ZONING AND PLATTING COMMISSION
HILL COUNTRY ROADWAY
SITE PLAN REVIEW SHEET

CASE NUMBER: SPC-2016-0453C **ZAP COMMISSION DATE**: November 7, 2017

PROJECT NAME: Westlake Residential

ADDRESS: 800 N Capitol of Texas Hwy

DISTRICT: 10

WATERSHED: Bee Creek (Water Supply Rural)

AREA: 19.96 acres/11.01 acres limits of construction

APPLICANT: 360 Development
6300 Bee Cave Rd
Austin, Texas 78746

AGENT: Lawrence Hanrahan, P.E.
CivilE, LLC
8200 Mopac, Ste 250
Austin, Texas 787596

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP (512) 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: PUD

PROPOSED USE: The applicant proposes to construct commercial multi-family with associated improvement within the Low Intensity Zone of the Loop 360 Hill Country Roadway Corridor.

REQUEST: The site is located within the Low Intensity Zone of the Loop 360 Hill Country Roadway Corridor, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

WAIVER REQUEST: There are no waiver requests with this application.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Staff recommends approval of this Hill Country Roadway site plan. The site plan complies will all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. All comments have been cleared.

ZONING AND PLATTING COMMISSION ACTION: NA

LEGAL DESCRIPTION: Lot 1 and Lot 5, Block A of the Rob Roy 360 Subdivision (200100089)

EXIST. ZONING: PUD
ALLOWED F.A.R.: NA
ALLOWED HEIGHT: 35'
MAX. BLDG. COVERAGE: NA
MAX. IMPERV. CVRG.: 20.8%
MIN. REQ. HC NATURAL AREA: 36,640 sf
REQUIRED PARKING: 134

PROPOSED USE: Condominiums
PROPOSED F.A.R.: .2179:1
PROPOSED HEIGHT: 35'
PROPOSED BLDG. CVRG: 87,912 (12%)
PROPOSED IMP. CVRG.: 145,936 sf (19.91)
PROVIDED: 44,790 sf
PROPOSED PARKING:150

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is part of the Davenport West PUD plan, which was approved per Ordinance 89020-B, 010719-115, 0101719-28, 021205-17, 20050825-040, 20070322-059, and 20140306-033. The project is comprised of 67 residential units, and complies with the PUD. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: This site is located in the Bee Creek watershed, and is subject to Water Supply Rural Watershed regulations. All environmental comments have been addressed and cleared.

Transportation: Access to the proposed site will be taken from Capitol of Texas Highway North. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:

North: Single-family residential (PUD and SF-1)
East: Capitol of Texas Hwy, then preserve
West: Preserve and single-family (SF-2 and ETJ)
South: Single-family and office (SF-2 and LO)

Street	R.O.W.	Surfacing	Classification
Capitol of Texas Hwy	380'	140' (split)	Highway

NEIGHBORHOOD ORGANIZATION:

Austin Neighborhoods Council
Bat Conservation International, Inc.
Bike Austin
City of Rollingwood
Davenport Ranch Neighborhood Association
Lake Austin Collective
Preservation Austin
Rob Roy Homeowners Association, Inc.
Save Our Springs Alliance
SEL Texas
Sierra Club
The Island on Westlake Owners Assn.
Travis County Natural Resources

UNIT NAME	HEIGHT	NUMBER OF BEDS	NUMBER OF BATHS	DEN/STUDY	NUMBER OF UNITS	UNIT AREA	TOTAL AREA	UNIT FOOTPRINT	IMPERVIOUS AREA	
UNIT A	2 STORY	1	1.5	NO	3	1,220	3,660	628	1884	
UNIT B	2 STORY	3	2.5	YES	17	2,170	36,890	1451	24667	
UNIT D	3 STORY	3	3.5	YES	16	2,312	36,992	1012	16192	
UNIT E	2 STORY	3	2.5	YES	7	2,366	16,562	1442	10094	
UNIT F	2/3 SPLIT Game	3	3.5	YES	7	2,709	18,963	1421	9947	
UNIT G	2/3 SPLIT Gar Dn	3	3.5	YES	17	2,740	46,580	1296	22032	TOTAL ACRES
TOTAL					67		159,647		84816	1.95
AVERAGE UNIT AREA							2,383			

LAND AREA		
TOTAL UNIT AREA (ABOVE)	84816	
ROADWAY	57826	
MAILBOX AND GATE	600	
CLUB HOUSE	558	
POOL DECK	1938	
TOTAL AREA	145738	3.35 ACRES

Building	Unit Square Ft.	Footprint (sf)	Foundation	Height	Stories
A1	1220	628	Concrete Slab	24'-2"	2
A3	1220	628	Concrete Slab	24'-2"	2
A5	1220	628	Concrete Slab	24'-2"	2
B1	2170	1451	Concrete Slab	24'-1"	2
B2	2170	1451	Concrete Slab	24'-1"	2
B3	2170	1451	Concrete Slab	24'-1"	2
B5	2170	1451	Concrete Slab	24'-1"	2
B6	2170	1451	Concrete Slab	24'-1"	2
B7	2170	1451	Concrete Slab	24'-1"	2
B8	2170	1451	Concrete Slab	24'-1"	2
B9	2170	1451	Concrete Slab	24'-1"	2
B17 *	2170	1451	Concrete Slab	24'-1"	2
B19	2170	1451	Concrete Slab	24'-1"	2
B21	2170	1451	Concrete Slab	24'-1"	2
B23 *	2170	1451	Concrete Slab	24'-1"	2
B24	2170	1451	Concrete Slab	24'-1"	2
B25	2170	1451	Concrete Slab	24'-1"	2
B27	2170	1451	Concrete Slab	24'-1"	2
B29	2170	1451	Concrete Slab	24'-1"	2
B31	2170	1451	Concrete Slab	24'-1"	2
D3	2312	1012	Concrete Slab	32'-9"	2
D4	2312	1012	Concrete Slab	32'-9"	2
D8	2312	1012	Concrete Slab	32'-9"	2
D9	2312	1012	Concrete Slab	32'-9"	2
D10	2312	1012	Concrete Slab	32'-9"	2
TOTAL	52110	31611			

Building	Unit Square Ft.	Footprint (sf)	Foundation	Height	Stories
D11	2312	1012	Concrete Slab	32'-9"	2
D12	2312	1012	Concrete Slab	32'-9"	2
D13	2312	1012	Concrete Slab	32'-9"	2
D14	2312	1012	Concrete Slab	32'-9"	2
D15	2312	1012	Concrete Slab	32'-9"	2
D16	2312	1012	Concrete Slab	32'-9"	2
D17	2312	1012	Concrete Slab	32'-9"	2
D18	2312	1012	Concrete Slab	32'-9"	2
D19	2312	1012	Concrete Slab	32'-9"	2
D20	2312	1012	Concrete Slab	32'-9"	2
D37	2312	1012	Concrete Slab	32'-9"	2
E1	2366	1442	Concrete Slab	24'	2
E3	2366	1442	Concrete Slab	24'	2
E4	2366	1442	Concrete Slab	24'	2
E5	2366	1442	Concrete Slab	24'	2
E6	2366	1442	Concrete Slab	24'	2
E9	2366	1442	Concrete Slab	24'	2
E12	2366	1442	Concrete Slab	24'	2
F1 *	2709	1421	Concrete Slab	35'-1"	2
F3 *	2709	1421	Concrete Slab	35'-1"	2
F4 *	2709	1421	Concrete Slab	35'-1"	2
F5 *	2709	1421	Concrete Slab	35'-1"	2
F6 *	2709	1421	Concrete Slab	35'-1"	2
F7 *	2709	1421	Concrete Slab	35'-1"	2
F8 *	2709	1421	Concrete Slab	35'-1"	2
TOTAL	60957	31173			

Building	Unit Square Ft.	Footprint (sf)	Foundation	Height	Stories
G1	2740	1296	Concrete Slab	34'-1"	2/3 Split
G2	2740	1296	Concrete Slab	34'-1"	2/3 Split
G3	2740	1296	Concrete Slab	34'-1"	2/3 Split
G4	2740	1296	Concrete Slab	34'-1"	2/3 Split
G5	2740	1296	Concrete Slab	34'-1"	2/3 Split
G6	2740	1296	Concrete Slab	34'-1"	2/3 Split
G7	2740	1296	Concrete Slab	34'-1"	2/3 Split
G8	2740	1296	Concrete Slab	34'-1"	2/3 Split
G9	2740	1296	Concrete Slab	34'-1"	2/3 Split
G10	2740	1296	Concrete Slab	34'-1"	2/3 Split
G11	2740	1296	Concrete Slab	34'-1"	2/3 Split
G12	2740	1296	Concrete Slab	34'-1"	2/3 Split
G13	2740	1296	Concrete Slab	34'-1"	2/3 Split
G14	2740	1296	Concrete Slab	34'-1"	2/3 Split
G15	2740	1296	Concrete Slab	34'-1"	2/3 Split
G16	2740	1296	Concrete Slab	34'-1"	2/3 Split
G17	2740	1296	Concrete Slab	34'-1"	2/3 Split
TOTAL	46580	22032	FOOT PRINT SQ. FT.		
TOTAL OF ALL BUILDINGS			**84,816**		

* THESE UNITS MUST:

1. USE PIER AND BEAM TECHNIQUES;
2. HAVE NO VERTICAL WALLS BELOW THE LOWEST FFE;
3. MINIMIZE HILLSIDE VEGETATION DISTURBANCE; AND
4. UNTERRACED CUTS AND FILL SHALL BE RESTORED TO 3:1 OR FLATTER SLOPES

GENERAL NOTES:

1) SITE PLAN COMPONENTS. ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. CIVILE LLC IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING AND STRUCTURAL IMPROVEMENTS BY OTHERS.

2) STRUCTURAL COMPONENTS. ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER.

3) ALL FINAL STRUCTURAL DETAILS (INCLUDING FRENCH DRAINS, EXPANSION JOINTS, WATER STOPS, ETC) SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL ENGINEER. ALL STRUCTURAL DETAILS SHALL MEET THE CITY OF AUSTIN SPECIFICATIONS.

4) RETAINING WALLS OVER FOUR (4) FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED PER IBC 2009 AND WILL REQUIRE A SEPARATE PERMIT. ALL RETAINING WALLS IN AN EASEMENT OR R.O.W. REGARDLESS OF HEIGHT, SHALL BE REVIEWED ACCORDING TO COA TRANSPORTATION CRITERIA MANUAL, CHAPTER 11.

5) APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

NOTES:

1) ALL FINAL STRUCTURAL DETAILS (INCLUDING FRENCH DRAINS, WALLS, EXPANSION JOINTS, WATER STOPS, ETC) SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL ENGINEER. ALL STRUCTURAL DETAILS SHALL MEET THE CITY OF AUSTIN SPECIFICATIONS.

2) THE TOPS OF ALL SITE WALLS DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MINIMUM OF 18" ABOVE FINISHED GRADE AND SHALL BE DESIGNED ASSUMING A VEHICULAR IMPACT LOAD.

3) THE TOPS OF ALL SITE WALLS NOT DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED.

4) ALL PROPOSED SITE WALLS WITH A HEIGHT GREATER THAN 4 FEET SHALL INCLUDE A MINIMUM 4' HIGH HANDRAIL ATTACHED TO THE TOP OF THE PROPOSED WALL. SEE GENERAL DETAIL SHEET FOR HANDRAIL DETAIL.

5) RETAINING WALLS OVER FOUR (4) FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED PER IBC 2009 AND WILL REQUIRE A SEPARATE PERMIT. ALL RETAINING WALLS IN AN EASEMENT OR R.O.W. , REGARDLESS OF HEIGHT, SHALL BE REVIEWED ACCORDING TO COA TRANSPORTATION CRITERIA MANUAL, CHAPTER 11.

6) PAVEMENT MATERIAL, THICKNESS, SUBBASE, JOINTING AND SPECIFICATIONS SHOULD BE IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL ENGINEER'S REQUIREMENTS. REFER TO THE PROJECT GEOTECHNICAL REPORT.

7) UNLESS INDICATED ON THE PLAN AS "RAMP WITH HAND RAILS", ALL ADA ACCESSIBLE WALKING ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE NO GREATER THAN 5%. ADA ROUTES SHALL HAVE A CROSS SLOPE NO GREATER THAN 2%. ADA LANDINGS AREAS SHALL HAVE NO SLOPES GREATER THAN 2% IN ANY DIRECTION. ADA ROUTES INDICATED AS "RAMPS WITH RAILS" SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8% WITH A MAXIMUM RUNNING DISTANCE OF 30 FEET.

8) NO CUT/FILL IN EXCESS OF 4' IS PROPOSED.

9) ALL BUILDING ROOF RUNOFF SHALL BE GUTTERED AND DOWN-SPOUTED AND CONVEYED OVERLAND TO THE PROPOSED STORM SEWER OR OFFSITE CHANNEL.

COMPATIBILITY STANDARD NOTES:

1) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM VIEW OF ADJACENT PROPERTY. [SECTION 25-2-1084].

2) ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF (20) FEET FROM A PROPERTY USED AS SF-3 OR MORE RESTRICTIVE. [SECTION 25-2-1087]

3) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS A REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12) WILL BE PROHIBITED. [SECTION 25-2-1087]

4) THE NOISE OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1087]

Parking Requirements				
Gross Square Footage = 159,126 gsf				
Building Type	No. of Units	Unit type	Parking Required	Total of parking
Type A	3	1 bedroom	2.0	6
Type B	17	3 bedroom	2.0	34
Type D	16	3 Bedroom	2.0	32
Type E	7	3 Bedroom	2.0	14
Type F	7	3 Bedroom	2.0	14
Type G	17	3 Bedroom	2.0	34
	67	Total Building Parking Required		134
Accessible	1 (VAN)		3	
		Total Parking Required		134
Parking Provided				
Standard				19
Garage				128
Tandem				0
Parallel				0
Accessible	1 (VAN)			3
Total				150
Bicycle		Bicycle Spaces Required 8		Bicyle Spaces Provided 10

SITE PLAN NOTES

1) ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

2) ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.

3) APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

4) ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10)

5) ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

6) WATER SERVICE WILL BE PROVIDED BY WCID NO. 10. WASTEWATER SERVICE WILL BE PROVIDED BY ON-SITE TREATMENT.

7) ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

8) A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

9) FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

10) FOR CONSTRUCTION WITHIN THE RIGHT OF WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

11) GARBAGE PICKUP IS TO BE BY PRIVATE CONTRACT.

12) POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE EQUIPPED WITH GATE OPERATORS LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION MUST BE DESIGNED, CONSTRUCTED AND INSTALLED PER ASTM F2200. A MANUAL MEANS OF OPENING THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.

13) FIRE LANES MUST BE MARKED ALONG THE EDGES OF THE FIRE DEPARTMENT ACCESS ROADS ON THE SITE PLAN DRAWING. IFC 503.3 SEE IFC 503.3.2 FOR MARKING DETAILS AND LANGUAGE.

14) THE USE OF COAL TAR BASED ASPHALT SEALANTS FOR CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING IS PROHIBITED ON THIS PROPERTY.

15) A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 80" MUST BE PROVED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO.

16) RUNNING SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1':20' (5.0%), CROSS SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1':50' (2.0%). CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.

17) THE TOPS OF ALL SITE WALLS DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MIN. OF 18" ABOVE FINISHED GRADE AND SHALL BE DESIGNED ASSUMING A VEHICULAR IMPACT LOAD.

18) THE TOPS OF ALL SITE WALLS NOT DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MIN. OF 6" ABOVE FINISHED GRADE, UNLESS OTHERWISE NOTED.

19) ALL FINAL WALL DETAILS SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL ENGINEER.

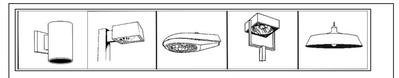
20) ALL PROVISIONS OF THE CITY CODE REGARDING SIGNS SHALL APPLY TO ALL SIGNS WITHIN THE CAPITAL OF TEXAS HIGHWAY CORRIDOR. IN ADDITION, NO INTERNAL LIGHTING OF SIGNS SHALL BE PERMITTED. NEON OR FLASHING SIGNS AR PROHIBITED. ALL SPOTLIGHTS ON SIGNS SHALL BE HIDDEN FROM VIEW. NO SIGNS ON POSTS OR POLES OR SIGNS ON BUILDINGS SHALL BE PERMITTED.

RECYCLING NOTES:

1) COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS* FOR INFORMATION CALL 512-674-3400 OR VISIT HTTP://WWW.AUSTINTEXAS.GOV/DEPARTMENT/CURRENT-COMMERCIAL-AND-MULITFAMILY-RECYCLING-ORDINACE. SPACE SHOULD BE PROVIDED ON-SITE FOR STORAGE OF RECYCLING CONTAINERS. IN ADDITION A COPY OF THE ENCLOSED MULTI-FAMILY AND COMMERCIAL RECYCLING PLAN FORM MUST BE COMPLETED BY THE PROPERTY OWNER AND SENT TO THE SOLID WASTE SERVICES DEPARTMENT WITHIN 14 DAYS AFTER THE BUILDINGS ARE COMPLETED.

PAVEMENT MATERIAL, THICKNESS, SUBBASE, JOINTING AND SPECIFICATIONS SHOULD BE IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL ENGINEER'S REQUIREMENTS. REFER TO THE PROJECT GEOTECHNICAL REPORT.

ALL EMERGENCY ACCESS ROADWAYS & FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED & INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS/WHEEL) & A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.



EXAMPLES OF FULLY SHIELDED LIGHT FIXTURES

FULLY SHIELDED AND FULL CUT-OFF LIGHT FIXTURES REQUIRED. OUTDOOR LIGHTING APPLICATIONS SHALL BE ILLUMINATED BY FIXTURES THAT ARE BOTH FULLY SHIELDED AND FULL CUT-OFF.

EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT. [SECTION 25-2-585]

ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED. [SECTION 25-2-1125]

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

SPECIAL FIRE DEPARTMENT NOTES:

1) ANY POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE PROVIDED WITH A KNOX KEY SWITCH.

2) GATES INSTALLED ACROSS FIRE ACCESS ROADS SHALL BE EQUIPPED WITH GATE OPERATORS COMPLYING WITH UL 325 AND ASTM F2200.

3) A MANUAL MEANS OF OPENING THE GATES IN THE EVENT OF POWER LOSS IS REQUIRED.

4) BUILDINGS LESS THAN 10 FT. APART MUST BE CONSTRUCTED WITH ENHANCED CONSTRUCTION FEATURES PER THE IRC.

LOT1

APPENDIX Q-2: IMPERVIOUS COVER				
Allowable Impervious Cover:				
Impervious Cover Allowed at		x WQTZ	0.00	Acres
Impervious Cover Allowed at		x NSA	0.00	Acres
Deduction for Perimeter Roadway			0	Acres
Total Impervious Cover	**152,458.80**	sf	**3.50**	**Acres**
3.5 acres allowed for a multi-family project on Lot 1-A (PUD Ordinance No. 20140306-033, Part 4, f.)				
Allowable Impervious Cover Breakdown By Slope Category:				
Total Acreage 15-15%	4.588	x 10%	0.459	Acres
Proposed Total Impervious Cover:				
Impervious Cover in WQTZ	0	Acres	0%	
Impervious Cover in Uplands Zone	3.35	Acres	22%	
Total Proposed Impervious Cover	**3.35**	**Acres**		

Proposed Impervious Cover on Slopes:

Slope	Buildings and Other Impervious Cover (Acres)	Driveways/Roadways Impervious Cover (Acres)	% of Category	Total (Acres)
0-15%	1.544	1.162	41%	2.706
15-25%	0.478	0.173	14%	0.651
25-35%	0	0	0%	0
Over 35%	0	0	0%	0
Total Gross Site Area	16.823	Acres		
Totat Net Site Area	9.07	Acres		

LOT 5

APPENDIX Q-1: NET SITE AREA				
Total Gross Site Area:	3.14	Acres		
Site Deductions:				
Critical Water Quality Zone (CWQZ)	0.00	Acres		
Water Quality Transition Zone (WQTZ)	0.00	Acres		
Wastewater Irrigation Areas	2.00	Acres		
Deduction Subtotal	2.00	Acres		
Upland Area (Gross Less Total Deductions)	**1.14**	**Acres**		
Net Site Area Calculations:				
Area of Uplands With Slopes 0-15%	1.416	x 100%	1.42	Acres
Area of Uplands With Slopes 15-25%	1.07	x 40%	0.43	Acres
Area of Uplands With Slopes 25-35%	0.51	x 20%	0.10	Acres
Area of Uplands With Slopes Over 35%	0.15	x 0%	0.00	Acres
Net Site Area Total			**1.94**	**Acres**

APPENDIX Q-2: IMPERVIOUS COVER				
Allowable Impervious Cover:				
Impervious Cover Allowed at	0%	x WQTZ	0.00	Acres
Impervious Cover Allowed at	40%	x NSA	0.78	Acres
Deduction for Perimeter Roadway			0	Acres
Total Impervious Cover	**33,872.26**	sf	**0.78**	**Acres**
Allowable Impervious Cover Breakdown By Slope Category:				
Total Acreage 15-15%	1.066	x 10%	0.107	Acres
Proposed Total Impervious Cover:				
Impervious Cover in WQTZ	0	Acres	0%	
Impervious Cover in Uplands Zone	0	Acres	0%	
Total Proposed Impervious Cover	**0**	**Acres**		

Proposed Impervious Cover on Slopes:

Slope	Buildings and Other Impervious Cover (Acres)	Driveways/Roadways Impervious Cover (Acres)	% of Category	Total (Acres)
0-15%			0%	0
15-25%			0%	0
25-35%			0%	0
Over 35%			0%	0
Total Gross Site Area	3.14	Acres		
Totat Net Site Area	1.94	Acres		

Proposed Site Data - Lot 1

Zoning	PUD	
Total Site Area (ac./sf.)	16.823	ac. / 732,804.2 sf.
Floor to Area Ratio	0.2179	= 0.2179:1 - Max. Allowable FAR - N/A
Total Impervious Cover (ac.)	3.3502	Max. Allowable = 3.50 ac. - 20.8%
Total Impervious Cover (sf.)	145,936	Max. Allowable = 152,676 sf. - 20.8%
% of Site with Impervious Cover	19.91%	
Total Building Coverage (ac.)	2.02	
Total Building Coverage (sf.)	87,912	
Total Building Coverage (%)	12.00%	
Total Building Area (sf)	159,687	
Total Parking and Sidewalks (ac.)	1.3321	
Maxium Building Height = 35 ft.		
Open Space Required = 36,640 sf	Open Space Provided = 44,790 sf	
40% Natural Area 7.99 Ac Required	Natural Area 8.02 Ac. Provided	

Proposed Site Data - Lot 5

Zoning	SF-2	
Total Site Area (ac./sf.)	3.14	ac. / 136,834.0 sf.
Floor to Area Ratio	0.0000	Max. Allowable FAR - N/A
Total Impervious Cover (ac.)	0.0000	Max. Allowable = 0.78 ac. - 40%
Total Impervious Cover (sf.)	0	Max. Allowable = 33,872.26 sf. - 40%
% of Site with Impervious Cover	0.00%	
Total Building Coverage (ac.)	0.00	
Total Building Coverage (sf.)	0	
Total Building Coverage (%)	0.00%	
Total Building Area (sf)	0	
Total Parking and Sidewalks (ac.)	0.0000	

CASE NO: SPC-2016-0453C

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 92 OF 92
FILE NUMBER: SPC-2016-0453C APPLICATION DATE: 09/28/2016
APPROVED BY COMMISSION ON N/A
UNDER SECTION: 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE(25-5-81, LDC) _____ CASE MANAGER C. BARTON-HOLMES
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ__DDZ__

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: ZONING: PUD, SF-2
REV. 1 _____ CORR. 1 _____
REV. 2 _____ CORR. 2 _____
REV. 3 _____ CORR. 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SPC-2016-0453C

CIVILE LLC
13785 MOPAC EXPY
SUITE 250
AUSTIN, TX 78759
OFFICE: 512-402-6878
FAX: 512-402-6947
TEXAS REGISTERED ENGINEERING FIRM F-15581

SPC-2016-0453C
WESTLAKE RESIDENTIAL

WESTLAKE RESIDENTIAL
Site Development Plans
800 N. Capital of Texas Highway
Austin, Texas 78746

SITE PLAN NOTES AND CALCULATIONS

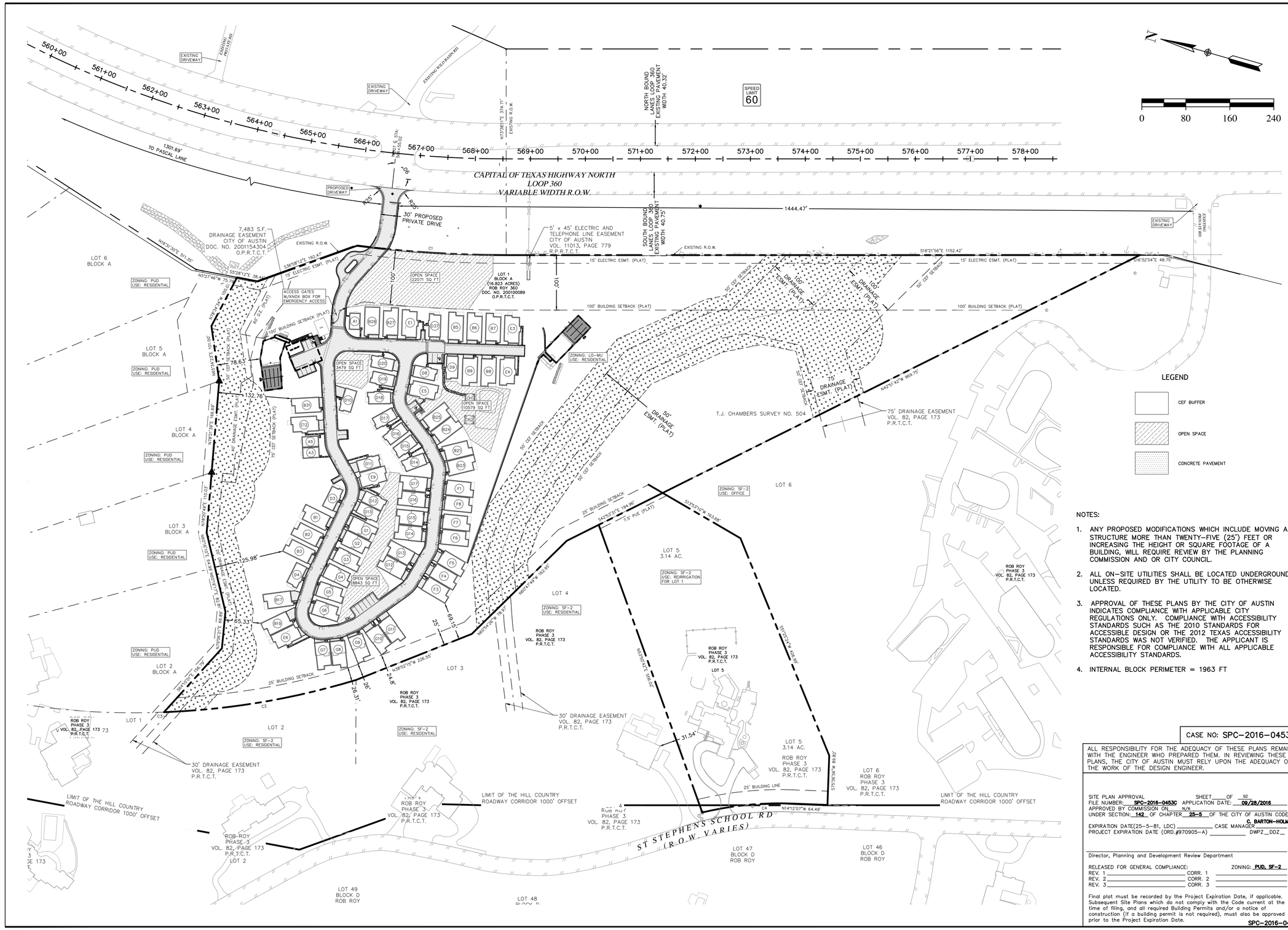
STATE OF TEXAS
LAWRENCE M. HANRAHAN
58474
REGISTERED PROFESSIONAL ENGINEER
TBPE FIRM #15581
12 OCT 2017

No.	Date:	By:	Revision:

Job No.: AS SHOWN
Scale (Horz.):
Scale (Vert.):
Drawn By: CARTER
Designed By: CARTER
Reviewed By: HANRAHAN

SITE PLAN NOTES AND CALCULATIONS

SHEET NO.
28 OF 92



LEGEND

- CEF BUFFER
- OPEN SPACE
- CONCRETE PAVEMENT

NOTES:

1. ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25') FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND OR CITY COUNCIL.
2. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED.
3. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
4. INTERNAL BLOCK PERIMETER = 1963 FT

CASE NO: SPC-2016-0453C

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SITE PLAN APPROVAL SHEET ___ OF 92
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Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: ZONING: PUD, SF-2
REV. 1 _____ CORR. 1 _____
REV. 2 _____ CORR. 2 _____
REV. 3 _____ CORR. 3 _____

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SPC-2016-0453C

Civile
Civile, LLC
7000 N. MoPac Expy
Suite 250
Austin, TX 78759
Office: 512-402-6878
Fax: 512-402-5947
Texas Registered Engineering Firm F-15581

SPC-2016-0453C
WESTLAKE RESIDENTIAL

WESTLAKE RESIDENTIAL

Site Development Plans
800 N. Capital of Texas Highway
Austin, Texas 78746

SITE PLAN OVERALL

STATE OF TEXAS
LAWRENCE M. HANRAHAN
58474
REGISTERED PROFESSIONAL ENGINEER

TBPE FIRM #15581

12 OCT 2017

No.	Date:	By:	Revisions:

Job No.:
Scale (Horz.): AS SHOWN
Scale (Vert.):
Drawn By: CARTER
Designed By: CARTER
Reviewed By: HANRAHAN

SITE PLAN OVERALL

SHEET NO.
27 OF 92

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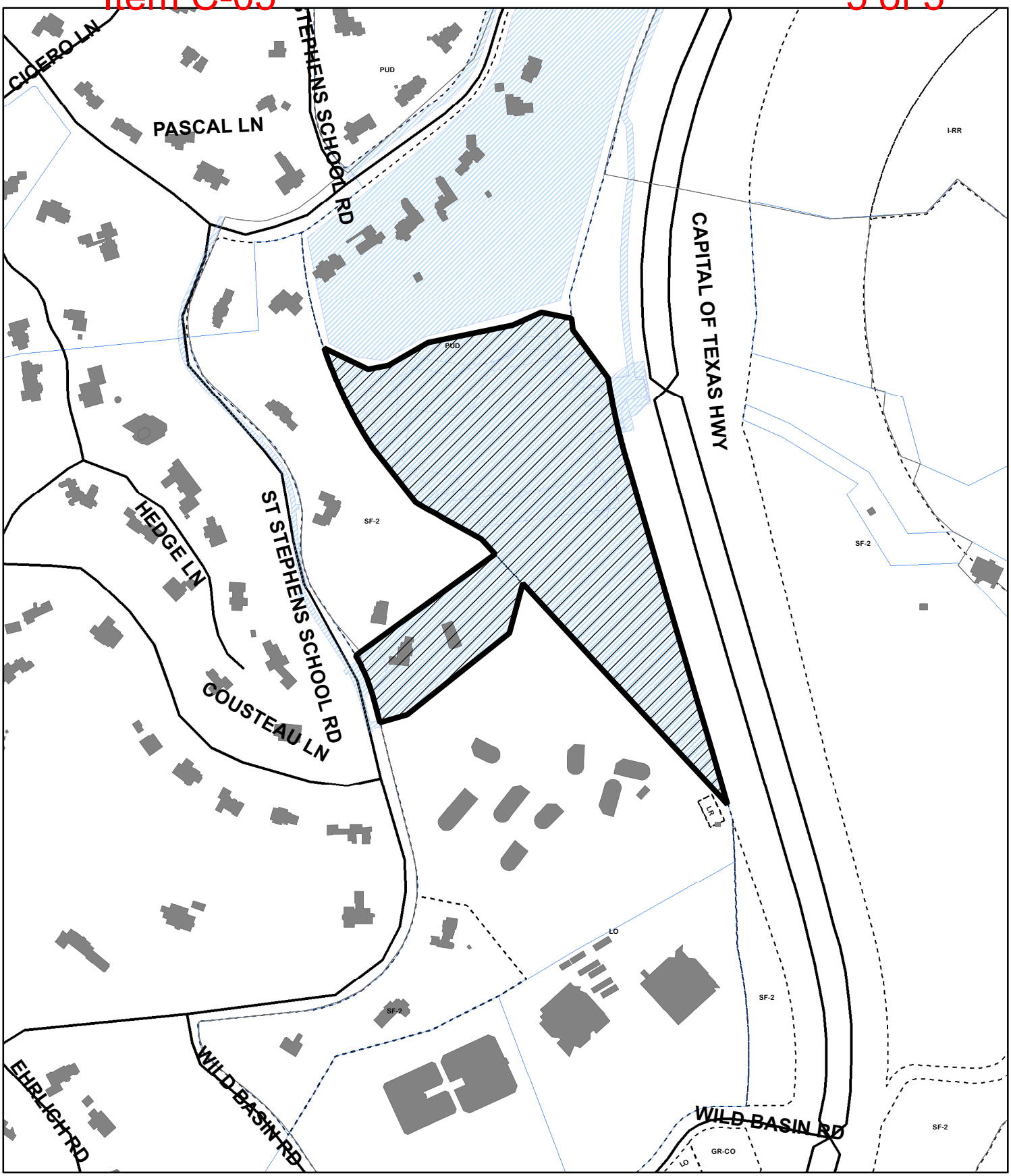

SITE PLAN

N

SUBJECT TRACT

ZONING BOUNDARY

0 200 400 800 Feet

CASE#: SPC-2016-0453C
ADDRESS: 800 N Capitol of Texas Hwy
CASE NAME: Westlake Residential
MANAGER: Christine Barton-Holmes

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Christine Barton-Holmes