

**CITY COUNCIL APPROVAL
MANAGED GROWTH AGREEMENT
REVIEW SHEET**

CITY COUNCIL DATE: June 23, 2011

CASE NUMBER: SPC-2010-0071C.MGA

PROJECT NAME: Tarlton 360 Townhomes

ADDRESS: 2500-2530 Walsh Tarlton Road

AREA: 16.24 Acres

APPLICANT: CRVI Loop 360, LP
(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 226 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 REQUEST FOR MGA: The applicant is requesting a 10 year permit life to a new site development permit through the Managed Growth Agreement process. A Managed Growth Agreement is intended for large, long-term projects, or other projects which have special benefits that are in the public interest. The purpose of this agreement is to provide certainty that this project will not be required to undergo design changes as a result of changes to City regulations over a long period of time. The owner feels that this

amount of time is required in order to obtain buyers for each unit and complete the project in phases. This would extend the life of the permit to May 17, 2021.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the Managed Growth Agreement. The site plan complies with all requirements of the Land Development Code and is a large, long-term mixed-use project and is the first redevelopment exception in the Barton Springs Zone.

PREVIOUS ZONING AND PLATTING COMMISSION ACTION:
Not required for the approval of the MGA, managed growth agreement.

RELATED CASES:

Redevelopment Exception in the Barton Springs Zone: City Council approved (by consent) 8/26/2010.

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

C8J-2010-0106.0A – Amended Plat approved administratively and recorded on May 17, 2010.

SPC-2010-0071.MGA – Hill Country Roadway site plan with waivers, ZAP approved on May 17, 2011 with staff recommendations and eliminate building #24. ZAP also made a recommendation to City Council that the MGA be for 5 years, rather than the requested 10 years.

PROJECT INFORMATION

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

* requesting waiver for FAR on slopes

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

***is limited by 40% natural area per Hill Country requirements

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

SUMMARY COMMENTS ON SITE PLAN:

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 Council approved 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. There was also a previously approved 2006 site plan matching the 1986 that had 62% impervious coverage with 3 office/retail buildings (approximately 304,000 sq. ft.) and parking garages.

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 waivers to Hill Country Roadway for 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. Staff recommended approval of the waivers and the HCR site plan. The Zoning and Platting Commission moved to approve with staff recommendations and with the exclusion of Building 24 on May 17, 2011. The Commission also made a recommendation to Council that the MGA only be approved for 5 years, rather than the 10 years requested by the applicant.

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 (see page 5 for criteria). 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.

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 mixed use development is anticipated to generate approximately 4,193 daily trips. 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 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)

NEIGHBORHOOD ORGANIZATIONS:

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

Tarleton 360 Townhomes

Plans for Site Improvements

L.C. LONGARDO & CLARKE
Consulting Engineers

Lead Development & Stormwater Management @ Water Resources
7201 Rockwood of Texas Highway Building A - Suite 200 Austin, Texas 78734
CHS330-0220 - e-mail: longardo@clarke.com

Owner/Developer:
CRV Loop 360 LP
301 Congress Avenue #300
Austin, Texas 78701
(512) 494-5300

Architect:



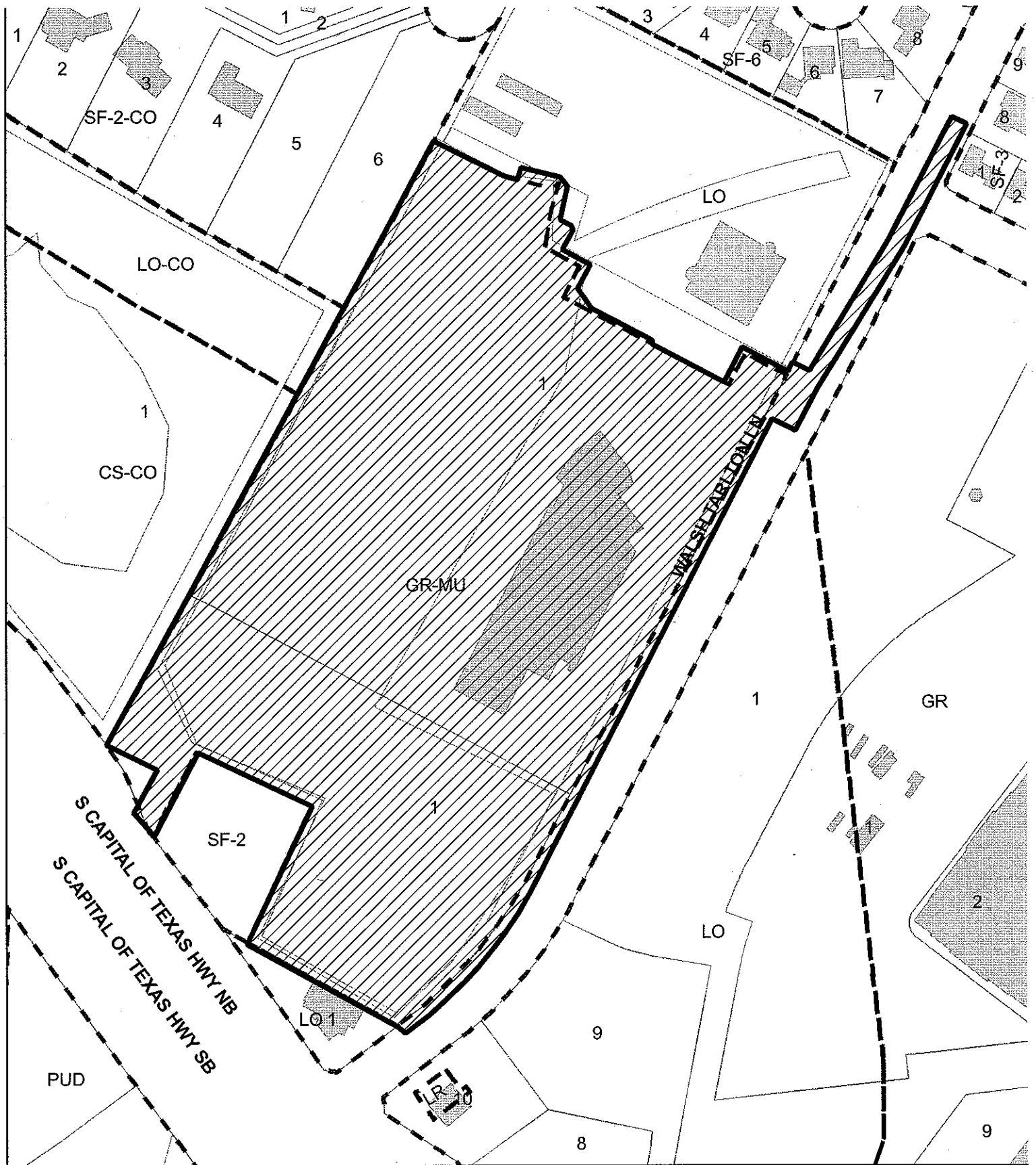
DICK CLARK
ARCHITECTS
207 WEST 10TH STREET
AUSTIN, TEXAS 78701
TEL: 512.717.1480
FAX: 512.717.1491

Subcontractor:
Chas. P. Professional Land Surveying
3200 MacCallum
Austin, TX 78744
(512) 443-1724

Landowner/Architect:
TBC Partners
901 S. McTaggart, Building II, Suite 350
Austin, TX 78746
(512) 382-1011

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373	WATER LINE LI PLAN & PROFILE
374	WATER LINE LJ PLAN & PROFILE
375	WATER LINE LK PLAN & PROFILE
376	WATER LINE LL PLAN & PROFILE
377	WATER LINE LM PLAN & PROFILE
378	WATER LINE LN PLAN & PROFILE
379	WATER LINE LO PLAN & PROFILE
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381	WATER LINE LQ PLAN & PROFILE
382	WATER LINE LR PLAN & PROFILE
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385	WATER LINE LU PLAN & PROFILE
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387	WATER LINE LW PLAN & PROFILE
388	WATER LINE LX PLAN & PROFILE
389	WATER LINE LY PLAN & PROFILE
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403	WATER LINE MM PLAN & PROFILE
404	WATER LINE MN PLAN & PROFILE
405	WATER LINE MO PLAN & PROFILE
406	WATER LINE MP PLAN & PROFILE
407	WATER LINE MQ PLAN & PROFILE
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411	WATER LINE MU PLAN & PROFILE
412	WATER LINE MV PLAN & PROFILE
413	WATER LINE MW PLAN & PROFILE
414	WATER LINE MX PLAN & PROFILE
415	WATER LINE MY PLAN & PROFILE
416	WATER LINE MZ PLAN & PROFILE
417	WATER LINE NA PLAN & PROFILE
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421	WATER LINE NE PLAN & PROFILE
422	WATER LINE NF PLAN & PROFILE
423	WATER LINE NG PLAN & PROFILE
424	WATER LINE NH PLAN & PROFILE
425	WATER LINE NI PLAN & PROFILE
426	WATER LINE NJ PLAN & PROFILE
427	WATER LINE NK PLAN & PROFILE
428	WATER LINE NL PLAN & PROFILE
429	WATER LINE NM PLAN & PROFILE
430	WATER LINE NN PLAN & PROFILE
431	WATER LINE NO PLAN & PROFILE
432	WATER LINE NP PLAN & PROFILE
433	WATER LINE NQ PLAN & PROFILE
434	WATER LINE NR PLAN & PROFILE
435	WATER LINE NS PLAN & PROFILE
436	WATER LINE NT PLAN & PROFILE
437	WATER LINE NU PLAN & PROFILE
438	WATER LINE NV PLAN & PROFILE
439	WATER LINE NW PLAN & PROFILE
440	WATER LINE NX PLAN & PROFILE
441	WATER LINE NY PLAN & PROFILE
442	WATER LINE NZ PLAN & PROFILE
443	WATER LINE OA PLAN & PROFILE
444	WATER LINE OB PLAN & PROFILE
445	WATER LINE OC PLAN & PROFILE
446	WATER LINE OD PLAN & PROFILE
447	WATER LINE OE PLAN & PROFILE
448	WATER LINE OF PLAN & PROFILE
449	WATER LINE OG PLAN & PROFILE
450	WATER LINE OH PLAN & PROFILE
451	WATER LINE OI PLAN & PROFILE
452	WATER LINE OJ PLAN & PROFILE
453	WATER LINE OK PLAN & PROFILE
454	WATER LINE OL PLAN & PROFILE
455	WATER LINE OM PLAN & PROFILE
456	WATER LINE ON PLAN & PROFILE
457	WATER LINE OO PLAN & PROFILE
458	WATER LINE OP PLAN & PROFILE
459	WATER LINE OQ PLAN & PROFILE
460	WATER LINE OR PLAN & PROFILE
461	WATER LINE OS PLAN & PROFILE
462	WATER LINE OT PLAN & PROFILE
463	WATER LINE OU PLAN & PROFILE
464	WATER LINE OV PLAN & PROFILE
465	WATER LINE OW PLAN & PROFILE
466	WATER LINE OX PLAN & PROFILE
467	WATER LINE OY PLAN & PROFILE
468	WATER LINE OZ PLAN & PROFILE
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481	WATER LINE PM PLAN & PROFILE
482	WATER LINE PN PLAN & PROFILE
483	WATER LINE PO PLAN & PROFILE
484	WATER LINE PP PLAN & PROFILE
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488	WATER LINE PT PLAN & PROFILE
489	WATER LINE PU PLAN & PROFILE
490	WATER LINE PV PLAN & PROFILE
491	WATER LINE PW PLAN & PROFILE
492	WATER LINE PX PLAN & PROFILE</



SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY

CASE#: SPC-2010-0071C.MGA
 ADDRESS: 2500-2530 Walsh Tarlton
 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.

DATE	DESCRIPTION	BY

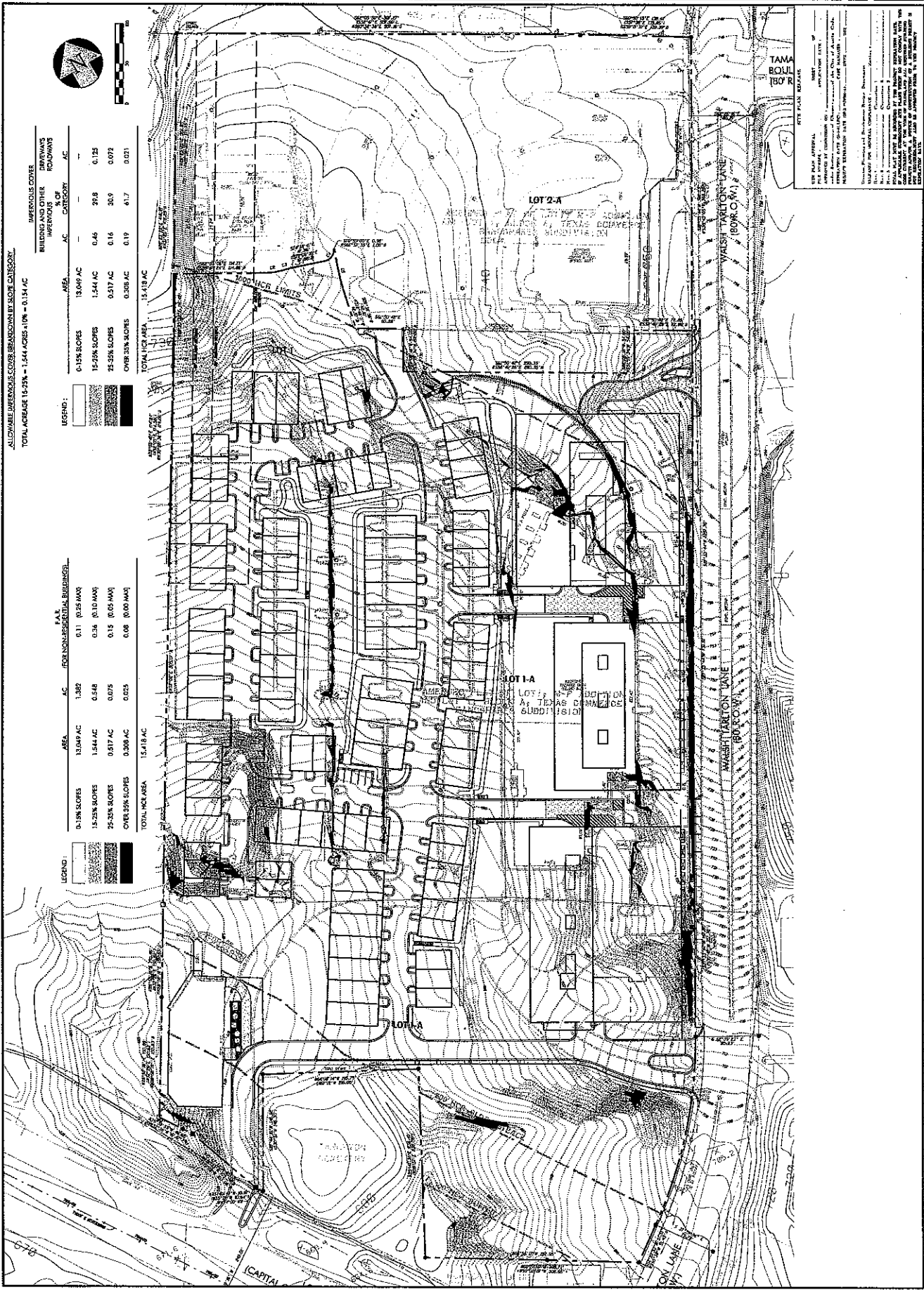
DESIGNED BY	
CHECKED BY	
DATE	

TARTLTON 360 TOWNHOMES SITE IMPROVEMENTS 2500 WALSH TARTLTON LANE SLOPE MAP



LONGARDO & CLARKE
Consulting Engineers
208 North Central Expressway, Suite 100, Dallas, Texas 75201
Phone: (214) 750-1100
Fax: (214) 750-1101
Email: info@longardo-clark.com

SL 1
8/123
PROJECT: TARTLTON 360 TOWNHOMES
SHEET: 8/123



ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SOIL CATEGORY
TOTAL ACREAGE 15.25% = 1.44 ACRES @ 10% = 0.14 AC

IMPERVIOUS COVER	AREA	% OF TOTAL
BUILDINGS AND OTHER	13.049 AC	0.46
PAVEMENT	1.544 AC	0.16
OVER 25% SLOPES	0.817 AC	0.19
OVER 15% SLOPES	0.308 AC	0.021
TOTAL	15.718 AC	100%

PAVE FOR NON-RESIDENTIAL BUILDINGS

AREA	AC	PERCENTAGE
0-15% SLOPES	1.382	0.11
15-25% SLOPES	0.548	0.04
25-35% SLOPES	0.817	0.07
OVER 35% SLOPES	0.025	0.00
TOTAL	15.718 AC	100%

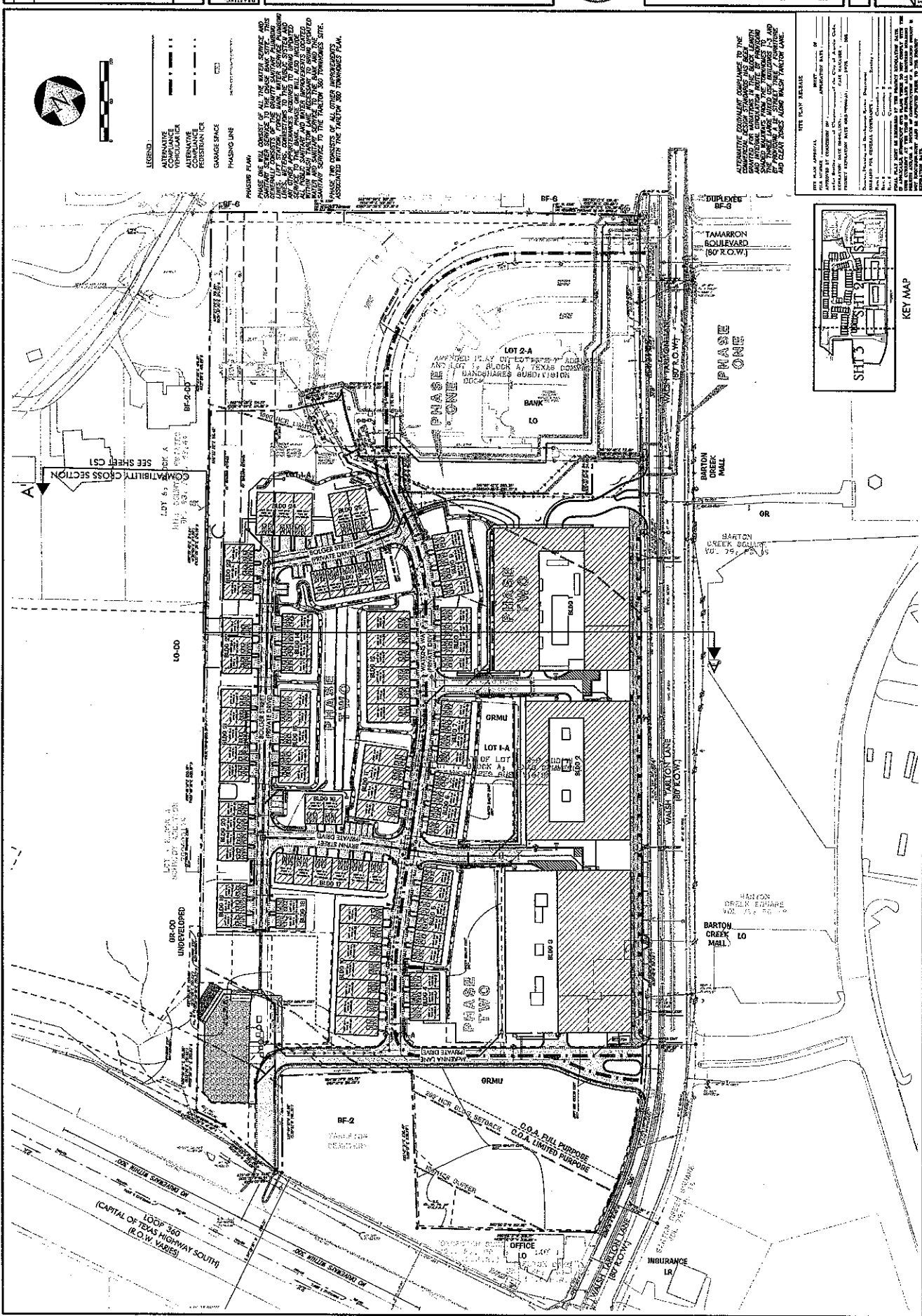
TAMA BOUL
(80' R.O.W.)

WALSH TARTLTON LANE
(80' R.O.W.)

WALSH TARTLTON LANE
(80' R.O.W.)

QUALITY	STANDARD	DEFINITION	DESCRIPTION
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PL 0	9 123	7C-2010, DOTIC MCA
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DATE	DESCRIPTION	BY

DATE	DESCRIPTION	BY

TARTLTON 360 TOWNHOMES SITE IMPROVEMENTS 2900 WALSH TARTLTON LANE SITE PLAN NOTES & CALCULATIONS



LONGO & CLARKE
Consulting Engineers
1234 Main Street, Suite 500
San Francisco, CA 94102
Phone: (415) 555-1234
Fax: (415) 555-5678
Email: info@longoandclarke.com

PL 1
123
10

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Gravel	100	cu yd	1.50	150.00
2	Asphalt	50	sq yd	2.00	100.00
3	Concrete	20	cu yd	3.00	60.00
4	Rebar	10	lb	0.50	5.00
5	Formwork	5	sq ft	1.00	5.00
6	Paint	10	gal	0.20	2.00
7	Landscaping	1	hr	50.00	50.00
8	Permit Fees	1	fee	100.00	100.00
9	Design Fees	1	fee	200.00	200.00
10	Construction Fees	1	fee	150.00	150.00
11	Inspection Fees	1	fee	50.00	50.00
12	Utility Fees	1	fee	25.00	25.00
13	Survey Fees	1	fee	75.00	75.00
14	Environmental Fees	1	fee	125.00	125.00
15	Architectural Fees	1	fee	175.00	175.00
16	Engineering Fees	1	fee	225.00	225.00
17	Construction Management Fees	1	fee	275.00	275.00
18	Other Fees	1	fee	325.00	325.00
19	Contingency	1	fee	375.00	375.00
20	Total				2500.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
21	Gravel	100	cu yd	1.50	150.00
22	Asphalt	50	sq yd	2.00	100.00
23	Concrete	20	cu yd	3.00	60.00
24	Rebar	10	lb	0.50	5.00
25	Formwork	5	sq ft	1.00	5.00
26	Paint	10	gal	0.20	2.00
27	Landscaping	1	hr	50.00	50.00
28	Permit Fees	1	fee	100.00	100.00
29	Design Fees	1	fee	200.00	200.00
30	Construction Fees	1	fee	150.00	150.00
31	Inspection Fees	1	fee	50.00	50.00
32	Utility Fees	1	fee	25.00	25.00
33	Survey Fees	1	fee	75.00	75.00
34	Environmental Fees	1	fee	125.00	125.00
35	Architectural Fees	1	fee	175.00	175.00
36	Engineering Fees	1	fee	225.00	225.00
37	Construction Management Fees	1	fee	275.00	275.00
38	Other Fees	1	fee	325.00	325.00
39	Contingency	1	fee	375.00	375.00
40	Total				2500.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
41	Gravel	100	cu yd	1.50	150.00
42	Asphalt	50	sq yd	2.00	100.00
43	Concrete	20	cu yd	3.00	60.00
44	Rebar	10	lb	0.50	5.00
45	Formwork	5	sq ft	1.00	5.00
46	Paint	10	gal	0.20	2.00
47	Landscaping	1	hr	50.00	50.00
48	Permit Fees	1	fee	100.00	100.00
49	Design Fees	1	fee	200.00	200.00
50	Construction Fees	1	fee	150.00	150.00
51	Inspection Fees	1	fee	50.00	50.00
52	Utility Fees	1	fee	25.00	25.00
53	Survey Fees	1	fee	75.00	75.00
54	Environmental Fees	1	fee	125.00	125.00
55	Architectural Fees	1	fee	175.00	175.00
56	Engineering Fees	1	fee	225.00	225.00
57	Construction Management Fees	1	fee	275.00	275.00
58	Other Fees	1	fee	325.00	325.00
59	Contingency	1	fee	375.00	375.00
60	Total				2500.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
61	Gravel	100	cu yd	1.50	150.00
62	Asphalt	50	sq yd	2.00	100.00
63	Concrete	20	cu yd	3.00	60.00
64	Rebar	10	lb	0.50	5.00
65	Formwork	5	sq ft	1.00	5.00
66	Paint	10	gal	0.20	2.00
67	Landscaping	1	hr	50.00	50.00
68	Permit Fees	1	fee	100.00	100.00
69	Design Fees	1	fee	200.00	200.00
70	Construction Fees	1	fee	150.00	150.00
71	Inspection Fees	1	fee	50.00	50.00
72	Utility Fees	1	fee	25.00	25.00
73	Survey Fees	1	fee	75.00	75.00
74	Environmental Fees	1	fee	125.00	125.00
75	Architectural Fees	1	fee	175.00	175.00
76	Engineering Fees	1	fee	225.00	225.00
77	Construction Management Fees	1	fee	275.00	275.00
78	Other Fees	1	fee	325.00	325.00
79	Contingency	1	fee	375.00	375.00
80	Total				2500.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
81	Gravel	100	cu yd	1.50	150.00
82	Asphalt	50	sq yd	2.00	100.00
83	Concrete	20	cu yd	3.00	60.00
84	Rebar	10	lb	0.50	5.00
85	Formwork	5	sq ft	1.00	5.00
86	Paint	10	gal	0.20	2.00
87	Landscaping	1	hr	50.00	50.00
88	Permit Fees	1	fee	100.00	100.00
89	Design Fees	1	fee	200.00	200.00
90	Construction Fees	1	fee	150.00	150.00
91	Inspection Fees	1	fee	50.00	50.00
92	Utility Fees	1	fee	25.00	25.00
93	Survey Fees	1	fee	75.00	75.00
94	Environmental Fees	1	fee	125.00	125.00
95	Architectural Fees	1	fee	175.00	175.00
96	Engineering Fees	1	fee	225.00	225.00
97	Construction Management Fees	1	fee	275.00	275.00
98	Other Fees	1	fee	325.00	325.00
99	Contingency	1	fee	375.00	375.00
100	Total				2500.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
101	Gravel	100	cu yd	1.50	150.00
102	Asphalt	50	sq yd	2.00	100.00
103	Concrete	20	cu yd	3.00	60.00
104	Rebar	10	lb	0.50	5.00
105	Formwork	5	sq ft	1.00	5.00
106	Paint	10	gal	0.20	2.00
107	Landscaping	1	hr	50.00	50.00
108	Permit Fees	1	fee	100.00	100.00
109	Design Fees	1	fee	200.00	200.00
110	Construction Fees	1	fee	150.00	150.00
111	Inspection Fees	1	fee	50.00	50.00
112	Utility Fees	1	fee	25.00	25.00
113	Survey Fees	1	fee	75.00	75.00
114	Environmental Fees	1	fee	125.00	125.00
115	Architectural Fees	1	fee	175.00	175.00
116	Engineering Fees	1	fee	225.00	225.00
117	Construction Management Fees	1	fee	275.00	275.00
118	Other Fees	1	fee	325.00	325.00
119	Contingency	1	fee	375.00	375.00
120	Total				2500.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
121	Gravel	100	cu yd	1.50	150.00
122	Asphalt	50	sq yd	2.00	100.00
123	Concrete	20	cu yd	3.00	60.00
124	Rebar	10	lb	0.50	5.00
125	Formwork	5	sq ft	1.00	5.00
126	Paint	10	gal	0.20	2.00
127	Landscaping	1	hr	50.00	50.00
128	Permit Fees	1	fee	100.00	100.00
129	Design Fees	1	fee	200.00	200.00
130	Construction Fees	1	fee	150.00	150.00
131	Inspection Fees	1	fee	50.00	50.00
132	Utility Fees	1	fee	25.00	25.00
133	Survey Fees	1	fee	75.00	75.00
134	Environmental Fees	1	fee	125.00	125.00
135	Architectural Fees	1	fee	175.00	175.00
136	Engineering Fees	1	fee	225.00	225.00
137	Construction Management Fees	1	fee	275.00	275.00
138	Other Fees	1	fee	325.00	325.00
139	Contingency	1	fee	375.00	375.00
140	Total				2500.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
141	Gravel	100	cu yd	1.50	150.00
142	Asphalt	50	sq yd	2.00	100.00
143	Concrete	20	cu yd	3.00	60.00
144	Rebar	10	lb	0.50	5.00
145	Formwork	5	sq ft	1.00	5.00
146	Paint	10	gal	0.20	2.00
147	Landscaping	1	hr	50.00	50.00
148	Permit Fees	1	fee	100.00	100.00
149	Design Fees	1	fee	200.00	200.00
150	Construction Fees	1	fee	150.00	150.00
151	Inspection Fees	1	fee	50.00	50.00
152	Utility Fees	1	fee	25.00	25.00
153	Survey Fees	1	fee	75.00	75.00
154	Environmental Fees	1	fee	125.00	125.00
155	Architectural Fees	1	fee	175.00	175.00
156	Engineering Fees	1	fee	225.00	225.00
157	Construction Management Fees	1	fee	275.00	275.00
158	Other Fees	1	fee	325.00	325.00
159	Contingency	1	fee	375.00	375.00
160	Total				2500.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
161	Gravel	100	cu yd	1.50	150.00
162	Asphalt	50	sq yd	2.00	100.00
163	Concrete	20	cu yd	3.00	60.00
164	Rebar	10	lb	0.50	5.00
165	Formwork	5	sq ft	1.00	5.00
166	Paint	10	gal	0.20	2.00
167	Landscaping	1	hr	50.00	50.00
168	Permit Fees	1	fee	100.00	100.00
169	Design Fees	1	fee	200.00	200.00
170	Construction Fees	1	fee	150.00	150.00
171	Inspection Fees	1	fee	50.00	50.00
172	Utility Fees	1	fee	25.00	25.00
173	Survey Fees	1	fee	75.00	75.00
174	Environmental Fees	1	fee	125.00	125.00
175	Architectural Fees	1	fee	175.00	175.00
176	Engineering Fees	1	fee	225.00	225.00
177	Construction Management Fees	1	fee	275.00	275.00
178	Other Fees	1	fee	325.00	325.00
179	Contingency	1	fee	375.00	375.00
180	Total				2500.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
181	Gravel	100	cu yd	1.50	150.00
182	Asphalt	50	sq yd	2.00	100.00
183	Concrete	20	cu yd	3.00	60.00
184	Rebar	10	lb	0.50	5.00
185	Formwork	5	sq ft	1.00	5.00
186	Paint	10	gal	0.20	2.00
187	Landscaping	1	hr	50.00	50.00
188	Permit Fees	1	fee	100.00	100.00
189	Design Fees	1	fee	200.00	200.00
190	Construction Fees	1	fee	150.00	150.00
191	Inspection Fees	1	fee	50.00	50.00
192	Utility Fees	1	fee	25.00	25.00
193	Survey Fees	1	fee	75.00	75.00
194	Environmental Fees	1	fee	125.00	125.00
195	Architectural Fees	1	fee	175.00	175.00
196	Engineering Fees	1	fee	225.00	225.00
197	Construction Management Fees	1	fee	275.00	275.00
198	Other Fees	1	fee	325.00	325.00
199	Contingency	1	fee	375.00	375.00
200	Total				2500.00