redevelopment Exception in the Barton Springs Zone per City Code Section 25-8-27 (approved 8/26/2010).

APPLICANT'S REQUESTS: The site is located within a Moderate Intensity area of the Hill Country Roadway Corridor (within 1000-feet of Capitol of Texas Highway - Loop 360; Land Development Code {LDC} Section 25-2-1121). The applicant is requesting approval of this Hill Country Roadway site plan with the following waivers: LDC Section § 25-2-1123: Construction on Slopes; LDC Section § 25-2-1122, for the Floor-To-Area Ratio of a Nonresidential Building; and LDC Section § 25-2-1124, for the height of the building to exceed the requirement from 40' to 53' in a moderate intensity zone of a Hill Country Roadway.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of this Hill Country Roadway site plan and the waivers with conditions (below). It will meet the all applicable requirements of the Land Development Code prior to its release.

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Staff recommends approval of the site with the following conditions:

1. Austin Energy Green Building, minimum 1-star for the proposed buildings.
2. A scenic vista of Barton Creek will be preserved.
3. Extending the required vegetative buffer from 100 to 200 feet from the Loop 360 right-of-way and restoring 40% of the site to natural Hill Country character.
4. The project will provide a mixed-use development with pitched roof for all buildings, private community facility, and pervious pavers for pedestrian routes.
5. An Integrated Pest Management Plan and Grow Green/native landscaping will be provided for the site.
6. Requirements per the TIA memo (see Transportation section).

The applicant has agreed to all conditions with notes on the coversheet.

PREVIOUS ZONING AND PLATTING COMMISSION ACTION:

RELATED CASES:

C14-2010-0019: On May 4, 2010, the Zoning and Platting Commission approved staff's recommendation of GR-MU (by consent 8-0). City Council approved zoning GR-MU on August 26, 2010 (6-0 by consent).

ENVIRONMENTAL BOARD ACTION:

SPC-2010-0071C.MGA – Environmental Board received a courtesy review of the Hill Country Roadway zoning waivers, Barton Springs Zone Redevelopment Exception and Service Extension Request. The Board approved staff recommendation (5-0-1-1) on August 4, 2010. The Redevelopment Exception in the Barton Springs Zone was approved by City Council on August 26, 2010.

PROJECT INFORMATION

Site Area	16.24 Acres	707,414 sq. ft.	
Proposed Zoning	GR-MU (C14-2010-0019)		
Jurisdiction	Full & Limited		
Watershed	Barton Creek (Edwards Aquifer Recharge Zone)		
Watershed Ordinance	Barton Springs Redevelopment Exception		
Traffic Impact Analysis	A T.I.A. has been submitted.		
Capitol View Corridor	Not In View Corridor		
Proposed Access	Loop 360 & Walsh Tarlton		
	Allowed/Required	Existing	Proposed
Floor-to-Area Ratio	1:1	.07:1	0.675:1**
Building Coverage	75%	7 %	34%
Impervious Coverage	15% (SOS)	54%	54%*
Height	40' per HCRO	63'	40'/50' w/waiver
Number of Units (per MU)	589		229
Parking	817		921

*allowed per Redevelopment Exception in Barton Springs Zone (approved by Council on 8/26/2010)

** requesting waiver for FAR on slopes

LEGAL DESCRIPTION: Lot 1-A, Amended Plat of Lot 1, M-P Addition and Lot 1 Block A, Texas Commerce Bancshares Subdivision

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Land Use: The applicant is proposing a mixed use project consisting of 229 residential units and approximately 75,819 square feet of office use, 8,300 square feet of retail, 3500 sq. ft. of restaurant uses, parking garage and other associated improvements. The majority of the site is located within the full purpose jurisdiction, with a small area being within the City's limited purposed annexation area. The site was partially developed under the provision of a 1986 site plan (C14r-86-136 & 137) and is primarily covered with the existing (vacant) theater which will be demolished, along with parking lots, utilities, drainage and water quality facilities.

The site is located within a Moderate Intensity area of the Hill Country Roadway (HCR) Corridor (LDC Section 25-2-1121). The site is requesting three waivers to Hill Country Roadway from LDC Section § 25-2-1123: Construction on Slopes; LDC Section § 25-2-1122, for the Floor-To-Area Ratio of a Nonresidential Building; and LDC Section § 25-2-1124, for the height of the building to exceed the requirement from 40' to 53' in a moderate intensity zone.

The applicant is requesting a waiver to LDC § 25-2-1123: Construction on Slopes. No buildings or parking areas shall be constructed on slopes in excess of fifteen (15%), provided, however, that building and parking structures may be located on slopes of 15-25% when the four criteria under Section 25-2-1123 and 25-8-302, "Construction on Steep Slopes" are met. The applicant is also requesting development on slopes over 25%. The slopes are primarily man-made due to the existing development and were constructed with the previous cinema site plan. That site plan was approved and constructed prior to enactment of the construction on slopes provision (old Loop 360 ordinance). The applicant is proposing to use terracing techniques, and re-vegetate the disturbed areas with native vegetation and stabilizing the slope per 25-8-032. *Please see Exhibit B of the applicants' packet for additional information.* Staff recommends approval of the waiver.

It should also be noted the applicant is requesting two other waivers to the Hill Country Roadway Ordinance (HCRO). One waiver to HCRO under LDC § 25-2-1122, is for the Floor-To-Area Ratio (FAR) of a Nonresidential Building. This waiver is for Building 3. HCRO limits the FAR to .10 on slopes more 15-25%, and the applicant is requesting .36. On slopes 25-35%, HCRO limits the FAR to .05 and the applicant is requesting .15; and for slopes over 35% the request is .08. These slopes are man-made due to the existing development and were constructed with the previous cinema site plan. *Please see Exhibit C of the applicants' packet for additional information.* Staff recommends approval of the waiver.

The last waiver is for the height of the building to exceed the requirement from 40' to 53' in a moderate intensity zone (LDC § 25-2-1124). The Land Use Commission must approve the Development Bonus, under the criteria for 25-2-1129. The applicant is proposing to meet 7 of the 12 criteria (only 6 are required). The existing cinema is approximately 63 ft. *Please see Exhibit D of the applicants' packet for additional information.* Staff recommends approval of the waiver.

The applicant will be restoring the previously-disturbed 40% natural area per Hill Country requirements. The site will comply with compatibility standards as well as the Subchapter E Design Standards. The project will also comply with the One-Star Green Building Program and will provide a Grow Green /native landscaping program. Several neighborhood groups have expressed support of the project although there is opposition from South Bee Caves Woods Neighborhood Association.

It should also be noted the applicant is requesting a 10-year expiration date to the site plan through a Managed Growth Agreement to City Council. The Managed Growth Agreement must be approved by City Council.

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Environmental: It is within the Barton Creek Watershed and over the Edwards Aquifer Recharge Zone. The site is proposing to be redeveloped under the Redevelopment Exception to the Barton Springs Zone (BSZRE), per Land Development Code (LDC) § 25-8-27. This section supersedes Article 12 (Save Our Springs Initiative), to the extent of conflict. This tract has approximately 54% impervious coverage that will be allowed to be retained. Redevelopment of the property includes on-site water quality controls with sedimentation/sand filtration equivalency and is proposing to mitigate its impervious cover through the purchase of off-site mitigation land per LDC §25-8-27 (I). The applicant is proposing to pay approximately \$410,525 into the Barton Spring Zone Mitigation Fund to achieve this off-site land mitigation. A Redevelopment Exception to the Barton Springs Zone (per LDC§25-8-27) was approved by City Council on August 26, 2010. This site will also have an Integrated Pest Management Plan for pollution prevention and source control of pesticides and herbicides. This project will be constructed and maintained in accordance with the terms and conditions of the SOS Ordinance provisions under the Redevelopment Exception.

Transportation: A traffic impact analysis was done in conjunction with the site plan for this development, and was also reviewed by the Transportation Department and Texas Department of Transportation. The proposed traffic is anticipated to be 1,427 trips per day less than the estimated traffic level based on the previous uses on the property. The movie theatre would generate 5,620 trips per day, compared to 4,193 daily trips for the proposed mixed use development. The proposed plan will also generate 5,487 trips *less* than the previously-approved site plan on the property, although much of it was never built. The applicant is proposing to take access from three existing driveways; one driveway to Capital of Texas Highway (Loop 360) and two driveways along Walsh Tarlton. The Texas Department of Transportation has re-approved the driveway location along Loop 360 with improved access as proposed in the plan.

The applicant will post a pro-rata share of fiscal surety for improvements to several intersections (approximately \$71,483). The applicant will improve the existing driveway to Loop 360 per TxDOT's driveway standards to provide improved access. The applicant has also agreed to reserve 15 spaces for car-pooling vehicles and 3 spaces for COA car sharing program on the site plan, encourage flexible work schedule for workers to reduce the am/pm peak travel, and provide free bus passes to all employees who give up their parking space in the garage.

SURROUNDING CONDITIONS: Zoning/ Land Use

North: LR – existing bank

East: ROW for Walsh Tarlton, then GR/LO, office & Barton Creek mall (retail)

South: LO, office building, and ROW for Hwy – Loop 360

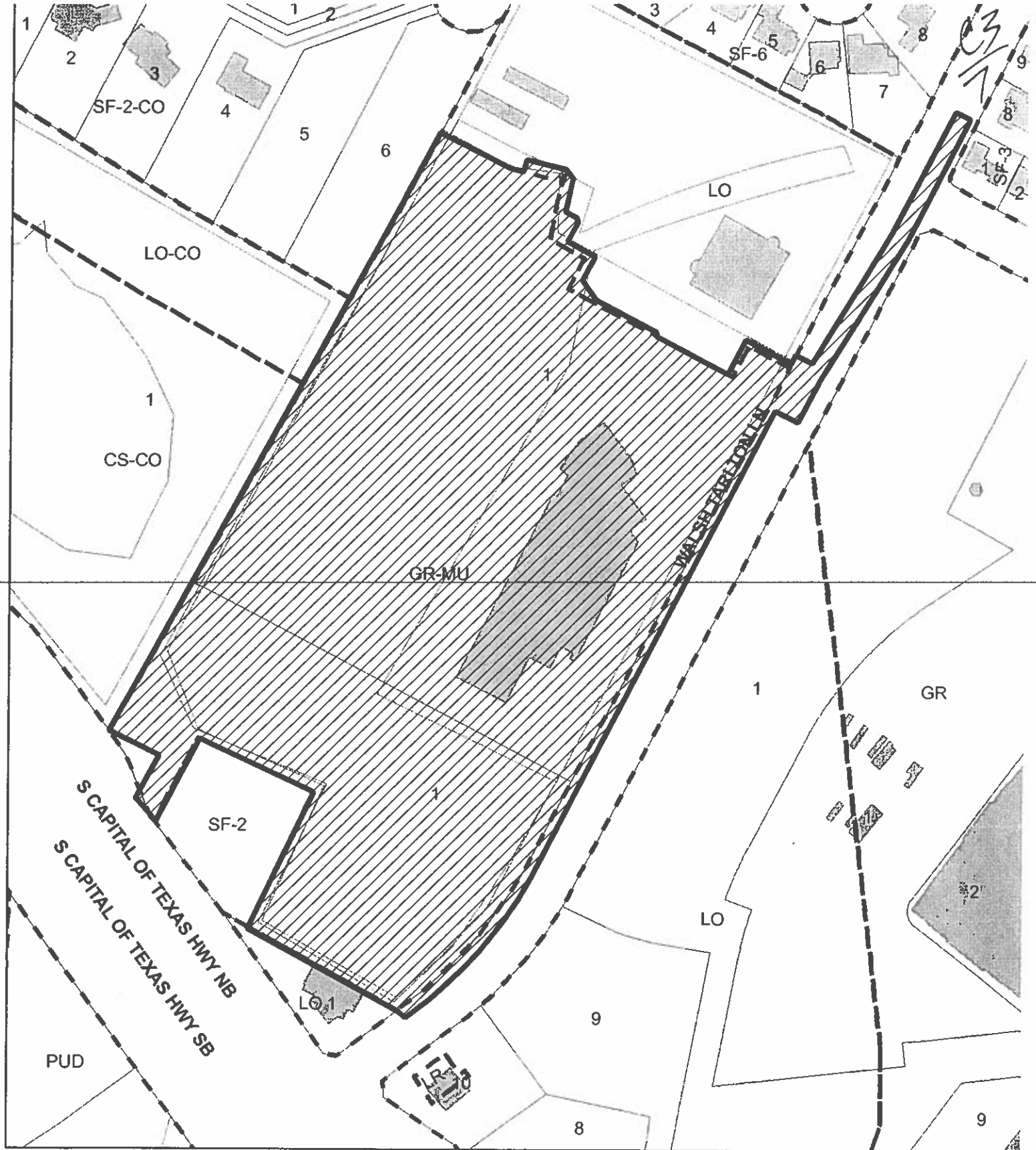
West: GR/LR-CO, vacant and SF-2-CO single family residence

ABUTTING STREETS:

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Loop 360	250'	2 @ 42' (each way)	Highway (MAD4)
Walsh Tarlton	80'	2 @ 24' (each way)	Arterial (MAD4)



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Austin Parks Foundation
Austin Neighborhood Council
Austin Monorail Project
Barton Creek North Property Owners
City of Rollingwood
League of Bicycling Voters
Homeless Neighborhood Association
Home Builders Association of Greater Austin
Real Estate Council of Austin
Save Barton Creek Association
Save Our Springs Alliance
Sierra Club, Austin Regional Group
South Bee Cave Woods Neighborhood Assn.
Stoneridge Neighborhood Association
Super Duper Neighborhood Objectors and Appealers Organization



SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: SPC-2010-0071C.MGA
ADDRESS: 2500-2530 Walsh Tartlton
GRID:
MANAGER: Sue Welch

OPERATOR:

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

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2010-0071C.MGA

Contact: Sue Welch, 512-974-3294 or

Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Planning Commission, Mar 15, 2011

DEEPAK BURMAN
Your Name (please print)

3208 Tamaron Blvd

Your address(es) affected by this application

Deepa Burman 3/14/11
Signature Date

Signature

Daytime Telephone: 512-788-3887

Comments:

The area is very crowded why you want to add more office & residential Bldg. There is big traffic problem currently.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: SPC-2010-0071C.MGA

Contact: Sue Welch, 512-974-3294 or
Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Platting Commission, Mar 15, 2011

Your Name (please print) Maria Trinidad Rivera

☐ I am in favor
☒ object

3808 Twiberry Ct.

Your address(es) affected by this application

Ma Trinidad Rivera Signature

03-07-2011 Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin
Planning and Development Review - 4th floor
Sue Welch
P. O. Box 1088
Austin, TX 78767-8810

10/13

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Case Number: SPC-2010-0071C.MGA

Contact: Sue Welch, 512-974-3294 or

Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Planning Commission, Mar 15, 2011

T. GARCIA DE HARO
Your Name (please print)

3218 Tamaran Blvd.

Your address(es) affected by this application

03-11-2011
Date

[Signature]
Signature

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin
Planning and Development Review - 4th floor
Sue Welch
P. O. Box 1088
Austin, TX 78767-8810

11/03

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2380
FACSIMILE 512-435-2399

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AMANDA MORROW
(512)435-2368
AMORROW@ABAUSTIN.COM

April 7, 2011

Mrs. Betty Baker
Chair, Zoning and Platting Commission
Austin, Texas 78701

Re: Tarlton 360 Townhomes

Dear Mrs. Baker:

Tarlton 360 Townhomes is a mixed use project that is located at the intersection of Walsh Tarlton Lane and Capital of Texas Highway (Loop 360). This project came before the Commission on May 4, 2010. At that time, the Commission voted to recommend rezoning the site to GR-MU, and recommend the Service Extension Request to the Council. On August 26, 2010 the Council approved the rezoning request, the Service Extension Request. In addition the Council approved Resolution 20100826-0404 declaring the Tarlton 360 Townhomes as a project permitted to redevelop in accordance with the Barton Springs Redevelopment Exception Ordinance.

The site is currently home to the abandoned Cinemark Movie Theater. The Tarlton 360 Townhomes project proposes to integrate 229 residential dwelling units, 8,300 square feet of retail, 3,500 square feet of restaurant and 75,819 square feet of office. While the Tarlton 360 Townhomes meets or exceeds the criteria of the Land Development Code, three exceptions are necessary to develop the project. These exceptions include:

1. construction on slopes waiver;
2. floor-to-area ratio for non-residential buildings waiver; and
3. development bonus to exceed a height of 40 feet within the Hill Country moderate intensity zone to 53 feet.

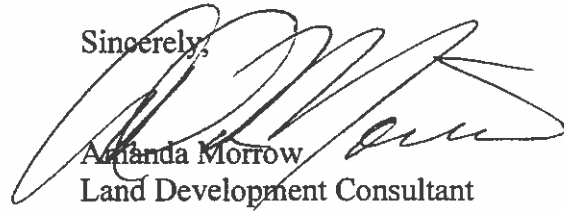
Attached hereto is a packet of material which specifically outlines the various exceptions.

AMBRUST & BROWN, PLLC

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Should you have any questions, or require additional information, please do not hesitate to contact David Armbrust, or me.

Sincerely,

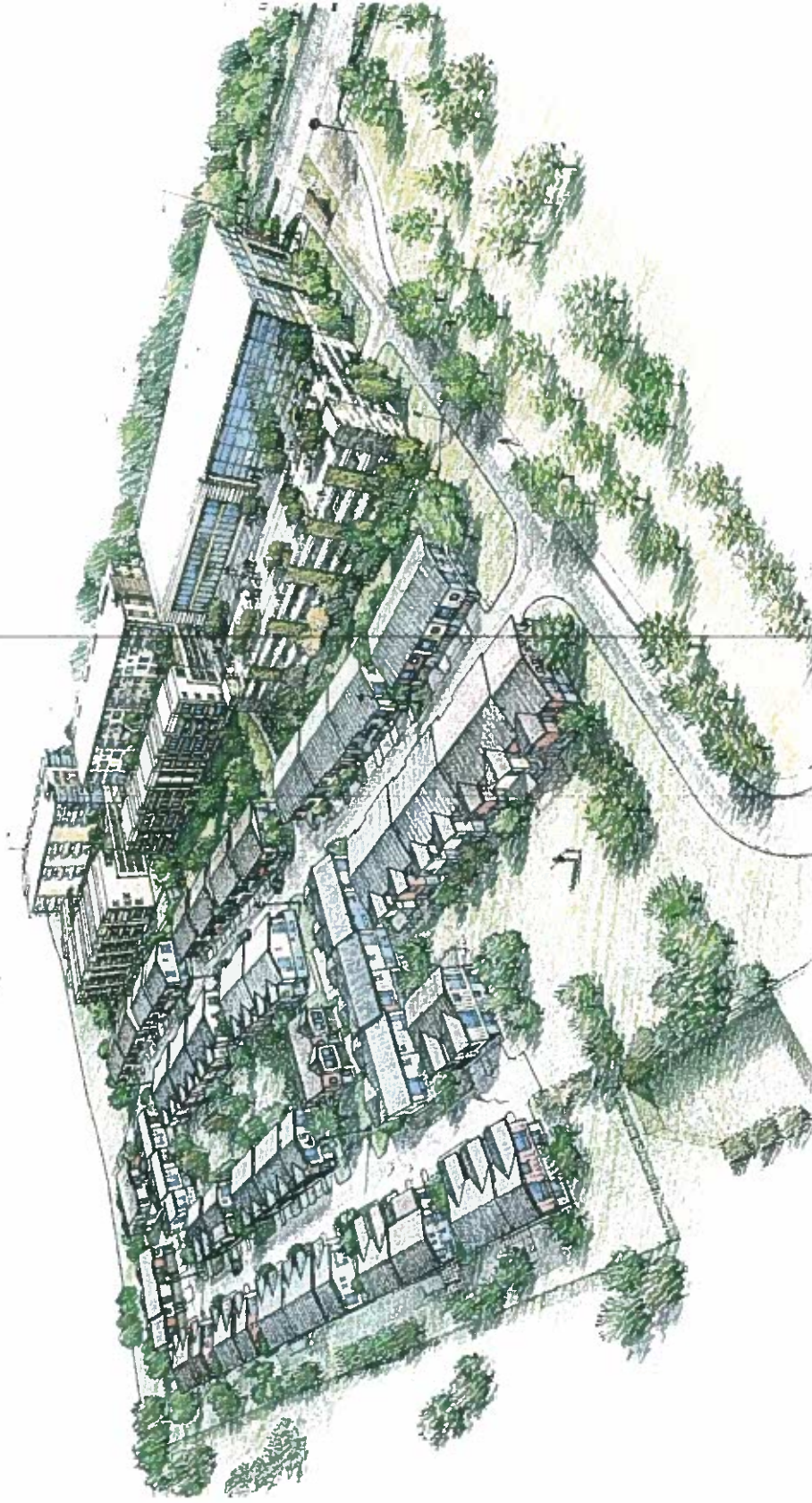
A handwritten signature in black ink, appearing to read 'Amanda Morrow', is written over the typed name and title.

Amanda Morrow
Land Development Consultant

Attachments

cc: David Armbrust
John Burnham
Alex Clarke

Tarlton 360 Townhomes



TARLTON 360 TOWNHOMES

WELCH/TARLTON LANE AUSTIN TEXAS

JULY 09, 2010

ARTIST'S RENDERING LOOKING NE

DICK CLARK
ARCHITECTS



TARLTON 360 TOWNHOMES

EXECUTIVE SUMMARY

Tarlton 360 Townhomes is a mixed use project that is located at the intersection of Walsh Tarlton Lane and Capital of Texas Highway (Loop 360). The site is currently home to a vacant Cinemark movie theater. The existing impervious cover is 53.57% with a natural area of 30%. The Tarlton 360 Townhomes project proposes to construct 229 residential dwelling units, 8,300 square feet of retail, 3,500 square feet of restaurant and 75,819 square feet of office. The site will be redeveloped in accordance with the Barton Springs Redevelopment Ordinance. While the Tarlton 360 Townhomes meets or exceeds the criteria set forth by the City of Austin Land Development Code (City Code), three exceptions are necessary to develop the project.

On August 26, 2010 the Austin City Council approved Resolution No. 20100826-040 declaring the Tarlton 360 Townhomes as a project permitted to redevelop in accordance with the Barton Springs Redevelopment Exception. Attached as Exhibit "A" is a copy of the Resolution.

The following is a brief summary of the proposed City Code exceptions, and benefits of the Tarlton 360 Townhomes project.

Exceptions:

1. Exception to Construction on slopes.

Because the site will be redeveloped in accordance with the Redevelopment Ordinance, Sections 25-8-301 & 25-8-302 (Construction on Slopes) do not apply to the redevelopment of the property. However since the site is located within the Hill Country Roadway Corridor the project must comply with the requirements of these provisions.

Justification

Justification for this exception is that the slopes are man-made and were constructed prior to the enactment of the Construction on Slopes provisions. Attached as Exhibit "B" is an Engineer's summary letter that further explains the proposed exception.

2. Exception to the Floor-to-Area Ratio (FAR) for non-residential buildings.

The City Code limits FAR for non-residential buildings within the Hill Country Roadway Corridor moderate intensity zone. This exception is limited to Building 3, which is the office/commercial building. Buildings 1 and 2 and the townhome units are residential buildings and therefore they are not included in this exception.

Justification

Justification for this exception is that the slopes located in the area of Building 3 are entirely man-made due to the existing developed conditions which were constructed prior to the enactment of the Hill Country Roadway Ordinance. Attached as Exhibit "C" is an Engineer's summary letter that further explains the proposed exception.

3. Exception to exceed a height of 40 feet within a Hill Country Roadway Corridor moderate intensity zone to 53 feet. The City Code requires an applicant to meet at least six (6) criteria to achieve this bonus. The project proposes to meet seven (7) of the 12 development bonuses necessary to obtain this exception.

It should be noted that the existing Cinemark movie theater is 63 feet. Briefly summarized below are the development bonuses the project meets. Attached as Exhibit "D" is an Engineer's summary letter that further explains the proposed exception.

- a. Preserves a scenic vista
 - b. Increases setback by more than 50% above the amount required for development.
 - c. Provides a mixed-use development
 - d. Participation in the green building program to reduce energy and water consumption
 - e. Reduces building mass
 - f. Uses pervious pavers
 - g. Uses pitched roof design
-

Project Benefits

1. Water Quality – Increased water quality benefit by providing a retention/irrigation pond which will provide an average pollutant removal rate of 90.5%. This is well above the current removal rate of 57.4%, or that would otherwise be required under the Redevelopment Ordinance.
2. Re-irrigation – Irrigation of storm water and use of pervious pavers allows for more infiltration of waters into the aquifer and a reduction of potable water demand.
3. Integrated Pest Management Plan – Compliance with an IPM Plan.
4. Grow Green – Compliance with the Grow Green native landscaping program.
5. Natural Area – Increasing the natural area of the site from 30% to 40% through vegetative restoration.
6. Wastewater – The new lift station will provide enhanced safety features to better protect the environment.
7. Traffic – Significant reduction in traffic.
8. Mixed Use – The nature of the mixed use project will be more compatible with the surrounding land uses.
9. Impervious Cover – Lower impervious cover than allowed under current ordinance.

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10. Public Space – A large scenic vista will be provided atop Building 3 over looking the Barton Creek Greenbelt.
 11. Commercial Design Standards – Pedestrian access will be encouraged along Walsh Tarlton Lane by creating an inviting streetscape with benches, large sidewalks and street trees.
 12. Parkland Dedication – Compliance with parkland dedication requirement.
 13. Barton Springs Zone Mitigation Fee – In addition to the enhanced water quality pond, the Applicant will pay \$410,525 into the BSZ Mitigation Fund.
-

RESOLUTION NO. 20100826-040

WHEREAS, City Code section 25-8-27 (*Redevelopment Exception in the Barton Springs Zone*) provides an exception from the application of Chapter 25-8 Article 12 (*Save Our Springs Initiative*) for redevelopment of existing commercial development under specific conditions; and

WHEREAS, section 25-8-27 requires City Council approval for a redevelopment that proposes more than 25 dwelling units, is located outside the City's zoning jurisdiction, is proposed on property with an existing industrial or civic use, is inconsistent with a neighborhood plan, or will generate more than 2,000 vehicle trips a day above the estimated traffic level; and

WHEREAS, the Tarlton 360 Townhome redevelopment, described in Site plan number SPC-2010-0071C.MGA, proposes more than 25 dwelling units; and

WHEREAS, City Council has taken into consideration the following factors in determining whether to approve the Tarlton 360 Townhome redevelopment:

- (1) benefits of the redevelopment to the community;
- (2) whether proposed mitigation or manner of development offsets potential environmental impact;
- (3) effects of offsite infrastructure requirements of the redevelopment;
and
- (4) compatibility with the city's long-range planning goals;

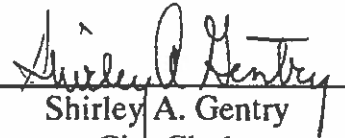
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council approves the application of City Code section 25-8-27
(*Redevelopment Exception in the Barton Springs Zone*) to the proposed
Tarlton 360 Townhome redevelopment, described in site plan number SPC-
2010-0071C.MGA.

ADOPTED: August 26, 2010

ATTEST:


Shirley A. Gentry
City Clerk

1	CV1	COVER SHEET
2		FINAL PLAT
3-5	GN1-GN3	GENERAL NOTES
0	ES1	EXISTING EASEMENT LAYOUT
7	ES2	PROPOSED EASEMENT LAYOUT
8	SL1	SLOPE MAP
9	PL0	OVERALL PROJECT LAYOUT
18	PL1	SITE PLAN NOTES & CALCULATIONS
11	PL2	SITE PLAN DETAILS
12	CS1	COMPATABILITY CROSS SECTION
15	DP1	DEMOLITION & UTILITY CONSTRUCTION PHASING PLAN
14-18	SP1-SP3	SITE PLAN
17-31	A0.1-A5.2	ARCHITECTURAL PLANS
38-40	EC1-EC3	PRE-CONSTRUCTION EROSION/SEDIMENTATION CONTROL PLAN
41-43	EC4-EC6	MID-CONSTRUCTION EROSION/SEDIMENTATION CONTROL PLAN
44-40	EC7-EC9	POST-CONSTRUCTION EROSION/SEDIMENTATION CONTROL PLAN
47	EC10	EROSION CONTROL & TREE PROTECTION NOTES
48	EC11	EROSION CONTROL & TREE PROTECTION DETAILS
49	DM0	EXISTING CONDITIONS DRAINAGE AREA MAP
50	DM1	INTERNAL CONDITIONS DRAINAGE AREA MAP
51	DM2	DRAINAGE CALCULATIONS
52-55	GP1-GP4	GRADING PLAN
58	DR1	DRIVEWAY PLAN & PROFILES
57	WQ1	WATER QUALITY POND PLAN
58	WQ2	WATER QUALITY POND SPLITTER BOX DETAILS
59	WQ3	WATER QUALITY POND WET WELL DETAILS
00	LS1	PRIVATE LIFT STATION PLAN
01	LS2	PRIVATE LIFT STATION DETAILS
02	LS3	PRIVATE LIFT STATION DETAILS AND CALCULATIONS
03	LS4	CHASE BANK PRIVATE LIFT STATION DETAILS
04	LS5	CHASE BANK PRIVATE LIFT STATION DETAILS AND CALCULATIONS
65-88	IR1-IR2	REIRRIGATION WATER IRRIGATION LINE LAYOUT

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(512) 306-0228 • www.longarcclarke.com • TBEF Reg. No. F-544

Architect:



DICK CLARK
ARCHITECTURE

207 WEST 4th STREET
AUSTIN, TEXAS 78701
TEL 512.472.4980
FAX 512.472.4991

Landscape Architect:
TBG Partners
901 S. Mo-Pac, Building II, Suite 350
Austin, TX 78746
(512) 327-1011

Map showing the project location at the intersection of Walsh Tarlton Lane and Campbell Lane. A box labeled "PROJECT LOCATION" points to a building on Campbell Lane. A north arrow is in the top right corner.

Legal Description:
Amended Plat of Lot 1, M-P Addition
and Lot 1 Block A, Texas Commerce Bancshares Subdivision
Doc. No.

NOTES

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM.
2. IN IMPROVING THESE PLANS, THE CITY OF JUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. ALL EXISTING UTILITIES SHOULD BE RECORDED. CONTRACTORS SHALL VERIFY LOCATIONS & ELEVATIONS OF EXISTING UTILITIES PRIOR TO INSTALLATION OF ANY NEW UTILITY ENGINEER'S CONFLICTS.
4. THIS PROJECT HAS PRIVATE FIRE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH JUSTIN FIRE CODE. FAILURE TO LOCATE WHAT MAY RESULT IN CIVIL AND/OR CRIMINAL PENALTIES AVAILABLE TO THE CITY. THE CITY OF JUSTIN IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE FIRE HYDRANT SYSTEM. FIRE HYDRANTS WITHIN THE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE.
5. ALL STORM SEWER LINES LOCATED ON COMMERCIAL AND MULTI-UNITARY SITES SHALL BE STENCILED BY THE OWNER WITH A SIZE 12 FONT INDICATES THAT THE INLET DRAINS TO CREEK DREDS OR WATERWAYS AND THAT NO WASTES SHOULD BE DUMPED. THE DESIGN OF THE STENCIL MUST BE APPROVED BY THE DIRECTOR OF THE WOPR PRIOR TO ITS USE ON THE SITE PER ILS 6.6.8.A.
6. THIS SITE IS LOCATED IN THE DRAINING WATER PROTECTION ZONE.
7. THIS PROJECT IS LOCATED IN THE BARTON CREEK WATERSHED, AND IS CLASSIFIED AS BARTON SPRINGS ZONE.
8. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW NOTIFICATION RULES EOA ECI 1.12.0 AND CIO ITEM NO. 6295 OF THE SSW PROVISION THAT ALL TRECHING GREATER THAN FIVE (5) FEET DEPTH MUST BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH THE PROJECT.
9. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER A OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS), COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
10. PARKING FEES HAVE BEEN PAID FOR 629 UNITS.
11. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED.
12. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LOC SECTION 85-E-184.
13. APPROVAL OF THESE PLANS BY THE CITY OF JUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE BY OTHER GOVERNMENT ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
14. CONFORMANCE WITH THE GREEN BUILDING STANDARDS ONE STAR RATING IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE. THE BUILDING OWNER SHALL BE GRANTED TO ALLOW A MAXIMUM BUILDING HEIGHT OF 55' IN A MODERATE INTENSITY ZONE PURSUANT TO THE FOLLOWING CONDITIONS:
 - a) A SCENIC VISTA OF BARTON CREEK GREENBELT WILL BE PRESERVED. THE VISTA WILL BE LOCATED IN BUILDING 3.
 - b) THE SCENIC VISTA IS NOT AN OUTDOOR SEATING AREA FOR THE RESTAURANT.
 - c) THE BUILDING SHALL BE LOCATED 500' FROM THE 500' OF INCREASING THE 100' VEGETATIVE SETBACK FROM 100' 360' TO 200' AND NOT PLACING ANY BUILDINGS WITHIN THIS AREA.
 - d) THE PROJECT WILL PROVIDE A MIXED-USE DEVELOPMENT INCLUDING RESIDENTIAL, OFFICE, RETAIL, & RESTAURANT USES.
 - e) PRIVATE COMMUNITY FACILITIES WILL BE LOCATED IN BLOK 1 WITH ACCESS PROVIDED TO ALL RESIDENTIAL UNITS.
 - f) THE DEVELOPMENT SHALL PROVIDE 100% TREE REPLACEMENT FOR ANY TREES REMOVED.
 - g) THE PROJECT WILL REDUCE BUILDING MASS ALONG THE NOR DROW 360' BY LOCATING THE THREE LARGER BUILDINGS ALONG WALSH EARLTON LANE AND PROVIDING SIX TOWNHOME UNITS INTERIOR TO THE PROJECT.
 - h) THE PROJECT PROVIDES PERVIOUS/PENETRIOUS CONCRETE POR PEDESTRIAN ROUTES.
 - i) THE PROJECT WILL PROVIDE A PITCHED ROOF DESIGN.
 - j) THE PROJECT WILL PROVIDE A GREEN BUILDING ONE STAR RATING, A GROW GREEN PROGRAMMATIC LANDSCAPING AND INTEGRATED PEST MANAGEMENT PLAN.
15. A WALKER FROM LOC 85-E-112.3, CONSTRUCTION ON SLOPES HAS BEEN GRANTED.
16. A WALKER FROM LOC 85-E-112.3.2, PART OF A NON-RESIDENTIAL BUILDING IN A MODERATE INTENSITY ZONE HAS BEEN GRANTED.

17. STATE PRESSURES.

MAXIMUM STATIC PRESSURE, 121 PSI
MINIMUM STATIC PRESSURE, 98 PSI

ALL TOWNHOME BUILDINGS SHALL HAVE A PIV INSTALLED AT THE SERVICE LINE TO THE STRUCTURE. BUILDINGS 1-3 SHALL HAVE PIV'S INSTALLED INTERNALLY.

10. FOR MAINTENANCE OF THE WATER QUALITY FACILITY, A RESTRICTIVE COVENANT SHALL BE FILED IN DCL. NO. _____, O.P./J.C.T./T.

11. PROJECT INTENDS TO COMPLETE RESTORATION OF VEGETATION WITHIN 18 MONTHS. IF RESTORATION CANNOT BE ACCOMPLISHED IN THIS TIME FRAME A PROJECT PHASING PLAN WILL BE PREPARED AS A CORRECTION/REVISION TO THE PLAN.

12. PARTICIPATION IN THE REGIONAL EROSION MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON JUL 17, 2009 BY THE TEXAS COMMISSION ON EROSION CONTROL AND PREVENTION. THE PROJECT NUMBER IS _____.

13. THIS SITE IS SUBJECT TO THE INTEGRATED PEST MANAGEMENT PLAN RECORDED AS A RESTRICTIVE COVENANT DOC. NO. _____, O.P./J.C.T./T.

14. SIGNAGE ALONG LOOP 360 MUST MEET REQUIREMENTS OF THE SIGN ORDINANCE, DCL 25-10.

15. THE GEOTECHNICAL REPORT PREPARED BY MSA LABS, INC., OCTOBER 2009, ENTITLED "GEOTECHNICAL INVESTIGATIVE FENCEMENT RECOMMENDATION TOWNHOMES AND TOWNHOMES" IS INCORPORATED INTO THIS PLAN.

16. ALTERNATIVE EQUIVALENT COMPLIANCE TO THE COMMERCIAL DESIGN STANDARDS HAS BEEN GRANTED FOR VARIATIONS IN THE BLOCK LENGTH AND INTERNAL CIRCULATION ROUTE BY PROVIDING SHARED WALKWAYS FROM THE TOWNHOMES TO THE THREE LARGE MIXED USE BUILDINGS 1-3 BY PROVIDING A CONCRETE AND GELASTIC PAVED 8' FUTURE WALKWAY TO THE BUILDINGS.

17. ZERO APPROVAL OF ORGANIZED CSES REQUIRED PRIOR TO CONSTRUCTION OF WASTEWATER IMPROVEMENTS.

18. IMPROVEMENTS COVER IS LIMITED TO 25% OR THE 5,000 GALS OF THIS TRACT PREVIOUSLY KNOWN AS LOT 1, BLOCK A TEXAS COVENERE BRANCHES SUBDIVISION, CD-79-116-01-0001, VOL B1, PGS 347-348.

19. PHASING PLAN

PHASE ONE WILL CONSIST OF ALL THE WATER SERVICE AND SANITARY SEWER SERVICE TO THE CHASE WATER SITE. PHASE ONE WILL CONSISTS OF THE CHASE WATER PUMPING LINE, LIFT STATION, FORCE MAIN, WATER SERVICE MAIN, WATER METER CONNECTIONS TO THE MAIN SYSTEM AND WATER SERVICE MAINS. INCLUDING RECONSTRUCTING PUMPING LINE SERVICE TO THE BANK. PHASE ONE WILL ALSO INCLUDE ALL PUBLIC SANITARY AND WATER IMPROVEMENTS LOCATED WITHIN WALSH TARTON LANE NECESSARY TO BRING UPGRADE SANITARY SERVICE TO THE BANK AND THE SANITARY SERVICE TO THE TARTON 360 TOWNHOMES SITE.

PHASE TWO CONSISTS OF ALL OTHER IMPROVEMENTS ASSOCIATED WITH THE TARBTON 360 TOWNSHIP'S PLAN.

29. SUBSEQUENT TO THE CONSTRUCTION OF THE WATER QUALITY POND AND STORM SEWER FACILITIES, AND ACCEPTANCE BY THE CITY OF AUSTIN, THE FOLLOWING DOCUMENTS SHALL BE TERMINATED:

- OPEN DRAINAGE DITCH OR ENCLOSED STORM SEWER EASEMENT, RECORDED IN VOLUME 5834, PAGE 0058.
- WATER QUALITY POND AGREEMENT, RECORDED IN VOLUME 12587, PAGE 0001.

30. UPON THE RECDICATION OF A TEMPORARY BLANKET EASEMENT GRANTED TO THE AUSTIN ENERGY, THE FOLLOWING DOCUMENT SHALL BE RELEASED:

- TEMPORARY ELECTRICAL EASEMENT, RECORDED IN VOLUME 1985, PAGE 3976
- T-5' PUBLIC UTILITY EASEMENT, RECORDED IN VOLUME 81, PAGE 540
- T-5' PUBLIC UTILITY EASEMENT, RECORDED IN VOLUME 81, PAGE 133.

30. THE SITE WILL IMPLEMENT THE FOLLOWING TRAFFIC DEMAND MEASURES (TDM) IN ORDER TO MINIMIZE NEW TRIPS THAT ARE ADDED TO THE SURROUNDING ROADWAY NETWORK AND TO IMPROVE THE OVERALL LEVEL OF SERVICE ON THE ROADWAYS;

- EMPLOYER WILL ENCOURAGE FLEXIBLE WORK SCHEDULES FOR THE WORKERS TO REDUCE ANY/PM PEAK TRAVEL.
- PARKING SPACES WILL BE MADE AVAILABLE TO ALL EMPLOYEES WHO DRIVE UP THEIR PARKING SPACE IN THE GARAGE.
- FIFTEEN (15) SPACES WILL BE PROVIDED FOR ALL-EMPLOYEE VEHICLES AND THREE (3) SPACES WILL BE RESERVED FOR THE CITY OF AUSTIN'S CAR SHARING PROGRAM. THESE SPACES WILL BE LOCATED IN PRIME SPOTS NEAR THE STAIRS AND ELEVATORS.
- TWELVE (12) MONTHS AFTER THE CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED, A STUDY WILL BE CONDUCTED TO DETERMINE THE SUBSEQUENT REDUCTION OF AUTO TRIPS DUE TO THE PROVISION OF THESE TWO MEASURES. THE RESULTS OF THE STUDY WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW.

SUBMITTED FOR APPROVAL:
March 17, 2010

SPC-2010-0071C.MGA
SITE PLAN / DEVELOPMENT PERMIT NUMBER

C8J-2009-01220A
SUBDIVISION FILE NUMBER

Applicable Watershed Ordinance: 20071108-121 (LDC 25-8-27)
Operating Permit Where Applicable Under 25-8-27(F)(5): OP-07-0610B

REVIEWED BY

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

DATE

APPROVED BY:


AUSTIN WATER UTILITY
REVIEWED BY:

TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES DATE: _____

TRAVIS COUNTY DEVELOPMENT PERMIT NUMBER

AUSTIN FIRE DEPARTMENT *ME* 6/18/10
INDUSTRIAL WASTE
day w move 5/25/10
TEXAS DEPARTMENT OF TRANSPORTATION
W-2 09/2009 5/23/10
TRAVIS COUNTY FIRE MARSHALL/ESD 9

1. ALEX E. CLARKE, TEXAS LICENSE NUMBER 8550, CERTIFY THAT THE
DAM IN THIS SET OF PLANS CAN SAFELY PASS 100-PERCENT OF THE
PROBABLE MAXIMUM FLOOD BASED ON THE HYDRAULIC & HYDROLOGIC
ANALYSES USING STANDARD ACCEPTED ENGINEERING PRACTICES.



I, LARRY WU, TEXAS LICENSE NUMBER 88830, CERTIFY THAT THE
DWG IN THIS SET OF PLANS CAN SAFELY PASS 100-PERCENT OF THE
PROBABLE MAXIMUM FLOOD BASED ON THE STRUCTURAL ANALYSIS
USING STANDARD ACCEPTED ENGINEERING PRACTICES.

Long S. J. Jr

5175 PLATE 82-18

SITE PLAN APPROVAL		THREAT		ON	
FILE NUMBER	SECURITY INFORMATION	APPLICATION FEE			
APPROVED BY	FORWARDING ON				
WORKING METHOD	OF THE	OF THE CITY OF ALABAMA			
WORKING METHOD	OF THE	FEE IN ADVANCE			
PROJECT INFORMATION	FOR INFORMATION	DATE	TIME	DATE	TIME
<p>Release and Distribution of Information</p> <p>RELEASE FOR: <input type="checkbox"/> NORMAL <input type="checkbox"/> SECURITY <input type="checkbox"/> OTHER <input type="checkbox"/> OTHER</p> <p>Class 1 <input type="checkbox"/> Confidential 1</p> <p>Class 2 <input type="checkbox"/> Confidential 2</p> <p>Class 3 <input type="checkbox"/> Confidential 3</p> <p>Class 4 <input type="checkbox"/> Confidential 4</p> <p>Class 5 <input type="checkbox"/> Confidential 5</p> <p>Class 6 <input type="checkbox"/> Confidential 6</p> <p>Class 7 <input type="checkbox"/> Confidential 7</p> <p>Class 8 <input type="checkbox"/> Confidential 8</p> <p>Class 9 <input type="checkbox"/> Confidential 9</p> <p>Class 10 <input type="checkbox"/> Confidential 10</p> <p>Class 11 <input type="checkbox"/> Confidential 11</p> <p>Class 12 <input type="checkbox"/> Confidential 12</p> <p>Class 13 <input type="checkbox"/> Confidential 13</p> <p>Class 14 <input type="checkbox"/> Confidential 14</p> <p>Class 15 <input type="checkbox"/> Confidential 15</p> <p>Class 16 <input type="checkbox"/> Confidential 16</p> <p>Class 17 <input type="checkbox"/> Confidential 17</p> <p>Class 18 <input type="checkbox"/> Confidential 18</p> <p>Class 19 <input type="checkbox"/> Confidential 19</p> <p>Class 20 <input type="checkbox"/> Confidential 20</p> <p>Class 21 <input type="checkbox"/> Confidential 21</p> <p>Class 22 <input type="checkbox"/> Confidential 22</p> <p>Class 23 <input type="checkbox"/> Confidential 23</p> <p>Class 24 <input type="checkbox"/> Confidential 24</p> <p>Class 25 <input type="checkbox"/> Confidential 25</p> <p>Class 26 <input type="checkbox"/> Confidential 26</p> <p>Class 27 <input type="checkbox"/> Confidential 27</p> <p>Class 28 <input type="checkbox"/> Confidential 28</p> <p>Class 29 <input type="checkbox"/> Confidential 29</p> <p>Class 30 <input type="checkbox"/> Confidential 30</p> <p>Class 31 <input type="checkbox"/> Confidential 31</p> <p>Class 32 <input type="checkbox"/> Confidential 32</p> <p>Class 33 <input type="checkbox"/> Confidential 33</p> <p>Class 34 <input type="checkbox"/> Confidential 34</p> <p>Class 35 <input type="checkbox"/> Confidential 35</p> <p>Class 36 <input type="checkbox"/> Confidential 36</p> <p>Class 37 <input type="checkbox"/> Confidential 37</p> <p>Class 38 <input type="checkbox"/> Confidential 38</p> <p>Class 39 <input type="checkbox"/> Confidential 39</p> <p>Class 40 <input type="checkbox"/> Confidential 40</p> <p>Class 41 <input type="checkbox"/> Confidential 41</p> <p>Class 42 <input type="checkbox"/> Confidential 42</p> <p>Class 43 <input type="checkbox"/> Confidential 43</p> <p>Class 44 <input type="checkbox"/> Confidential 44</p> <p>Class 45 <input type="checkbox"/> Confidential 45</p> <p>Class 46 <input type="checkbox"/> Confidential 46</p> <p>Class 47 <input type="checkbox"/> Confidential 47</p> <p>Class 48 <input type="checkbox"/> Confidential 48</p> <p>Class 49 <input type="checkbox"/> Confidential 49</p> <p>Class 50 <input 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TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 22, 2010

AERIAL PHOTO



TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 22, 2010

AERIAL PHOTO

EC LONGARO & CLARKE **DICK CLARK**
 Consulting Engineers
 Land Development • Stormwater Management • Water Resources
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TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN TEXAS

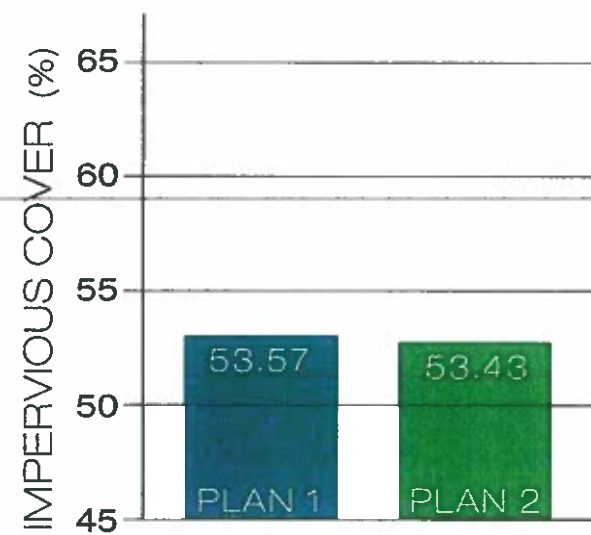
JULY 22, 2010

RENDERED SITE PLAN

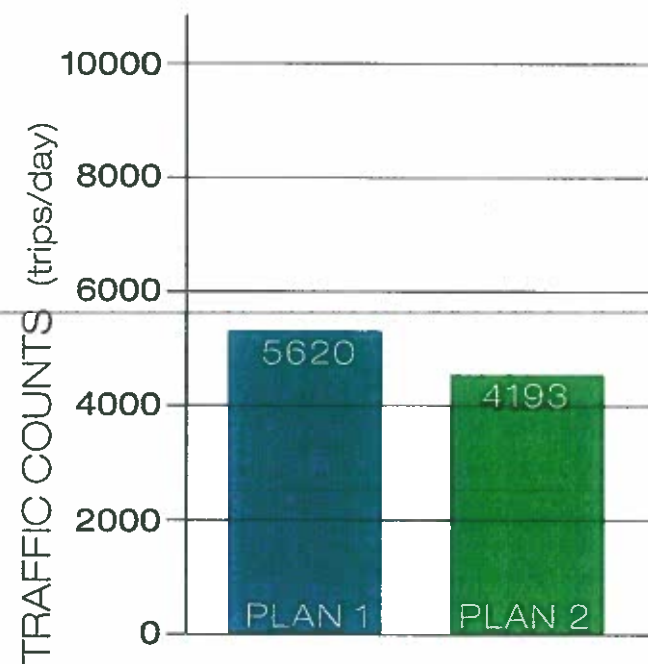
DICK CLARK
ARCHITECTURE
512.472.4280
www.dckarch.com



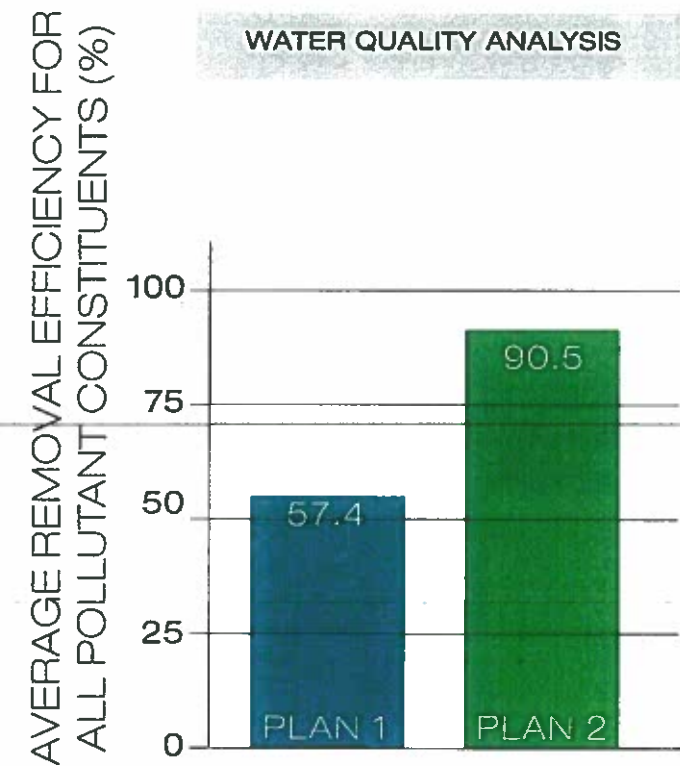
IMPERVIOUS COVER ANALYSIS



TRAFFIC ANALYSIS



WATER QUALITY ANALYSIS



PLAN 1: Existing Site Conditions
PLAN 2: Mixed Use Plan

TARLTON 360 TOWNHOMES

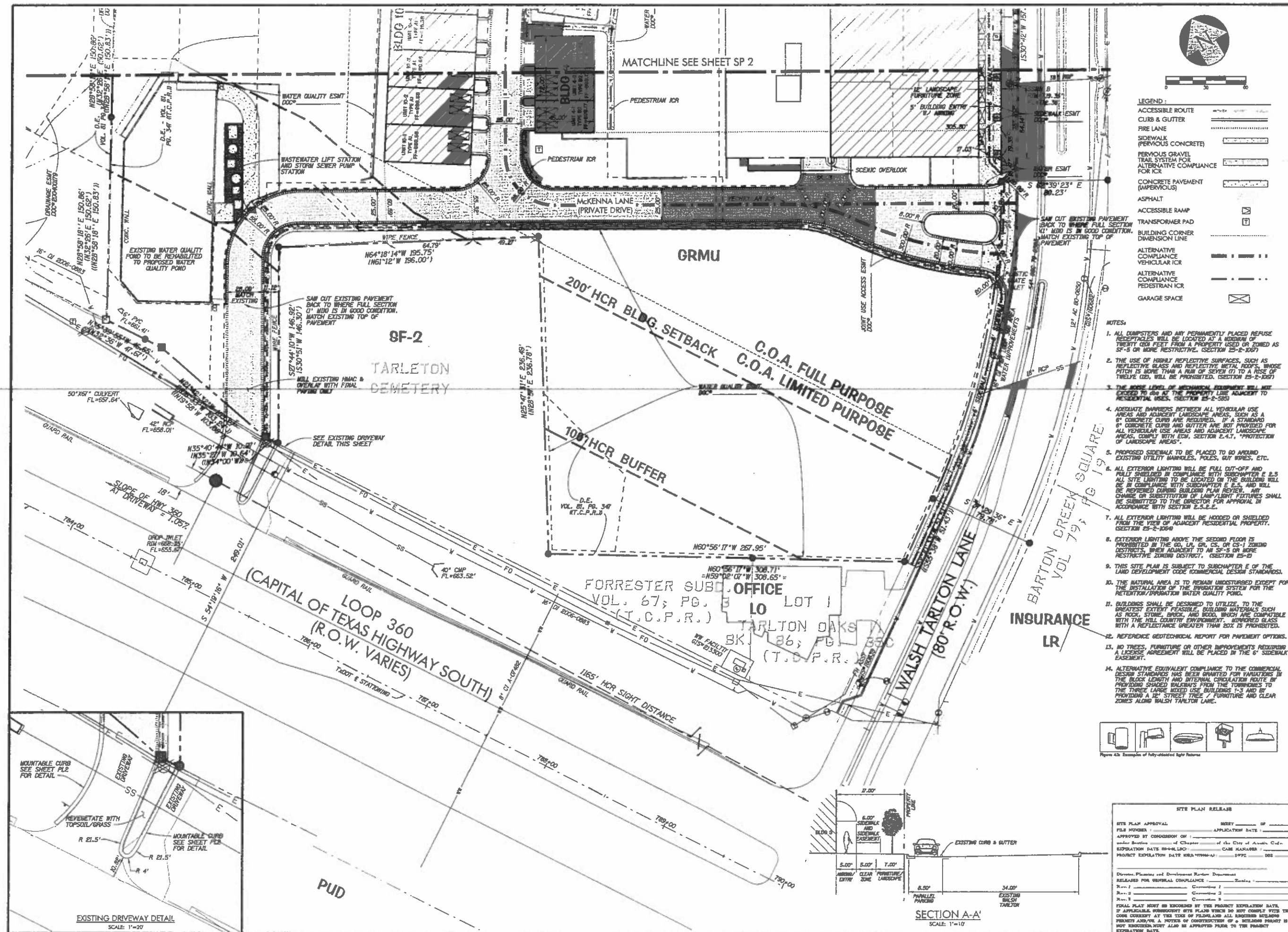
WALSH TARLTON LANE, AUSTIN, TEXAS

APRIL 01, 2011

GRAPHIC ANALYSIS

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DICK CLARK
ARCHITECTURE
512.472.4980
www.dickclark.com
dca



REVISION BLOCK		DATE	DESCRIPTION

DATE	DESIGN	STANDARD	QUALITY

TARLTON 360 TOWNHOMES

SITE IMPROVEMENTS

2500 WALSH TARTLTON LANE

SITE PLAN

ALEX E. CLARKE
Professional Engineer
License No. 65100
State of Texas

LONGARO & CLARKE
Consulting Engineers

Land Development • Surveying • Management • Water Resources
7004 North Capital of Texas Highway, Building A, Suite 500, Austin, Texas 78734
512.504.0928 • www.longaroandclarke.com • TDEC Reg. No. P-2041

SP 3

16

123

SFC-2010-0071C.MCA

EXHIBIT B



7501 North Capital of Texas Highway Building A, Suite 250 Austin, Texas 78731 Tel: (512) 306-0228 Fax: (512) 306-0338

TBPE Reg. No. F-544

June 15, 2010

Ms. Sue Welch
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

RE: Tarlton 360 Townhomes SPC-2009-0094C (Project)
Updated Waiver Request from LDC 25-2-1123, Construction on Slopes
Longaro & Clarke, L.P. Project #325-01-40

Dear Sue:

This letter is written to address site plan comment SP-23 for the above-referenced Project. As City staff notes, the Project is subject to LDC 25-2-1123(A). This section requires that development of property in the Hill Country Roadway corridor must comply with the requirements of Chapter 25-8, Subchapter A, Article 7, Division 3, (Construction on Slopes) and specifically LDC 25-8-301 and 25-8-302. Additionally, the Project is being redeveloped pursuant to the Leffingwell Ordinance, which was codified as LDC 25-8-27. According to the provisions of this section, the requirements of Chapter 25-8, Subchapter A, do not apply to the redevelopment of property if certain conditions are met during the redevelopment; thus, the Project would normally be exempt from LDC 25-8-301 and 25-8-302 if not subject to LDC 25-2-1123(A). Please note that the Project will meet those conditions as required by LDC 25-8-27(F) and therefore those limited environmental regulations will apply.

The extent of the waiver is indicated below and should be considered minimal:

- 1) LDC 25-8-301, Construction of a Roadway or Driveway. We are requesting a waiver for: 0.125 acres between 15% and 25%, 0.072 acres between 25% and 35%, and 0.021 acres over 35% for construction of driveways.
- 2) LDC 25-8-302, Construction of Building or Parking Area. We are requesting a waiver for: 0.306 acres above the 10% allowance for slopes between 15% and 25%, 0.16 acres on 25% and 35%, and 0.21 acres over 35% for construction of building and parking areas.

In accordance with LDC 25-2-1105, Waivers, a person applying for the waiver must demonstrate that the provision imposes an undue hardship on the development because of the location, topography, or peculiar configuration of the tract. Justification for approval of the waiver is as follows:

- 1) The slopes are primarily man-made due to the existing developed conditions of the site. The existing ponds and retaining systems are at 3:1 slopes to near vertical walls creating small areas with very large slopes. It is our opinion that LDC 25-2-1123 is not intended to regulate man-made slopes with existing development, but rather natural slopes on undeveloped tracts of land. It should

be noted that the current improvements were constructed prior to the enactment of the Construction on Slopes requirements. As a result, we believe the existing man-made topography of the site places an undue hardship on the redevelopment of the Project.

- 2) The slopes that are not man-made are located in the northwest corner of the tract. In this area a small portion of the driveway and portions of Buildings 24 and 25 are located on slopes between 15 and 25%.
 - a) The portion of the construction on slopes located under the driveway is necessary to access an area of at least two acres that is less than 15% slope. Additionally, the driveway is required to access a least five residential units. Therefore the area of driveway on slopes greater than 15% meets LDC 25-8-301(A). All cuts/fills will be sloped and revegetated pursuant to LDC 25-8-301(B).
 - b) The portion of slopes located under Buildings 24 and 25 are allowed as long as the amount of the sloped area located in the 15-25% category does not exceed 10% of the overall area of that slope category. If the amount of construction on slopes in this slope category for the construction on the man-made slopes is not counted towards the 10% maximum then the slopes located under these units will not exceed the 10% maximum of the balance of the slopes that are not man-made in the 15-25% category. All cuts/fills will be revegetated and slopes [pursuant to LDC 25-8-302(B)(2-4).

In addition, the above construction on slopes will meet the applicable sections of 25-2-1123(D-F) regarding terracing, sloping and revegetation of cuts and fills.

- 3) As mentioned above, if the site were not located in the Hill Country Roadway corridor, the Project would be exempt from the requirements of LDC 25-8, Subchapter A and particularly LDC 25-8-301 and 302. As a result, we believe the location of the site places an undue hardship on the redevelopment of the Project.

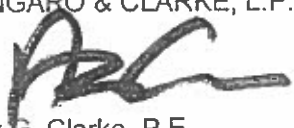
Furthermore, LDC 25-2-1105 (A)(3) requires that if the waiver is approved, the development will provide the following benefits over what would otherwise be required:

- 1) Environmental Protection. Currently the site provides a level of 0.93" of sand filtration water quality benefit with an average pollutant removal rate of 57.4%. The Project will provide 0.86" of retention/irrigation and 0.14" of extended detention which will provide an average pollutant removal rate of 90.5%. This decrease in pollutant loads will have a positive impact on the surrounding environment and the water quality of Barton Creek. In addition, the Project will provide the same increase in water quality benefit to the Chase Bank site located directly to the north of the Project. The additional water quality benefit provided to the Chase Bank site is over and above what the Project is required to provide.

- 2) Aesthetic Enhancement. Currently this site has an aging movie theater building that has been vacant for many years. The proposal is to redevelop the site as a mixed use project with residential, office, and retail use. The construction material used on the buildings will blend well into the Hill Country setting. Additionally, the architectural elements of the buildings will be aesthetically pleasing. Lastly, given the current conditions of the site, we believe that the mixed use project will serve to enhance the surrounding area.
- 3) Land Use Compatibility. Currently there is a vacant movie theater building located on the site. The surrounding land uses adjacent to the site consist of (i) to the north a bank and a residential neighborhood, (ii) to the east Barton Creek Mall, (iii) to the west vacant land, and a residential neighborhood, and (iv) to the south a cemetery and an office building. The site currently has existing entitlements which were approved with site plan SP-06-0464CR. These entitlements include (i) 232,000 square feet of office, (ii) 60,000 square feet of retail, and (iii) 12,000 square of restaurant. Given the surrounding land uses, the existing conditions of the site, and the existing entitlements approved with SP-06-0464CR, we believe that the residential, office, and retail components will fit well into the surrounding neighborhood. Please note, we have met with several of the neighborhood groups in the area, and so far we have received positive feedback on the Project.
- 4) Traffic Considerations. As shown by the TIA worksheet included with the Update #2 submittal, the proposed Project decreases traffic levels over the traffic generated by the permitted land uses approved by SP-06-0464CR.

Given the demonstration of undue hardships and the additional benefits listed above we respectfully request that the waiver from Construction on Slopes be granted. We appreciate your review of this waiver request. If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,
LONGARO & CLARKE, L.P.


Alex G. Clarke, P.E.
Vice President



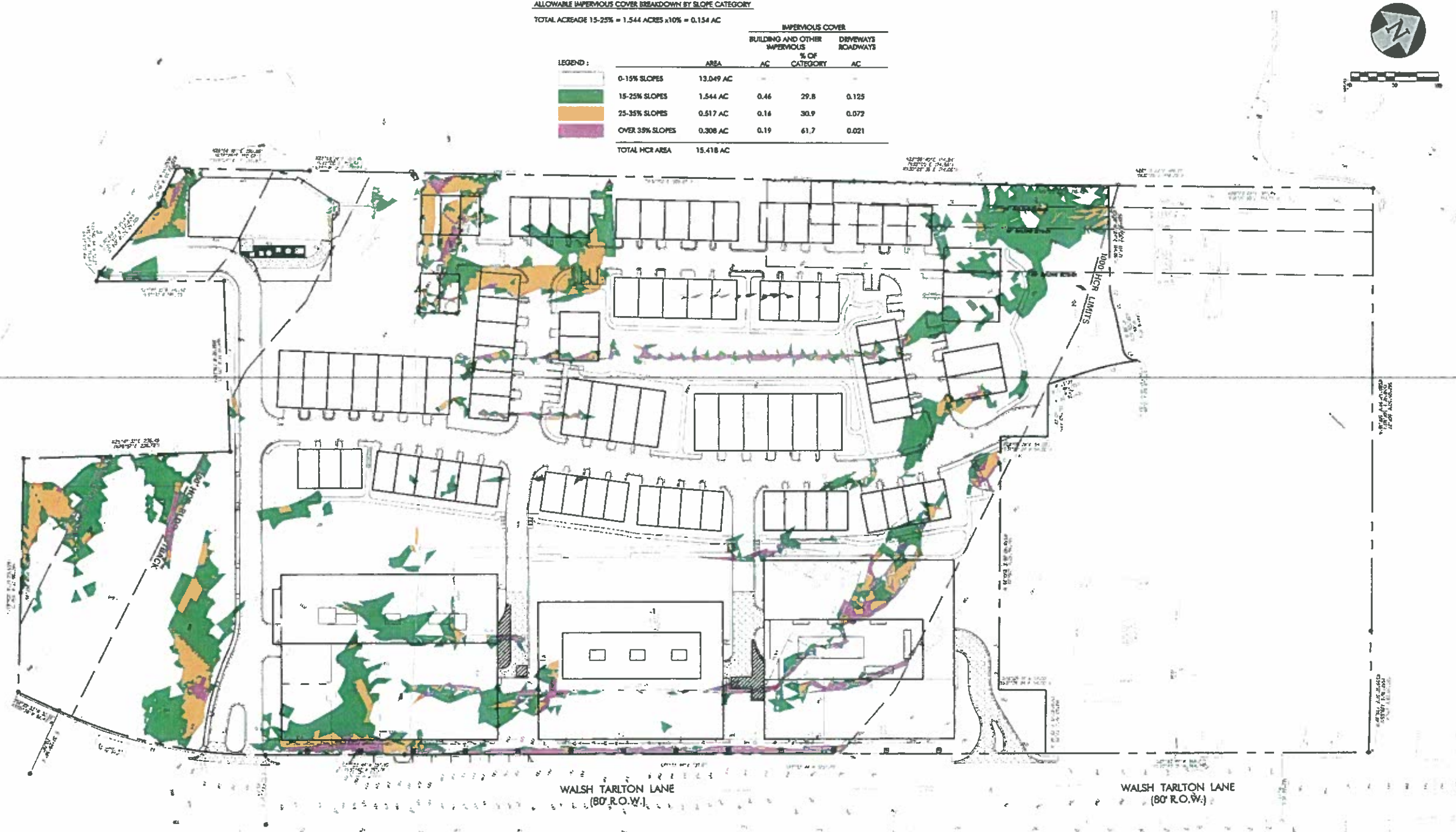
cc: John Burnham, CRVI Loop 360, L.P.
David Armbrust, Armbrust & Brown, L.L.P.
Amanda Morrow, Armbrust & Brown, L.L.P.
Joseph Longaro, Longaro & Clarke, L.P.

G:\325-01\DOCS\Waiver Request-Construction on Slopes.DOC

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15-25% = 1.544 ACRES x10% = 0.154 AC

LEGEND :	SLOPE CATEGORY	AREA AC	IMPERVIOUS COVER	
			BUILDING AND OTHER IMPERVIOUS % OF CATEGORY	DRENNAGE ROADWAYS AC
	0-15% SLOPES	13.049 AC		
	15-25% SLOPES	1.544 AC	0.46	29.8
	25-35% SLOPES	0.517 AC	0.16	30.9
	OVER 35% SLOPES	0.308 AC	0.19	61.7
	TOTAL HCR AREA	15.418 AC		



TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 22, 2010

CONSTRUCTION ON SLOPES

EC LONGARO & CLARKE
Consulting Engineers
Land Development • Stormwater Management • Water Resources
7501 North Capital of Texas Highway • Building A • Suite 520 Austin, Texas 78731
512.505-0528 • www.LongaroClarke.com • 0492005-0536 Inc

DICK CLARK
ARCHITECTURE
512.442.4350
www.dickclark.com

TAMARON
BOULEVARD
(80' R.O.W.)

July 14, 2010

Ms. Sue Welch
City of Austin
Planning and Development Review Department
505 Barton Springs Road
4th Floor
Austin, Texas 78704

RE: Tarlton 360 Townhomes SPC-2010-0071C.MGA (Project)
Waiver Request from LDC 25-2-1122, Floor-to-Area Ratio of a non-Residential Building
Longaro & Clarke, L.P. Project #325-01-40

Dear Sue:

Pursuant to our conversation on April 5, 2010, we are requesting a waiver from provisions of LDC 25-2-1122(A)(2) limiting the Floor-to-Area Ratio (FAR) of a non-residential building in a moderate intensity zone. Please note that this waiver is limited to only Building 3 as shown on site plan SPC-2010-0071C.MGA. Buildings 1 and 2 and the townhome units are residential buildings and therefore are not subject to LDC 25-2-1122.

The particulars of the waiver are set forth below and should be considered a minimal departure from LDC 25-2-1122:

- 1) LDC 25-2-1122 (A)(2)(b), limiting FAR to 0.10 on property with a gradient more than 15% but not more than 25%. This waiver request is to allow an FAR of 0.36 for a building on property with a gradient more than 15% but not more than 25%.
- 2) LDC 25-2-1122 (A)(2)(c), limiting FAR to 0.05 on property with a gradient more than 25% but not more than 35%. This waiver request is to allow an FAR of 0.15 for a building on property with a gradient more than 25% but not more than 35%.
- 3) This waiver request is to allow an FAR of 0.08 for a building on property with a gradient more than 35%.

In accordance with LDC 25-2-1105, Waivers, a person applying for the waiver must demonstrate that the provision imposes an undue hardship on the development because of the location, topography, or peculiar configuration of the tract. Justification for approval of the waiver is as follows:

- 1) The slopes located within the area of the proposed Building 3 are entirely man-made and created when the Cinemark Theater was built. It should be noted that the Cinemark development was constructed in accordance with rules and regulations that predated the requirements of the Hill County Ordinance, thus the Cinemark development was not subject to the FAR limitation regarding construction on slopes. As a result, the grading associated with the construction

of the Cinemark development created numerous areas with slopes in excess of 15%, while the retaining systems created near vertical slopes in excess of 35%. It is our opinion that LDC 25-2-1122 is not intended to regulate man-made slopes with existing development, but rather natural slopes on undeveloped tracts of land. As a result, we believe the existing man-made topography of the site places an undue hardship on the redevelopment of the Project.

Furthermore, LDC 25-2-1105 (A)(3) requires that if the waiver is approved, the development will provide the following benefits over what would otherwise be required:

- 1) Environmental Protection. Currently the site provides a level of 0.93" of sand filtration water quality benefit with an average pollutant removal rate of 57.4%. The Project will provide 0.86" of retention/irrigation and 0.14" of extended detention which will provide an average pollutant removal rate of 90.5%. This decrease in pollutant loads will have a positive impact on the surrounding environment and the water quality of Barton Creek. In addition, the Project will provide the same increase in water quality benefit to the Chase Bank site located directly to the north of the Project. The additional water quality benefit provided to the Chase Bank site is over and above what the Project is required to provide.
- 2) Aesthetic Enhancement. Currently this site has an aging movie theater building that has been vacant for many years. The proposal is to redevelop the site as a mixed use project with residential, office, and retail use. The construction material used on the buildings will blend well into the Hill Country setting. Additionally, the architectural elements of the buildings will be aesthetically pleasing. Lastly, given the current conditions of the site, we believe that the mixed use project will serve to enhance the surrounding area.
- 3) Land Use Compatibility. Currently there is a vacant movie theater building located on the site. The surrounding land uses adjacent to the site consist of (i) to the north a bank and a residential neighborhood, (ii) to the east Barton Creek Mall, (iii) to the west vacant land, and a residential neighborhood, and (iv) to the south a cemetery and an office building. The site currently has existing entitlements which were approved with site plan SP-06-0464CR. These entitlements include (i) 232,000 square feet of office, (ii) 60,000 square feet of retail, and (iii) 12,000 square of restaurant. Given the surrounding land uses, the existing conditions of the site, and the existing entitlements approved with SP-06-0464CR, we believe that the residential, office, and retail components will fit well into the surrounding neighborhood. Please note, we have met with several of the neighborhood groups in the area, and so far we have received three letters of support from the various Associations.
- 4) Traffic Considerations. As shown by the TIA worksheet included with prior submittals, the proposed Project decreases traffic levels over the traffic that would be generated by the permitted land uses approved in accordance with site plan SP-06-0464CR and what the existing Cinemark Theater would generate if it were still operating.

Ms. Sue Welch
City of Austin
June 14, 2010
Page 3 of 3

**Tariton 360 Townhomes
FAR on Slopes Waiver Request**

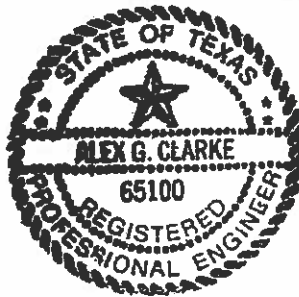
Given the demonstration of undue hardships and the additional benefits listed above, we respectfully request a waiver specifically for Building 3 from the requirements of LDC 25-2-1122.

If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,
LONGARO & CLARKE, L.P.

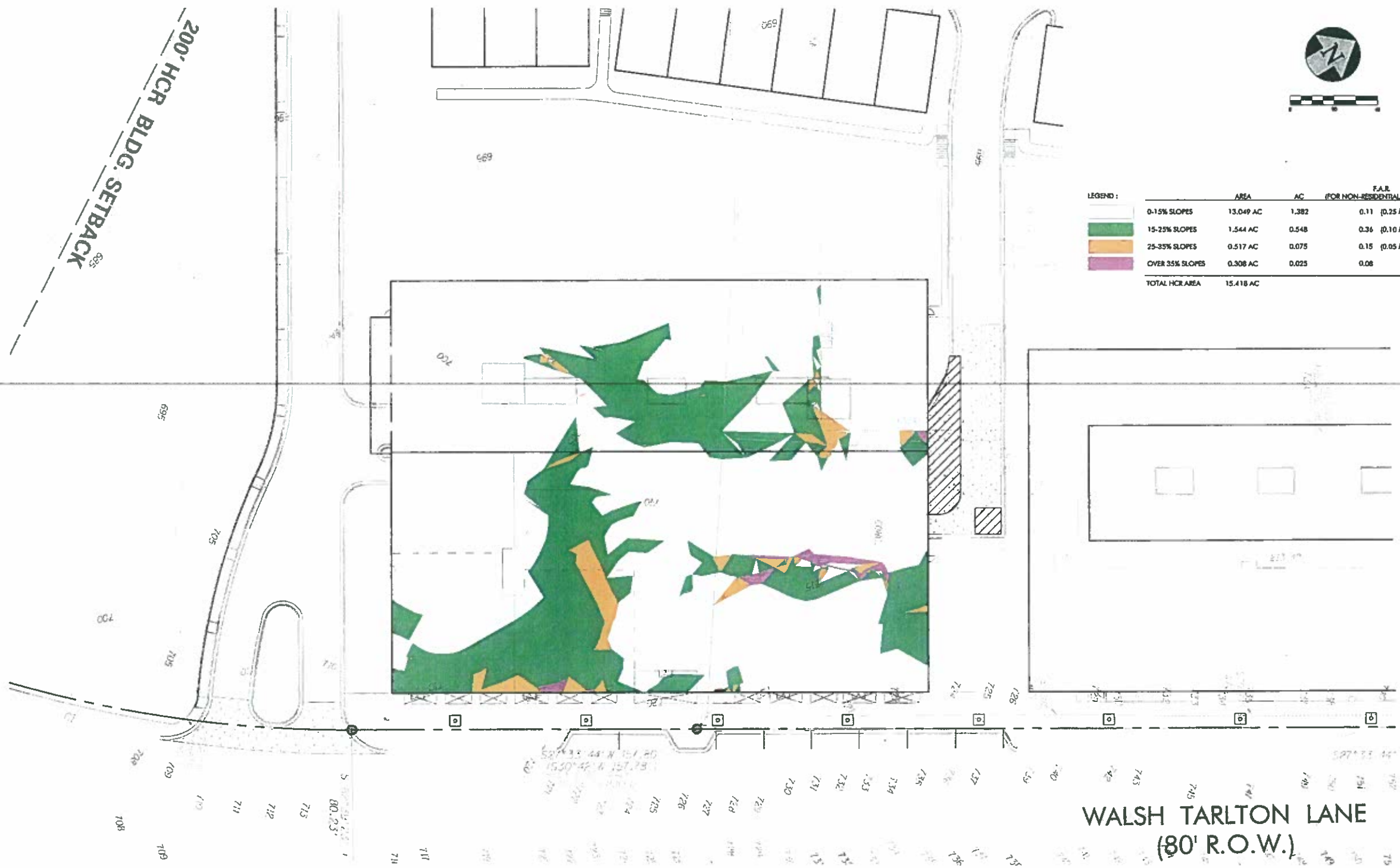


Alex Clarke, P.E.
Vice President



cc: John Burnham, CRVI Loop 360, L.P.
David Armbrust, Armbrust & Brown, L.L.P.
Amanda Morrow, Armbrust & Brown, L.L.P.
Joseph Longaro, Longaro & Clarke, L.P.

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TARLTON 360 TOWNHOMES
 WALSH TARLTON LANE, AUSTIN, TEXAS
 JULY 22, 2010
 FLOOR TO AREA RATIO ON SLOPES

EC LONGARO & CLARKE
 Consulting Engineers
 Lead Development • Stormwater Management • Water Resources
 2501 North Capital of Texas Highway • Building A • Suite 200 Austin, Texas 78701
 (512) 505-0728 • www.LongaroClarke.com • 505245-0336 fax

DICK CLARK
 ARCHITECTURE
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 www.dickclark.com

June 21, 2010

Ms. Sue Welch
City of Austin
Watershed Protection & Development Review Department
505 Barton Springs Road
Austin, Texas 78704

RE: Tarlton 360 Townhomes SPC-2009-0094C (Project)
Updated Development Bonus Request Pursuant to LDC 25-2-1128

Dear Sue:

This letter is written to address site plan comments SP19-21 for the above-referenced Project. The site is located within the moderate intensity zone of the Hill Country Roadway corridor. As set forth in LDC 25-2-1124, a building may not be constructed that is more than 40 feet in height in a moderate intensity zone. However, Section 25-2-1128 of the Code permits the Land Use Commission to increase the building height to 53 feet in the moderate intensity zone if the Land Use Commission determines that: 1) an unusual circumstance exists, as defined in Subsection (C); and 2) the proposed development as constructed will comply with at least 50% of the criteria identified in LDC 25-2-1129. The following is our justification for the granting of the Development Bonus:

- 1) An unusual circumstance exists on this tract pursuant to LDC 25-2-1128(C)(2)(a)(b) that would allow the granting of the Development Bonus due to the use of innovative site planning and land use design. The purpose of the Project is to create a unique, pedestrian friendly, mixed-use project that will provide amenities for the residential tenants of the property and be compatible with nearby neighborhoods. The Project proposes to combine complementary uses of residential, office, and retail. Additionally, the Project will be the first to develop in accordance with the "Leffingwell" Ordinance, LDC 25-8-27. This section of the Code provides for a redevelopment exception for property with existing commercial development that is located in the Barton Springs Zone. As set forth by the requirements of LDC 25-8-27, impervious cover cannot be increased beyond existing site conditions, and an increased water quality benefit must be provided. The level of impervious cover for the Project will not be increased over the existing site conditions. Most importantly, the Project will provide a superior level of water quality benefit. This will be achieved by providing a retention/irrigation pond that will re-irrigate 0.86" of runoff over the site's open space. By providing this level of water quality benefit, an average of 90.5% pollutant removal rate will be accomplished. This will increase the water quality benefit of the tract to the Barton Creek watershed by almost 60% over what would be the minimum required level of 57.4% provided by a sedimentation/filtration pond. In addition, the Project will provide water quality benefit for the Chase Bank site located directly to the north of the Project. The additional water quality benefit to the Chase Bank site will also be increased by 60%, which is over and above what the Project is required to provide.

- 2) In addition, the Project will comply with at least 50 percent of the twelve criteria listed in LDC 25-2-1129, Criteria for Approval of a Development Bonus. The following list provides the criteria which are proposed as part of this development. Also included is a description of how each of those criteria will be met within the Project:

(1) Preserves a scenic vista and provides a place where the public can view the scenic vista. The proposed Project will preserve a scenic vista of the Barton Creek Greenbelt and the Barton Creek Wilderness Park. Presently, motorists traveling on Walsh Tarlton toward Loop 360 enjoy a view of Barton Creek open space which is partially obstructed by the Cinemark movie theater. In addition to maintaining this view, the Project will include a 20,000 sf Scenic Vista Plaza on top of the Building 3 parking garage. Building 3 includes retail, office and restaurant uses. The Scenic Vista Plaza will be accessible and open to the public by parking located within the Building 3 parking garage and on-street parking located on Walsh Tarlton Lane. The Scenic Vista Plaza will include plantings, benches and tables for the convenience of the public. This Scenic Vista overlook will provide a view to the south west of Barton Creek Greenbelt and the Barton Creek Wilderness Park. Attached are exhibits that illustrate the existing view from Walsh Tarlton Lane, along with an enhanced view of the proposed Scenic Vista from Building 3. It should be noted that on March 11, 2010, the City of Austin and the Nature Conservancy of Texas purchased 13 acres within the Barton Creek Wilderness Park that was slated for intense commercial development. Attached is a map that identifies the location of this parcel. With this recent purchase, the property located immediately to the south of the Tarlton 360 project will now be preserved as a greenbelt in perpetuity. A view of Barton Creek itself is not possible, due to steep topography and dense vegetation between the existing/preserved scenic vistas and Barton Creek.

(4) Increases a setback by more than 50% for the development. The Project is not proposing any buildings between the 100' Roadway Vegetative Buffer and the 200' building setback line. Within this area, construction of buildings no more than 28' in height is allowed. By not building within this area we have effectively increased the Vegetative Roadway Buffer by 100%.

(5) Provides a mixed-use development. The Project is proposing a mixed use development with approximately 229 residential units (including 89 Townhomes and 140 lofts), 75,819 square feet of office development, 8300 square feet of retail and 3500 sf of restaurant. Private community facilities, including swimming pool and recreation room, will be provided in Building 1 for the entire residential community, including the 89 townhome units.

(6) Reduces building mass by breaking up buildings. Instead of creating large mass buildings over the entire site the larger mixed-used buildings are located adjacent to and fronting on Walsh Tarlton Lane. The rest of the buildings are 89 residential Townhomes located interior to the project. Within this modified Site Plan there is no building massing along the HCR corridor of Loop 360.

(7) Uses pervious pavers. The project will use pervious pavers/pervious concrete on the pedestrian ways along Walsh Tarlton Lane and along the southern driveway to Loop 360. This amounts to 19,297 sf and an impervious cover credit of 20%, or 3,859 sf, which the project is not claiming but would otherwise be entitled to.

(9) Uses pitched roof design features. Pitched roof design features will be proposed for the residential structures and for the three large mixed use buildings.

(12) Use of energy-conserving or water-conserving devices that reduce energy or water consumption below City requirements. The Project is proposing to use a One-Star Green Building rating to reduce energy consumption. In addition, the project is proposing to reduce the potable water demand for landscape irrigation by 1) providing a retention/irrigation water quality benefit that is above that required by the Leffingwell Ordinance and 2) providing a HCR Natural Area landscaping plan over 40% of the site. The re-irrigation of the stormwater will reduce potable irrigation water use and allow for infiltration of more stormwater into the aquifer. The use of HCR native vegetation will reduce potable irrigation demand by providing native vegetation that is more drought tolerant than that provided by the normal landscaping requirements. In addition, the project will provide an IPM Plan and a Grow Green/native landscaping program.

Given the innovative use of site planning and land use design and the additional criteria listed above we respectfully request that the Development Bonus be granted. We appreciate your review of this request. If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,
LONGARO & CLARKE, L.P.



Alex Clarke, P.E.
Vice President

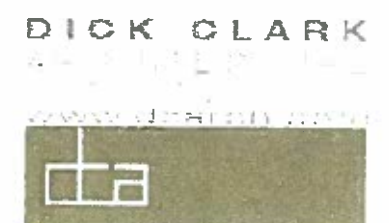


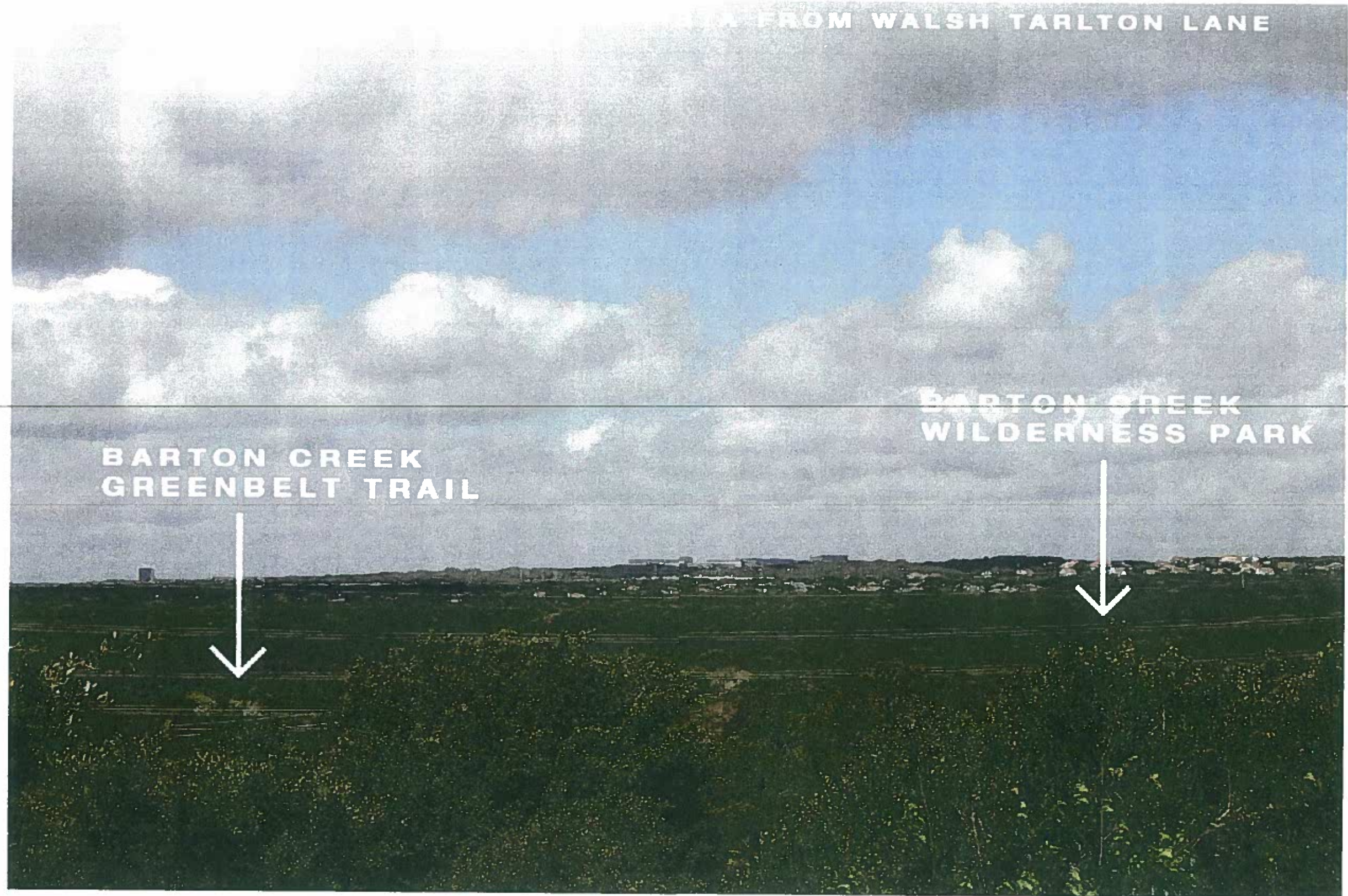
cc: John Burnham – CRVI Loop 360, L.P.
David Armbrust – Armbrust & Brown, L.L.P.
Amanda Morrow – Armbrust & Brown, L.L.P.
Joe Longaro - Longaro & Clarke, L.P.



TARLTON 360 TOWNHOMES

austin, texas
june 16, 2010
site views





VIEW FROM WALSH TARLTON LANE

BARTON CREEK
GREENBELT TRAIL

BARTON CREEK
WILDERNESS PARK

TARLTON 360 TOWNHOMES

AUSTIN, TEXAS
JUNE 16, 2010
SITE VIEW 0

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PRESERVED BARTON CREEK SCENIC VISTA

BARTON CREEK
WILDERNESS PARK



TARLTON 360 TOWNHOMES

Austin, Texas
June 16, 2016
Site View A

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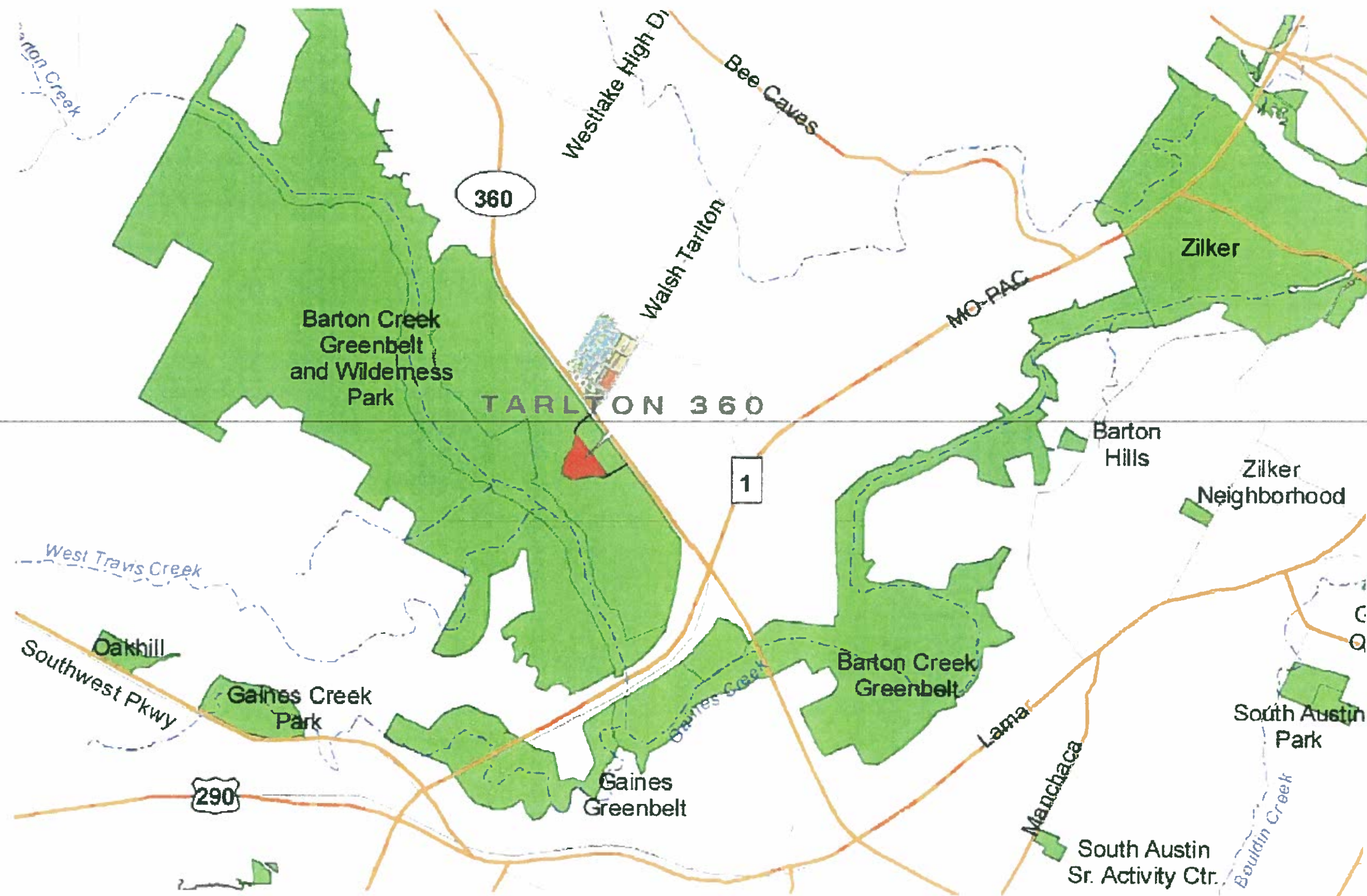




TARLTON 360 TOWNHOMES

AUSTIN, TEXAS
JULY 2010
SITE 4570

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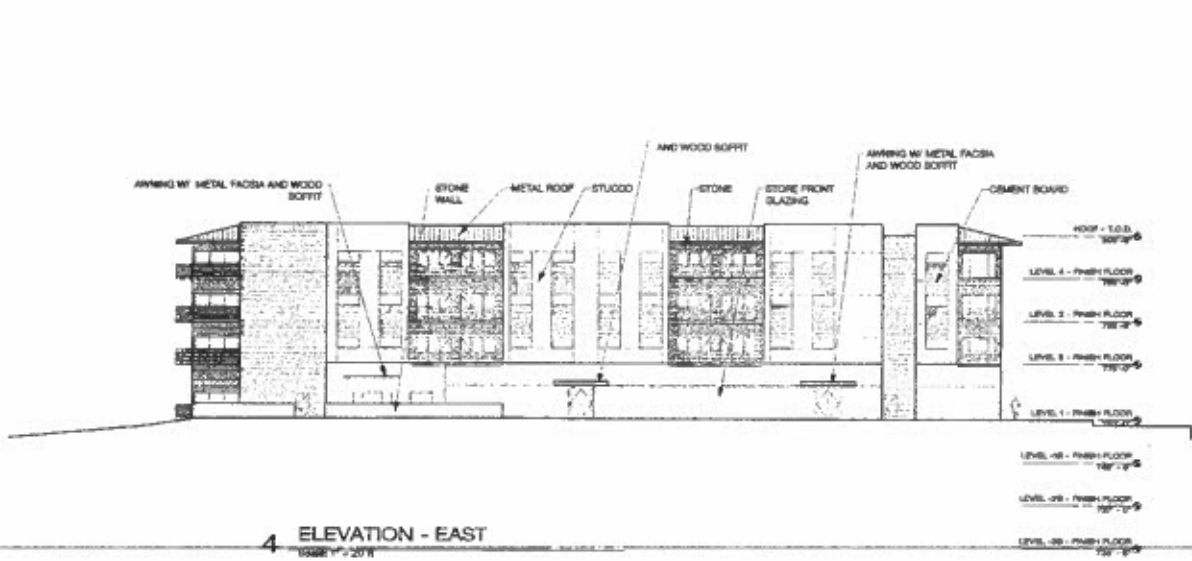


TARLTON 360 TOWNHOMES

AUSTIN, TEXAS
June 18, 2010
Barton Creek Greenbelt expansion

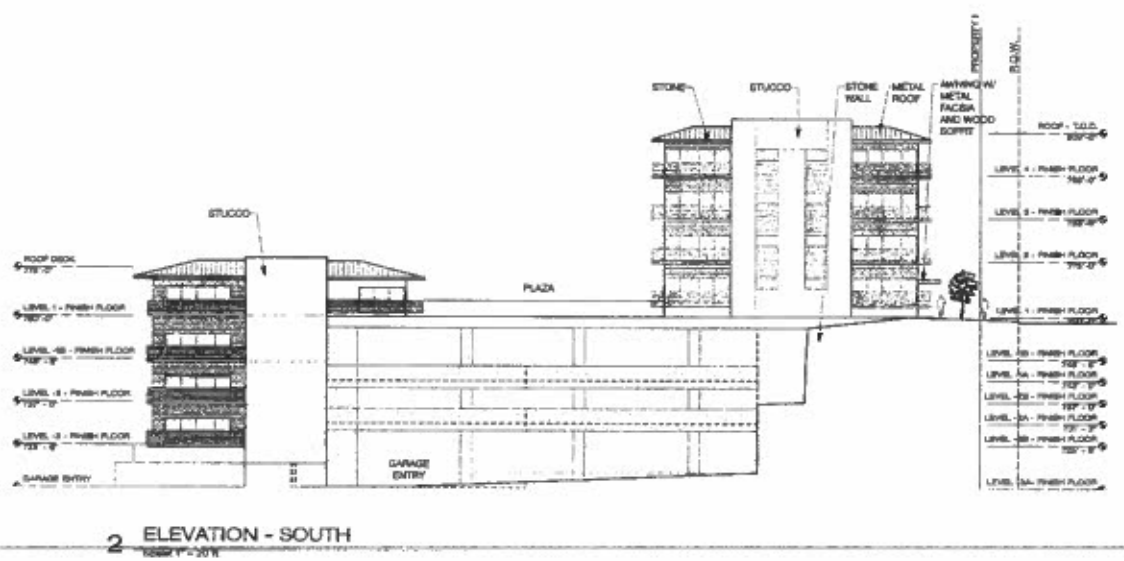
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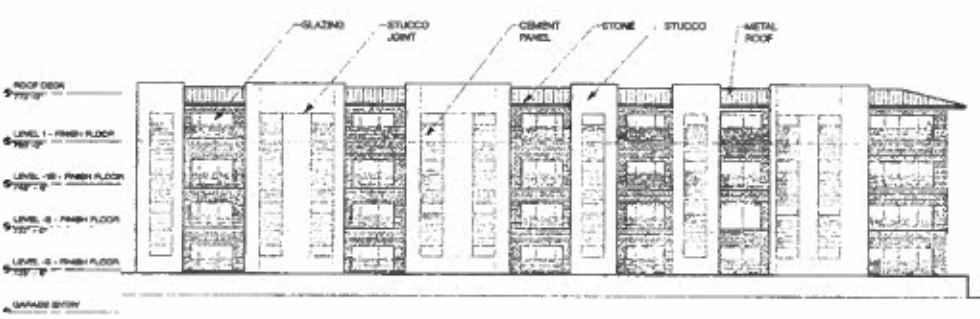
4 ELEVATION - EAST

NOTE: BUILDING(S) 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. MIRROR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-112B]



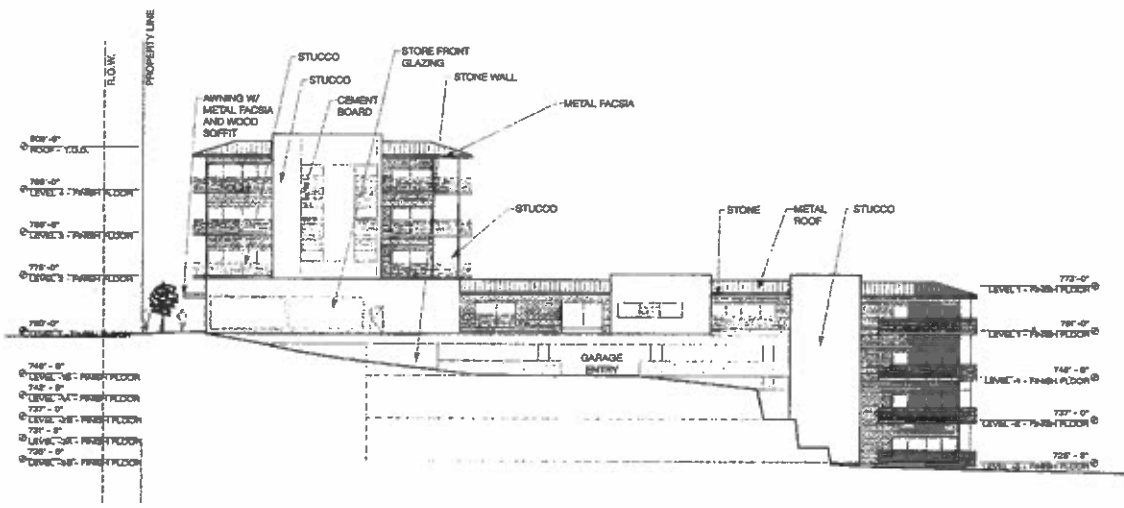
2 ELEVATION - SOUTH

NOTE: BUILDING(S) 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. MIRROR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-112B]



3 ELEVATION - WEST

NOTE: BUILDING(S) 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. MIRROR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-112B]



1 ELEVATION - NORTH

NOTE: BUILDING(S) 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. MIRROR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-112B]

NOTE: COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUB-CHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

TARLTON 360
TOWNHOMES
AUSTIN, TEXAS

DRAWN BY
SET ISSUE
08.15.10
REVISIONS

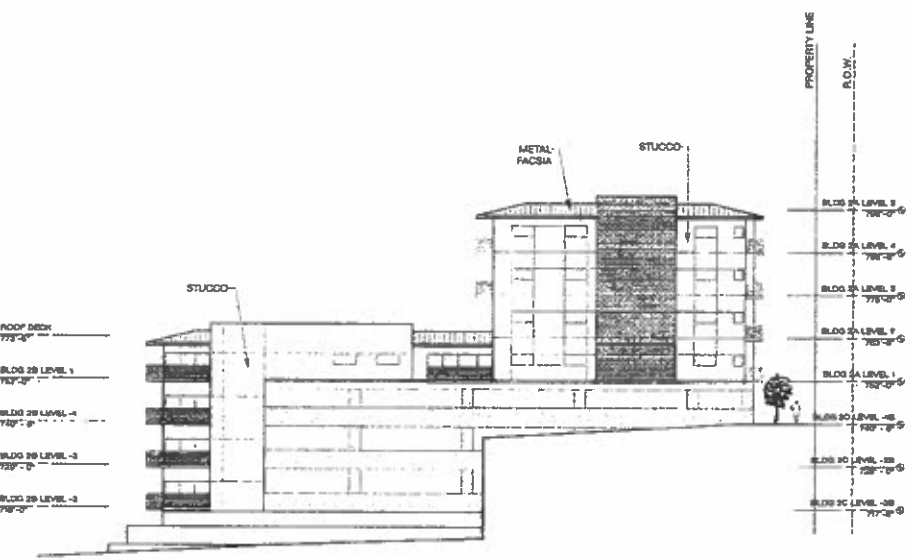
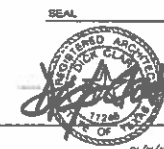
SHEET TITLE
ELEVATIONS
BLDG. 1

SHEET 21/123
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SITE PLAN RELEASE

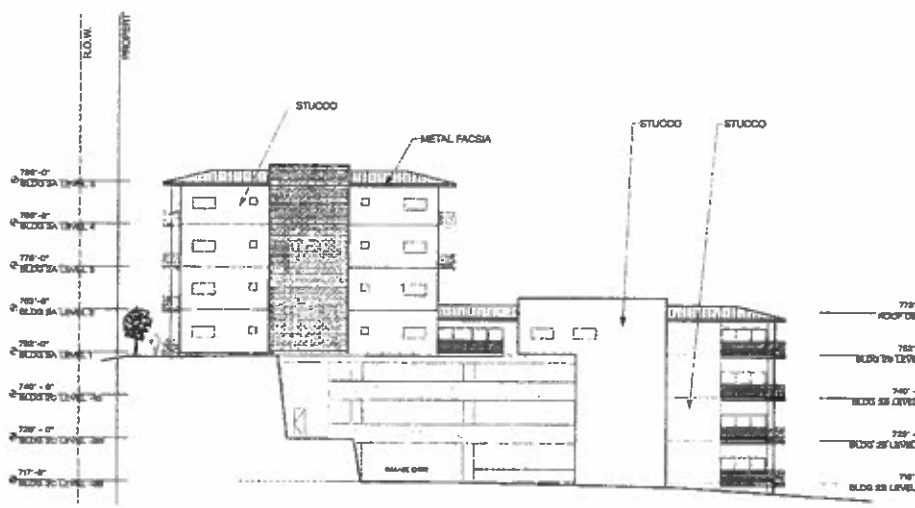
DATE: 08/15/10	BY: [Signature]
PROJECT: TARLTON 360 TOWNHOMES	LOCATION: [Address]
OWNER: [Owner Name]	DESIGNER: [Designer Name]
ARCHITECT: [Architect Name]	ENGINEER: [Engineer Name]
PLANNING: [Planning Name]	LANDSCAPE: [Landscape Name]
INTERIOR: [Interior Name]	MECHANICAL: [Mechanical Name]
ELECTRICAL: [Electrical Name]	HAZARDOUS: [Hazardous Name]
WATER: [Water Name]	SEWER: [Sewer Name]
TRAIL: [Trail Name]	OTHER: [Other Name]

CAUTION: DO NOT SCALE DRAWINGS
QUESTIONS ARE THE PROPERTY OF
THE ARCHITECT AND ARE NOT TO BE
REPRODUCED OR USED FOR ANY OTHER
PURPOSE WITHOUT THE ARCHITECT'S
WRITTEN PERMISSION



2 ELEVATION - NORTH

NOTE: BUILDING(S) 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. MIRRORRED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-1126]



1 ELEVATION - SOUTH

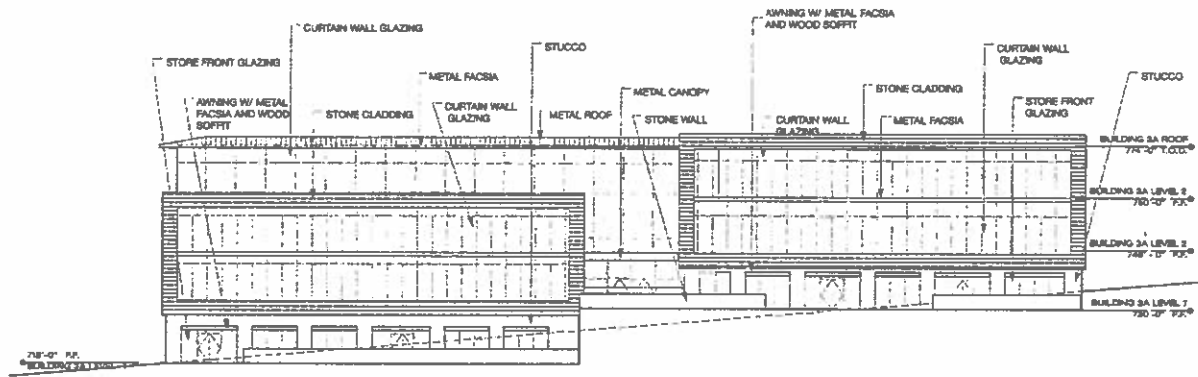
NOTE: BUILDING(S) SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORRED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-112G]

NOTE: COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUB-CHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

SHEET TITLE
ELEVATION
BLDG. 2

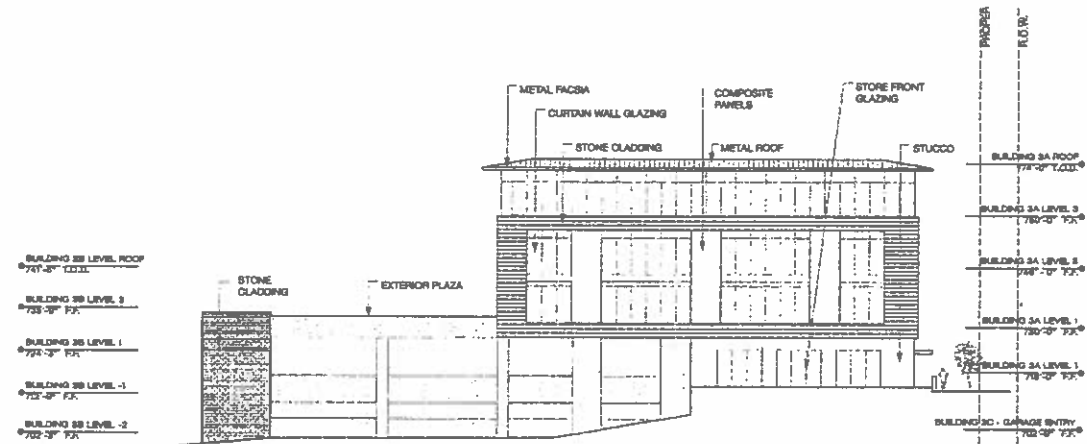
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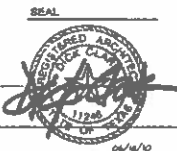
4 ELEVATION - EAST
SCALE: 1" = 20' N

NOTE: BUILDING(S) 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. MIRRORING GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-112B]



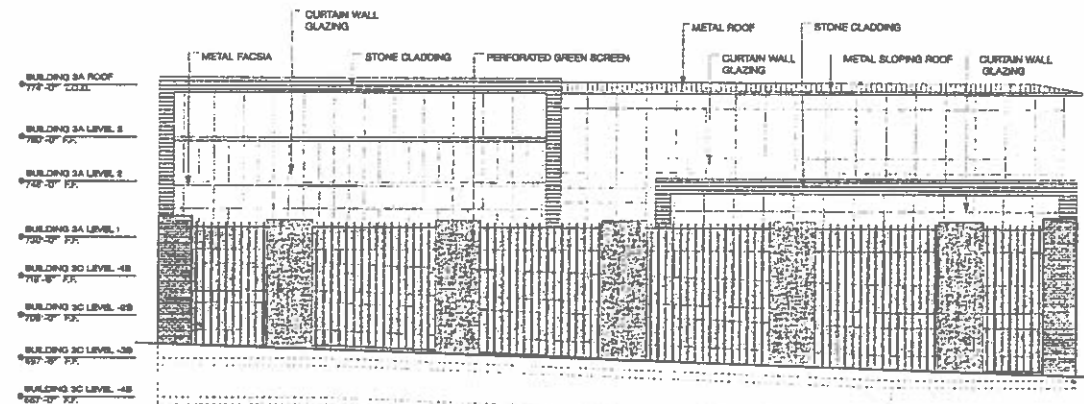
3 ELEVATION - SOUTH
SCALE: 1" = 20' N

NOTE: BUILDING(S) 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. MIRRORING GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-112B]



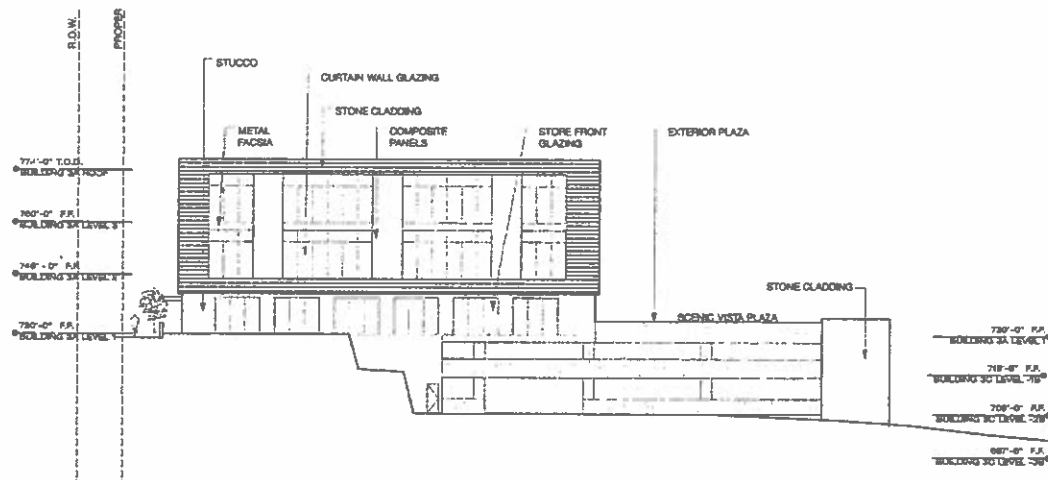
PROJECT

TARLTON 360
TOWNHOMES
AUSTIN, TEXAS



3 ELEVATION - WEST
SCALE: 1" = 20' N

NOTE: BUILDING(S) 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. MIRRORING GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-112B]



1 ELEVATION - NORTH
SCALE: 1" = 20' N

NOTE: BUILDING(S) 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. MIRRORING GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-112B]

NOTE: COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUB-CHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

DRAWN BY

SET ISSUE
08_18_10

REVISIONS

SHEET TITLE

BUILDING 3
ELEVATIONS

SHEET 26/123

A 2.3

SPC-3210-0071C-46A

CHECKED: DO NOT SCALE DRAWINGS
B-100: DRAWINGS ARE NOT TO BE USED
IF CHANGES ARE MADE TO THE PROJECT

SITE PLAN RELEASE	
SET PLAN APPROVAL	DATE: _____
FILE NUMBER	PROJECT: _____
APPROVED BY: _____	DATE: _____
UNDER REVIEW	DATE: _____
APPROVED BY: _____	DATE: _____
PROJECT: _____	DATE: _____
REVISIONS	
Rev. 1	Comments: _____
Rev. 2	Comments: _____
Rev. 3	Comments: _____
THIS PLAN MUST BE REVIEWED BY THE PROJECT ENGINEER OR ARCHITECT BEFORE ANY CONSTRUCTION OF THE PROJECT BEGINS. ANY CHANGES TO THE PROJECT MUST BE APPROVED BY THE PROJECT ENGINEER OR ARCHITECT BEFORE ANY CONSTRUCTION OF THE PROJECT BEGINS.	

Loop 360
CAPITAL OF TEXAS HIGHWAY SOUTH

WALSH TARTLTON LANE



LANDSCAPE CALCULATIONS:

STREET YARD		
TOTAL SITE AREA	REQUIRED N/A	PROVIDED 707,414 S.F.
TOTAL STREET YARD "A" AREA	REQUIRED N/A	PROVIDED 22,802 S.F.
STREET YARD "A" LANDSCAPE	REQUIRED 4,580 S.F. (20%)	PROVIDED 6,353 S.F. (28%)
TOTAL STREET YARD "B" AREA	REQUIRED N/A	PROVIDED 52,637 S.F.
STREET YARD "B" LANDSCAPE	REQUIRED 10,527 S.F. (20%)	PROVIDED 32,809 S.F. (62%)
TREES (STREET YARD "A")		
EXISTING TREES CREDIT 2" DIA. - 6" DIA.	REQUIRED N/A	PROVIDED N/A
6" DIA. OR GREATER	REQUIRED N/A	PROVIDED 14
PROPOSED TREES (STREET YARD)	REQUIRED N/A	PROVIDED 27
TREES (STREET YARD "B")		
EXISTING TREES CREDIT 2" DIA. - 6" DIA.	REQUIRED N/A	PROVIDED N/A
6" DIA. OR GREATER	REQUIRED N/A	PROVIDED 22
PROPOSED TREES (STREET YARD)	REQUIRED N/A	PROVIDED 5

REPLACEMENT TREES		
TOTALS	REQUIRED 440' TOTAL	PROVIDED 441' TOTAL
MINIMUM REPLACEMENT VALUES:		
PROTECTED TREES, CLASS I-II:	96" @ 50% = 48"	
PROTECTED TREES, CLASS III-IV:	0" @ 20% = 0"	
NON-PROTECTED TREES, CLASS I-II:	1415" @ 25% = 354"	
NON-PROTECTED TREES, CLASS III-IV:	378" @ 10% = 38"	
NUMBER & SIZE OF REPLACEMENT TREE:		
		147 @ 3" = 441"
ISLANDS, MEDIANS & PENINSULAS		
STREET YARD AREA (NO PROPOSED PARKING SPACES)	REQUIRED 128 S.F.	PROVIDED >128 S.F.
NON-STREET YARD AREA	REQUIRED 80 S.F.	PROVIDED >80 S.F.

TOTAL HILL COUNTRY ROADWAY SITE AREA	671,606 S.F. (15.418 ACRES)
30.0% EXISTING NATURAL AREA	201,482 S.F. (4.625 ACRES)
40.0% TOTAL NATURAL AREA REQUIRED	268,643 S.F. (6.167 ACRES)
NATURAL AREA LEFT UNDISTURBED	106,183 S.F.
NATURAL AREA RESTORED	165,462 S.F.
40.4% TOTAL NATURAL AREA PROVIDED	271,645 S.F. (6.236 ACRES)

<u>RESTORATION PLANTING SCHEDULE</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
RESTORATION AREA	N/A	165,482 S.F.
NATIVE LARGE TREES (2" CALIPER MIN.)	1 PER 200 S.F.	"91
NATIVE SMALL TREES (6" HT. MIN.)	2 PER 200 S.F.	"436
NATIVE SHRUBS (5 GALLON MIN.)	6 PER 200 S.F.	"1,308

PLANT MATERIAL:
NATIVE TREES AND SHRUBS WILL BE IN ACCORDANCE WITH THE PREFERRED PLANT LIST, APPENDIX N OF THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL

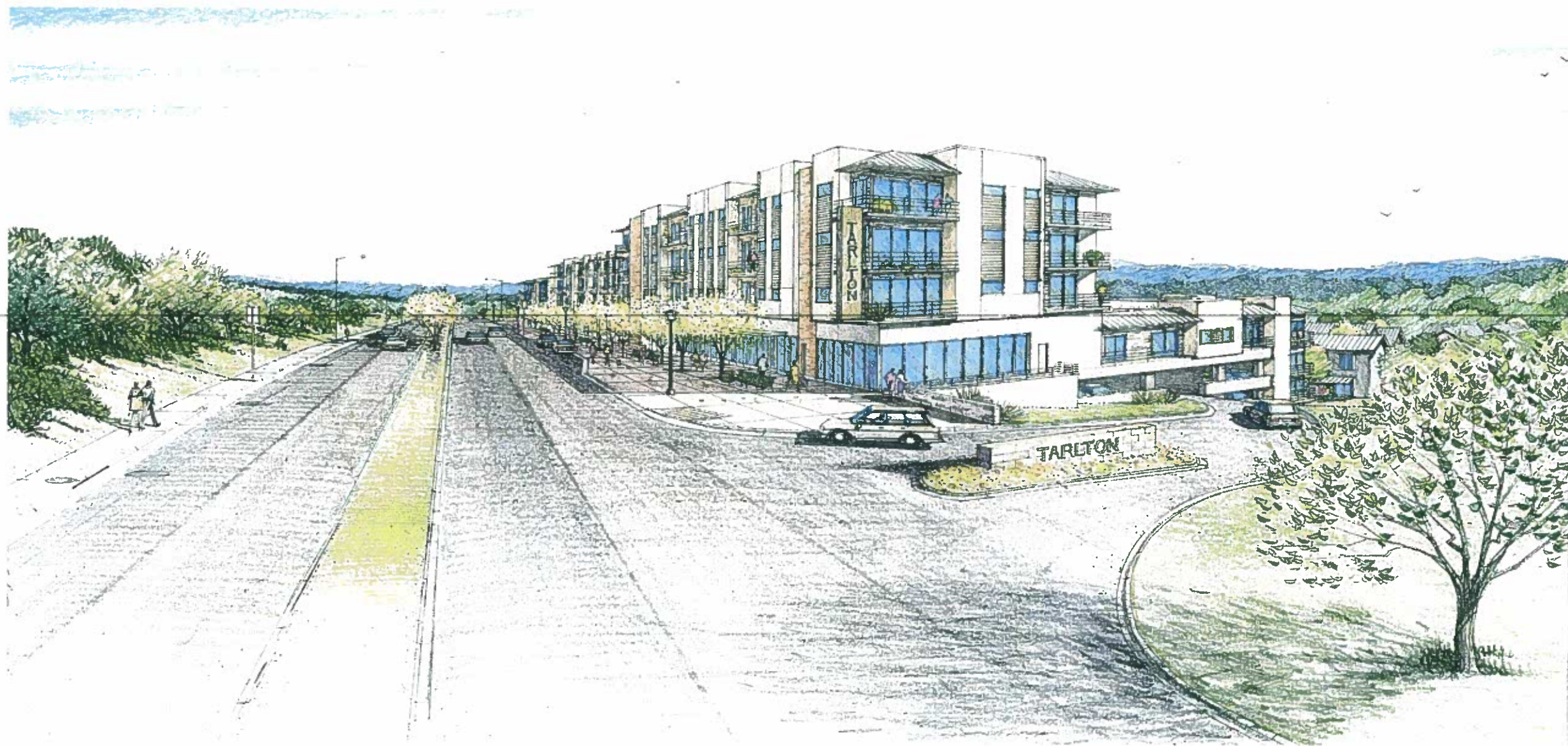
HILL COUNTRY NATURAL AREA REVEGETATION NOTES:

UNDISTURBED NATURAL AREA:
NATURAL AREAS CONTAINING A SIGNIFICANT NUMBER OF TREES AND OTHER VEGETATION HAVE BEEN HIGHLIGHTED ON THIS PLAN. THESE "NATURAL" AREAS WILL BE PROTECTED IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS AND CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.

NATURAL AREA RESTORATION:
RESTORATION AREAS WHERE PREVIOUS DEVELOPMENT HAS OCCURRED HAVE BEEN HIGHLIGHTED ON THIS PLAN. THESE RESTORED "NATURAL" AREAS WILL BE PLANTED IN ACCORDANCE WITH CITY OF AUSTIN SPECIAL REVEGETATION CRITERIA FOR HILL COUNTRY ROADWAY SITES WITH THE QUANTITIES SHOWN IN THE RESTORATION PLANTING SCHEDULE.

NATIVE GRASS SEEDING:
ALL DISTURBED AREAS IN HCR BETWEEN IMPERVIOUS COVER AND LIMITS OF CONSTRUCTION TO BE SEEDDED WITH A MIXTURE CONTAINING A MINIMUM OF 3 DIFFERENT SPECIES OF NATIVE GRASS AND 5 DIFFERENT SPECIES OF WILDFLOWER SEED PROVIDING COMPLETE COVERAGE.

LEGEND	
SYMBOL	SPECIES
	PROPOSED TREE
	EXISTING TREE
	NATURAL AREA TO REMAIN UNDISTURBED
	NATURAL AREA TO BE RESTORED



TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN TEXAS

JULY 19, 2010

ARTIST'S RENDERING STREETScape

DICK CLARK
ARCHITECTS





TARLTON 360 TOWNHOMES
 WALSH TARLTON LANE, AUSTIN, TEXAS
 JULY 27, 2010
 ARTIST'S RENDERING LOOKING SW

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 ARCHITECTURE
 5101 DUTCHMAN
 AUSTIN, TEXAS 78703
 WWW.DICKCLARK.COM





TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN TEXAS

JULY 09, 2010

ARTIST'S RENDERING LOOKING NE



OVERALL PROJECT BENEFITS

- **Water Quality**
Increased water quality benefit by providing a retention/irrigation pond which will provide an average pollutant removal rate of 90.5%. This is well above the current removal rate of 57.4%, or that would otherwise be required under the Redevelopment Ordinance.
- **Re-irrigation**
Irrigation of storm water and use of pervious pavers allows for more infiltration of waters into the aquifer and reduction of potable water demand.
- **Integrated Pest Management Plan**
Compliance with an IPM Plan.
- **Grow Green**
Compliance with the Grow Green native landscaping program.
- **Natural Area**
Increasing the natural area of the site from 30% to 40% through vegetative restoration.
- **Wastewater**
The new lift station will provide enhanced safety features to better protect the environment.
- **Traffic**
Significant reduction in traffic.
- **Mixed Use**
The nature of the mixed use project will be more compatible with the surrounding land uses.
- **Impervious Cover**
Lower impervious cover than allowed under current ordinance.
- **Public Space**
A large scenic vista will be provided atop Building 3 over looking the Barton Creek Greenbelt.
- **Commercial Design Standards**
Pedestrian access will be encouraged along Walsh Tarlton Lane by creating an inviting streetscape with benches, large sidewalks and street trees.
- **Parkland Dedication**
Compliance with parkland dedication requirement.
- **Barton Springs Zone Mitigation Fee:**
In addition to the enhanced water quality pond, Tarlton 360 Townhomes will pay \$410,525 into the BSZ Mitigation Fund.