Final - June 11, 2019 Planning Commission Agenda Question and Answer Report

1.	Rezoning:	C14-2018-0026 - E Riverside Dr and S Pleasant Valley Rd Tract
	Location:	<u>4</u>; District 3 1600 Wickersham Lane, Country Club West Watershed; Pleasant
		Valley NP Area
	Owner/Applicant:	NRE ION LLC
	Agent:	Armbrust & Brown, PLLC (Michael Whellan)
	Request:	ERC-NMU to ERC-CMU, extend eligibility for a development
	Staff Rec.:	bonus Recommended within 0.5 miles of intersection of Riverside and
	Stall Rec.	Pleasant Valley, not recommended beyond 0.5 miles
	Staff:	Jerry Rusthoven, 512-974-3207
	Stall.	Planning and Zoning Department
		I taining and Zohing Department
2.	Rezoning:	C14-2018-0028 - E. Riverside Dr and 1109 S. Pleasant Valley
	8	Road Tracts 1 and 2; District 3
	Location:	1109 South Pleasant Valley Road, 4600 Elmont Drive, Country
		Club West Watershed; Pleasant Valley NP Area
	Owner/Applicant:	NRE TOWN LAKE PROPERTY OWNER LLC
	Agent:	Armbrust & Brown, PLLC (Michael Whellan)
	Request:	ERC-UR to ERC-CMU, extend eligibility for a development bonus
	Staff Rec.:	Recommended within 0.5 miles of intersection of Riverside and
		Pleasant Valley, not recommended beyond 0.5 miles
	Staff:	Jerry Rusthoven, 512-974-3207
		Planning and Zoning Department
3.	Rezoning:	C14-2018-0027 - E. Riverside Dr and S. Pleasant Valley Rd.
	Rezoning.	Tracts 3 & 5; District 3
	Location:	4700 East Riverside Drive, 1515 Wickersham Lane, Country Club
		West Watershed; Pleasant Valley NP Area
	Owner/Applicant:	NRE ZONE LLC
	Agent:	Armbrust & Brown, PLLC (Michael Whellan)
	Request:	ERC-NMU and ERC-UR to ERC-CMU, extend eligibility for a
		development bonus
	Staff Rec.:	Recommended within 0.5 miles of intersection of Riverside and
		Pleasant Valley, not recommended beyond 0.5 miles
	Staff:	Jerry Rusthoven, 512-974-3207
		Planning and Zoning Department

4. **Restrictive** C14-72-204(RCA4) - E. Riverside Dr and S. Pleasant Valley Rd. Covenant **Tracts 1-5: District 3** Amendment: Location: 1600 Wickersham Lane, 4700 E Riverside Drive, 1515 Wickersham Lane, 1109 South Pleasant Valley Road, 4600 Elmont Drive, Country Club West Watershed; Pleasant Valley NP Area NRE ZONE LLC Owner/Applicant: Agent: Armbrust & Brown, PLLC (Michael Whellan) Request: Amend Restrictive Covenant Staff Rec.: Recommended Staff: Jerry Rusthoven, 512-974-3207 Planning and Zoning Department

5.	Restrictive	C14-97-0010(RCT) - E. Riverside Dr. and S. Pleasant Valley Rd.					
	Covenant	Tract 4; District 3					
	Termination:						
	Location:	1600 Wickersham Lane, Country Club West Watershed; Pleasant					
		Valley NP Area					
	Owner/Applicant:	AUSTIN STUDENT VENTURE II LP JLC SOUTHEAST LLC;					
		NRE ION LLC					
	Agent:	Armbrust & Brown, PLLC (Michael Whellan)					
	Request:	Terminate Restrictive Covenant					
	Staff Rec.:	Recommended					
	Staff:	Jerry Rusthoven, 512-974-3207					
		Planning and Zoning Department					

Question: Commissioner McGraw

1) Phasing of this project. We are being asked to up zone 97 acres for a 20 year plan. Please explain each tract with current entitlements, proposed entitlements, environmental and traffic impacts, phasing, context and intentions with regards to affordable housing.

2) Please provide survey mapping of the parkland and better explanation of the rights of way in the park and situation with transportation.

3) Please provide a thorough explanation of items that may become grandfathered over such a long build out.

4) Is there a recommendation from Small Area Planning?

5) It would help to have recommendations from the Environmental Board re: flooding and other environmental impacts, Community Development Commission re: intentions regarding removing affordable housing and dealings with existing tenants and communities, Transportation Commission regarding new streets, bridges, parking and other

traffic features and the Parks Board re: impacts and relationship to Roy Guerrero Park. Are these scheduled? If not may the PC recommend this? If to why not.

Question: Commissioner Seeger

o Recommendations: Did this large rezoning project go through the Environmental Commission? Any other Commissions/Boards?

o Grandfathering: If the rezoning is approved, will LDC regulations especially environmental, be grandfathered for the duration of the project, up to 20 years?

o Development phase timeline: table 3 of TIA gives rough estimates of timeline. Is this close to targeted completions? (asked of Applicant also)

o Are the TIA staff recommendations enshrined in a CO or Public restrictive covenant? As this is a long-term projects, the duration of the requirement should be until the final certificate of occupancy granted.

o Density bonus: Where can I find the text for the density bonus requirements? Fee-in-lieu?

Answer, Staff response to both Commissioner Seeger and McGraw:

SEEGER 1) Phasing of this project. We are being asked to up zone 97 acres for a 20 year plan. Please explain each tract with current entitlements, proposed entitlements, environmental and traffic impacts, phasing, context and intentions with regards to affordable housing.

MC GRAW 1) Development phase timeline: table 3 of TIA gives rough estimates of timeline. Is this close to targeted completions? (asked of Applicant also)

The Applicant has stated that they plan to construct this project over a 10- to 20-year period. An estimated phasing is provided in the TIA memo, though the exact phasing is subject to change. A table outlining the current and proposed entitlements, environmental and traffic impacts, and the phasing as outlined in the TIA memo is attached.

The ERC Regulating Plan requires the provision of an affordable housing community benefit in order to achieve heights above 60 ft. Staff estimates that the Staff recommendation could potentially result in the creation of 200 to 334 income-restricted units; the Applicant estimates that 400 to 565 income-restricted units could be provided if they get the requested 160 ft. of height. There are currently no income-restricted units on the site today.

The Applicant will be responsible for traffic mitigation and meeting the City's environmental standards. The TIA memo outlines the following transportation improvements required to be provided by the Applicant:

\$14 million of on-site improvements;

\$5.7 million on off-site improvements; and

\$4 million of fee in lieu improvements.

SEEGER 2) Please provide survey mapping of the parkland and better explanation of the rights of way in the park and situation with transportation.

Figure 1-5 of the ERC Regulating Plan requires the extension of Lakeshore Boulevard to connect with Wickersham Lane. This required extension is proposed to remain public and be achieved using a 90 ft.-wide existing right-of-way and a portion of Tract 1. Figure 1-5 is Exhibit E to the staff back-up (Page 20 of the staff back-up). Detailed survey/engineering information is not required at time of zoning; however a preliminary plan for this area was submitted by the Applicant in December 2018. A copy of the proposed preliminary plan is attached.

SEEGER 3) Please provide a thorough explanation of items that may become grandfathered over such a long build out.

MC GRAW 3) Grandfathering: If the rezoning is approved, will LDC regulations especially environmental, be grandfathered for the duration of the project, up to 20 years?

The Applicant is not seeking any environmental variances.

SEEGER 4) Is there a recommendation from Small Area Planning?

See #5

SEEGER 5) It would help to have recommendations from the Environmental Board re: flooding and other environmental impacts, Community Development Commission re: intentions regarding removing affordable housing and dealings with existing tenants and communities, Transportation Commission regarding new streets, bridges, parking and other traffic features and the Parks Board re: impacts and relationship to Roy Guerrero Park. Are these scheduled? If not may the PC recommend this? If to why not.

MC GRAW 5) Recommendations: Did this large rezoning project go through the Environmental Commission? Any other Commissions/Boards?

No other commission briefings are scheduled at this time. The Applicant is not seeking any environmental variances, will not be removing any income-restricted units, and is required to construct new streets and mobility infrastructure according to the standards established in the ERC Regulating Plan and according to the analysis provided in the TIA memo. Additionally, because no Chapter 26 proceeding is necessary at this time, the Parks and Recreation Board will not need to review. Per City Code Title 25, Planning Commission is authorized to review the applications and make recommendations to Council (§ 25-2-282(C)).

Per scheduling requirements set out in City Code § 25-2-282 (E), the public hearings of these rezoning cases must be heard at the June 11, 2019 Planning Commission meeting. The public hearing cannot be postponed to another date. Commissions subject to 2-1 must adhere to the following: two or more

board members may place an item on the agenda by oral or written request to the staff liaison at least five days before the meeting.

MC GRAW 6) Are the TIA staff recommendations enshrined in a CO or Public restrictive covenant? As this is a long-term projects, the duration of the requirement should be until the final certificate of occupancy granted.

A restrictive covenant will be attached to the affected rezoning ordinances prior to third reading; the TIA requirements are reviewed as part of each site plan as it comes through. If any uses are changed after site plan, any changes that affect traffic will be required to comply as well.

MC GRAW 7)

Density bonus: Where can I find the text for the density bonus requirements? Fee-in-lieu?

The Density Bonus provision of the ERC Regulating Plan can be found at Article 6, which begin at page 99 of the Regulating Plan (Link to plan: ftp://ftp.ci.austin.tx.us/npzd/Austingo/erc_reg_plan_adopted.pdf).

6.	Resubdivision:	C8-2018-0044.0A - Broadacres Resubdivision; District 7
	Location:	5509 Clay Avenue, Shoal Creek Watershed; Brentwood NP Area
	Owner/Applicant:	Starling Development
	Agent:	Prossner and Associates (Kurt Prossner)
	Request:	Approval of the resubdivision of Lot 14, Block 4 of Broadacres
		subdivision, comprised of two lots on 14,798 square feet, including
		a flag lot variance.
	Staff Rec.:	Recommended
	Staff:	<u>Steve Hopkins</u> , 512-974-3175
		Development Services Department

Question: Commissioner Shaw

Can you please ask staff to work with the applicant to provide this information at the meeting? This includes the items in 2(a) and 2(b). Thanks,

Todd

§ 25-4-175 - FLAG LOTS.

(A) A flag lot may only be approved in accordance with the requirements of this subsection.
(1) In single-family or duplex residential subdivisions on previously unplatted land, flag lot designs may be used where no more than two dwelling units utilize a shared driveway.

Residential flag lot designs with more than two units sharing a driveway may be utilized if the lots conform to the fire code, utility design criteria, plumbing code, and requirements for access.

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(2) In single-family or duplex residential subdivisions on previously platted land, the Land Use Commission shall grant a variance to allow flag lots if:

- (a) the commission finds that the subdivision:
- (i) has provided accessibility for emergency responders;
- (ii) has adequate room for required utilities;
- (iii) enhances environmental and tree protection;
- (iv) is otherwise compatible with the surrounding neighborhood; and

(b) the applicant provides a copy of any existing private deed restrictions for informational purposes.

Answer: Staff

(i) Approved by Austin Fire Dept. Verified by note in Amanda.

(ii) Approved by Austin Energy on Dec 8, 2018, and by Austin Water on May 21, 2019.

(iii) Approved by heritage tree review on March 26, 2019. Approved by environmental review. Verified by note in Amanda.

(iv) Approval at the discretion of the PC. Staff finds the flag lot is compatible with the surrounding neighborhood due to the presence of other flag lots, and the lack of written opposition to the plat.

(b) There are no deed restrictions for this lot.

8.	Rezoning:	C14-2019-0057 - Moore's Crossing Residences; District 2
	Location:	7508 Mc Angus Road, Dry Creek East Watershed; Moore's Crossing
		MUD
	Owner/Applicant:	SR Development, Inc. (William G. Gurasich)
	Agent:	Alice Glasco Consulting (Alice Glasco)
	Request:	SF-2 to MF-4
	Staff Rec.:	Recommendation of MF-3
	Staff:	Wendy Rhoades, 512-974-7719
		Planning and Zoning Department

Question: Commissioner McGraw

This is in a MUD but says it will have city water and wastewater. That seems contradictory to me. Please explain.

Looking at Page 7,

Where is the floodplain? There is info from a neighbor but none from the city.

What are Impervious cover transfers?

Please elaborate on this statement:

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

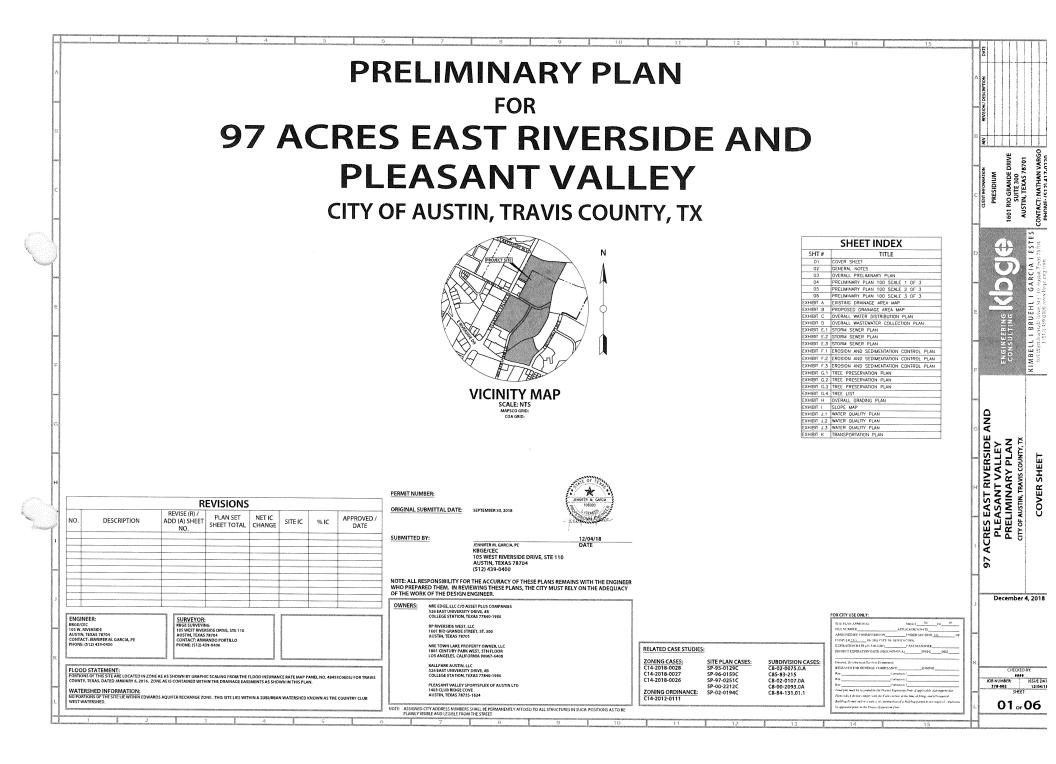
Answer: Staff

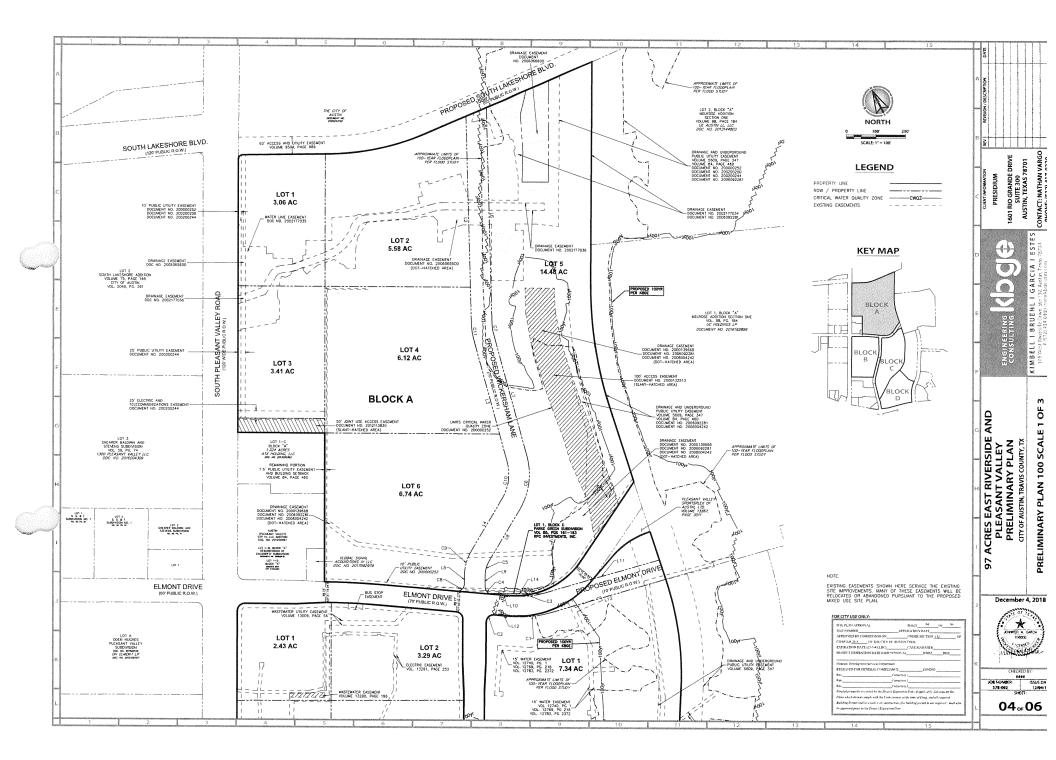
In the Moore's Crossing MUD, the developer builds the water and wastewater infrastructure using MUD bonds to finance these improvements. The water and wastewater systems are subsequently dedicated to the City of Austin which assumes maintenance responsibilities and bills the customers. The Moore's Crossing MUD operates as a financing tool and has operational characteristics similar to other recently approved MUDs such as Pilot Knob and Southeast Travis County.

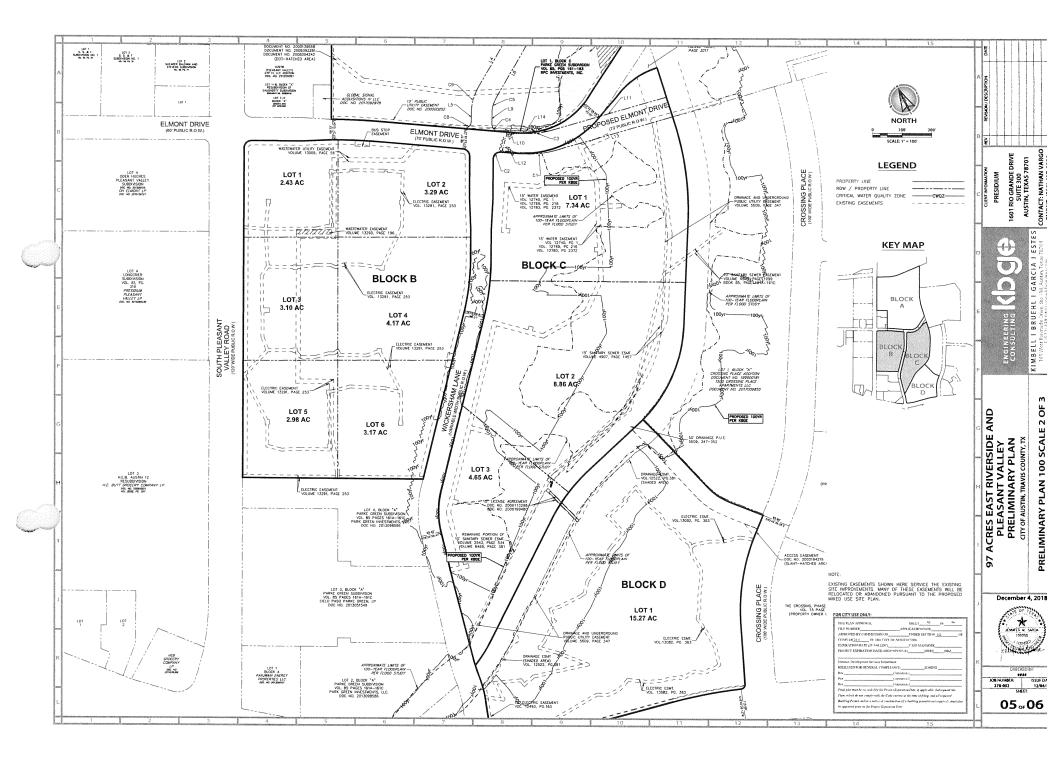
The floodplain is directly north of the site and is depicted on the aerial exhibit provided on page 12 of the backup. The adjacent properties have P, Public and SF-2 zoning and are owned by the City and used for parkland purposes.

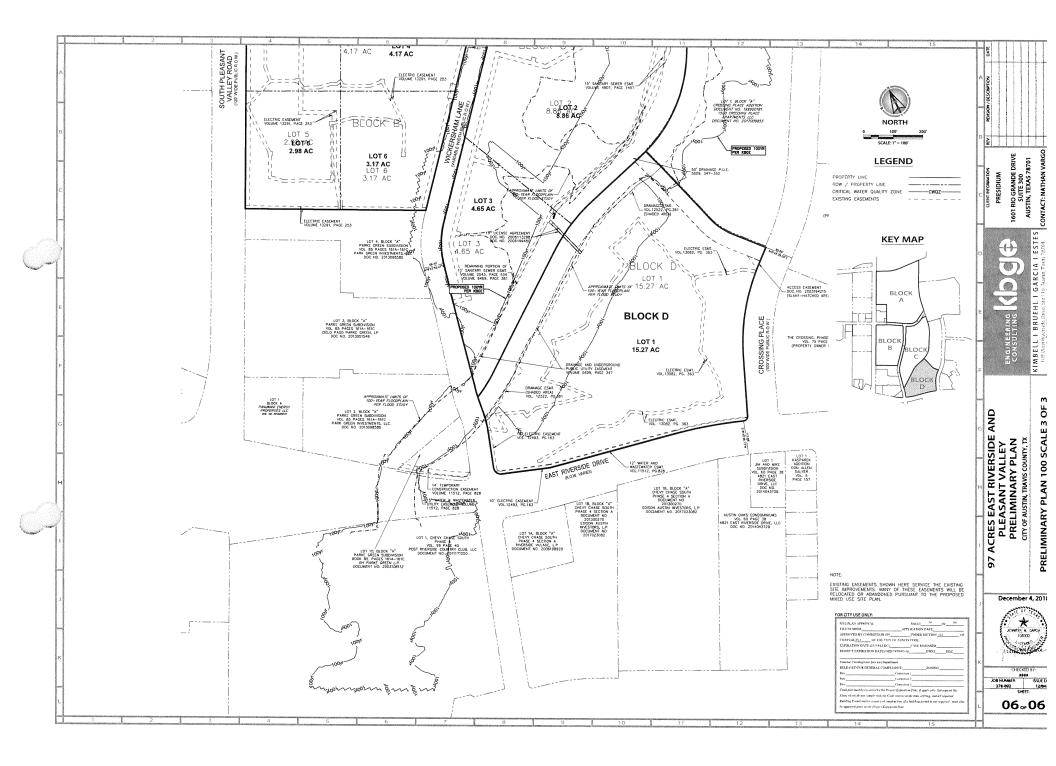
In general, impervious cover transfers involve transferring a portion of available impervious cover from more environmentally sensitive or constrained areas of a site to flatter, more developable areas. The proposed transfer of impervious cover is evaluated at the time of subdivision or site plan when a drainage study is produced.

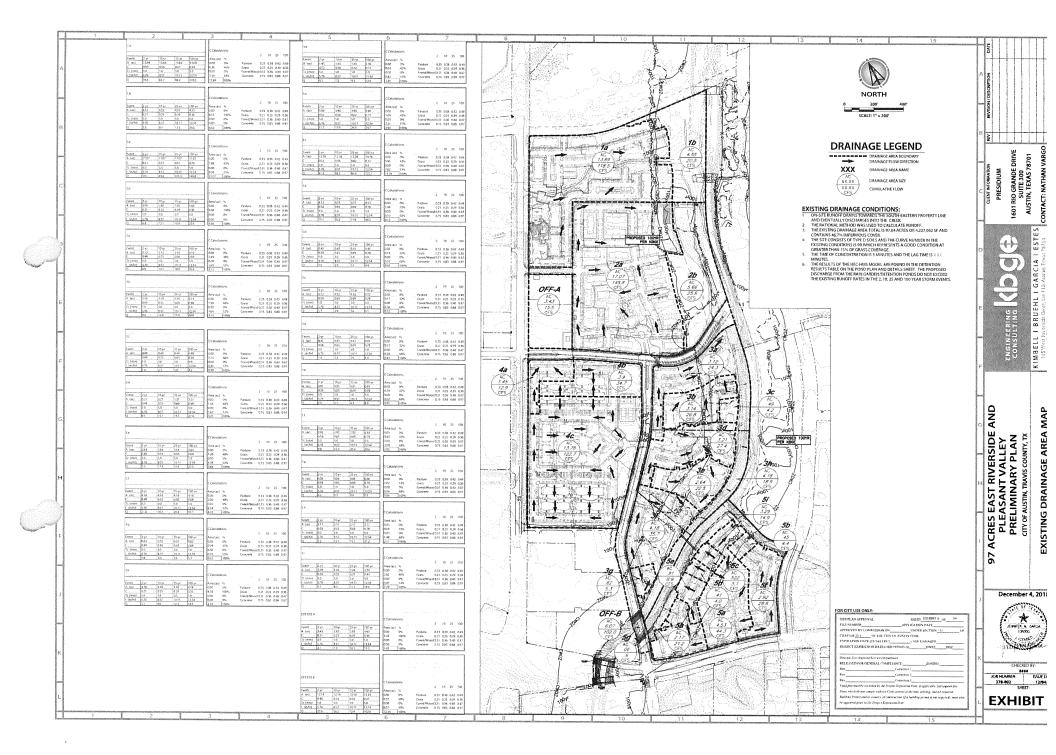
This general statement indicates whether a property has been subdivided. This particular property has not been subdivided, hence it does not have any pre-existing approvals and subject to current water quality and related Code requirements.











APPENDIX P-1 - EROSION CONTROL NOTES

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HYDROMULCH SHALL COMPLY WITH TABLE 1. BELOW.

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SPECIFICATION 6045 OR 6095 TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABLIZATIO

DESCRIPTION LONGEVITY APPLICATION APPLICATION RATES MATERIAL A OF ANY INCOME. IDEN ON ANT BLUND OF OND. CELLUKOSE, STRAM, AND/ON COTTON FLANT MATERIAL (EXCEPT NO NUCH SHALL EXCEPT DOM FASIN 70% OR GREATER WOOCASTRAW 50% DRLESS PAPER ON NATURAL EISTIS SMONTES HODERATE SLOPE SHO TO 2000 L PER ACRE

ЕКМАНИТ И КОСТАТИТЬ ЗТАНИ ZATONE I КОКИ 1997 И КОКИ ВО ТАНИКАТИ И БООНИ БО КОКИ ВО ТО ВЕ ТЫЛОЛАНУ БЛАН ДАТИОН О КОКИ ТО КОЛКАТИ, БООНИ БО КОКИ СКОРЬ БИТ И ИНЕН РЕИЛАНИТ КОКИ СТАНИКАТИ СООНИ БАКАТОК КОКИ СКОРА БИЛИ ВО КОКИ И СТАТИТЬ ТАНКЦАЛИИ И СООНИ БАКАТО И КОКИ СКОРА БИЛИ ВО КОКИ И СТАТИТЬ ТАНКАТИКИ СТАНИКАТИКИ СКОРА БИЛИ ВО КОКИ КОКИ СТАНИКАТИКИ СТАНИКАТИКИ СКОРА БИЛИ ВО КОКИ КОКИ СКОРА БИЛИ БИЛИ ВО КОКИ АЛЕВНИКТИСИ, ТИ Е СООЛИ БАКОЛ СООРА КОСКОЛАЛСЯ ИТИТАЦИ ЗЕ ВИСИ АЛЕВНИКТИСИ, ТИ Е СООЛИ БАКОЛ СООРА ССОРИЛАЛСЯ ИТИТАТИ ЗЕ ВИСИ АЛЕВНИКТИСИ, ТИ Е СООЛИ БАКОЛ СООРА ACCREMENT AND STATUS AND ALLOW ALTERNATINESS THE COCK SALADIN COVER COCCUMENT AND ALLOW ALTERNATIONAL STATUS AND AND RESTALLED COCCUMENT AND ALLOW ALLOW ALTERNATIONAL AND ALLOW ALTERNATIONAL CONCUMENT AND ALLOW ALLOW

ERTILIZER USE SHALL FOLLOW THE RECOMMENDATION OF A SOIL TEST. SEE ITEN

WATE OFAILT FRUCTURENT WITHOUT A MARKAUM OF 35 FEACENT FOR THE PERMANENT FROSTON CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GOWN AT LEAST IN INCHES HAGY WITH A MARKAUM OF 35 FEACENT FOR THE AND ANALY AND A STRUCTURE OF THE ANTIFE MARKAUNT OF 35 FEACENT FOR THE AREAS OF A STRUCTURE THAT RELY ON VEGETATION FOR STRAILTY MUST BE UNFORM

EGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THA

FEEL: WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTRI ENVIRONMENTAL CRITERIA MANUAL, ITEMS 6045 AND 6095.

MATERIAL DESCRIPTION		LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES	
BOMBED FILER MATRIX (BF MD	80% DRGAME DEFINANTED FORMS 10% TACKNER	6 MONTHS	ON SLOPES UP TO 21 AND ENCINE SOL CONDITIONS	2500 TO 4000 LES PER ACR STE MANUFACTURES RECOMMENDATIONS	
FINER REINFORCED MATTHIX (FAM)	45% ORGANIC DETIBATED FIBERS 25% REINFORCEIG FIBERS OR LESS 15% TACKET	UP RO 12 MONTHS	DN SLOPES UP TO 1:1 AND ENOSME SOL CONDITIONS	HIRO TO 4580 LIIS PER ACRI SEE MANUFACTURIDES RECOMMENDIATIONS	

DEVELOPER INFORMATION: OWNER, BEEERT DO COVER SHEET) PHONE & REFERT DO COVER SHEET) ADDRESS: BEFERT DO COVER SHEET) OWNERS REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: KEIGE

PHONE # (\$12) 439-0400 PERSON OR FRAM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL TENANCE: (CONTRACTOR TO BE DETERMINED PRIOR TO CONSTRUCTION) PHONE # PERSON OF FRAM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION WITENANCE: (CONTRACTOR TO BE DETERMINED PRIOR TO CONSTRUCTION)

THE SITE WITHOUT NOTIFYING THE DEVELOPMENT SERVICES DEPARTMENT AT \$12-974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

APPENDIX P-2: CITY OF AUSTIN STANDARD NOTES

FOR TREE AND NATURAL AREA PROTECTION

ALL TREES AND MATURAL ARMAS SHOWN ON YAAN TO BE PRESERVED SHALL BE MORTECTED DUNKE CONSTRUCTION MATE TEMPORATI FENDRAL PROTECTED FUNCES SHALL BE ERCITED ACCOMPANY FENDRAL PROTECTOR FENDES SHALL BE INSTALLED PRODE TO THE START OF ANY SHE PROTECTOR FENCES SHALL BE INSTALLED PRODE TO THE START OF ANY SHE PROTECTOR FENCES SHALL BE INSTALLED PRODE TO THE START OF ANY SHE

FAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PRO EROSION AND SEDIMENTATION CONTROL BARRERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOR, BUILD-UP WITHIN

THE DBW LNES. THE TOP LINES. PROTECTIVE FUNCTS SHALL SUMPONED TO THE TRESS OR REPUTOR THE ESS. AND WILL BE LOCATED AT THE OUTENMOST LIANT OF BRANCHES DDW FUND, FOR NATURAL MARCH MOTICTURE TRUCES SHALL DRUCED WITH LIANT OF CONSTRUCTION TO LINE. IN SON COMMACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC ON STOMAGE OF EQUIPMENT OR MARTINLAS.

OR STORAGE OF EQUIPMENT OR MATERIALS; ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN & INCHES CUT OR FALL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY

ABORIST; WOUNDS TO EXPOSED ROOTS, TRUNK OR LUARS BY MECHANICAL EQUIPMENT; OTHER ACTIVITIES OFTENMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FRES. EXCEPTIONS TO INSTALLING FRICES AT TREE DRIP LINES MAY BE PERMITTED IN THE EXCEPTIONS TO INSTALLING FRICES AT TREE DRIP LINES MAY BE PERMITTED IN THE

OLLOWING CASES: WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING

SUMFACE, THEE WELL, OR OTHER SUCH SITE DEVELOPMENT, RECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED; WHERE FEINERABLE PAYING IS TO BE INSTALLED WITHIN A THEE'S DRIP LINE, ERECT

FENCE AT THE OUTER LIMITS OF THE PERMEAN E PAVING AREA (PRIOR TO SITE

SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIANT OF CONSTRUCTION LINE WILL BE PERMITTED

WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF AFT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED. REDUCED FENCING PROVIDED. TREES APPROVED FOR READOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.

INTUDIATED INTUDIATED THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY PONDS.) TEMPORARY EROSION AND SEDMENTATION CONTROLS VALL BE INSPECTED AND MARTAMED IN ACCORANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPP) POSTED ON THE STE.

10

NY TREE

DAMAGE AS A RESULT

APPENDIX P-4

SWPPP) POSTED ON THE SITE. SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES. N THE BARTON SPAINGS ZONE THE ENVI CT MANAGER OR SITE IN THE BANLON STIMUS 2016. THE ENTITIONNEHILAL PRODUCT MANAGEBO SUPERVISOR INITIE SCHEDULE AND ECONSTRUCTION SCHEDULE AND EVALUATE COORDINATE CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE FFECTIVENESS OF THE EROSON CONTROL FUNA AFTER POSSIBLE CONSTRU-ALTERATIONS TO THE SITE PARTICIPANTS SHALL INCLUDE THE CITY INSPECT ALTERATIONS TO THE SITE PARTICIPANTS SHALL INCLUDE THE CITY INSPECT PROJECT ENVIREMENTAL UNITAL TOTAND ENVIRONMENTAL PROJECT ANALGER OS STER SUPERNSOL THE ANTIGANED ENVIRONMENTAL PROJECT CONSTINUCTION SEQUENCE AND INSPECTION SCHEDULE MILL BE COORDINATED WITH THE APPROARE CITY PROFECTION. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND DETAIL DE UNITAL DE RISTALLOR PONDS OR CONTROLS WILL BE CLEANED OUT AND DETAIL DE UNITAL DE RISTALLOR PONDS OR CONTROLS WILL BE CLEANED OUT AND DETAIL DE UNITAL DE RISTALLOR PONDS OR CONTROLS WILL BE CLEANED OUT AND DETAIL DE RISTALLOR DE RISTALLOR DE RISTANDENTIAL DE RISTALDOR DE RISTANDENTIAL DE RISTALDOR DE RISTANDENTIAL DE RISTALDOR DE RISTANDENTIAL DE RISTANDENTIAL DE RISTALDOR DE RISTANDENTIAL DE RISTANDENTIAL DE RISTALDOR DE RISTANDENTIAL DE RISTALDOR DE RISTANDENTIAL DE RISTAND

ANT TREE. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND

EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF REANCHES)

TUL: ALL FINISHED PRUNNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION

PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY

HRURIN)). EVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE IOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A THEE SUSTAINS

TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBCOMISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SWIPPT, THAT IS REQUIRED TO BE POSITED ON THE SITE INSTALL THE PROTECTION

(SWPP) THAT IS REQUIRED TO BE PUSIED ON THE DIFF. INSPIRED THAT IS REQUIRED TO BE PUSIED ON THE DIFF. INSPIRED AND INTERT THE REWING AND MARKEN REAL PROJECTION ANALGER OR SITE SUPERVISION MUST CONTACT. THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISION MUST CONTACT. THE WATERSHEE PROTECTION OF DEWATTMENT, CONTACT. TO A SUPERVISION AND SUPERVISION AT SUPERVISION

ON-SITE PRECONSTRUCTION NEETING. THE ENVIRONMENT AL ROACT ANALORS AND/OR SITE SUPERIOR, AND/OR DESIGNATED RESPONSEE PART, AND THE GARRAN CONTRACTOR MILL FOLLOW THE STORM WATER DULLTION NEETING TO THE CARACTER AND THE STORM WATER TO AND THE DULTION NEETING TO THE CARACTER AND THE STORM WATER STORM WATER DULTION NEETING TO THE WATER OWNER AND THE REQUERANCES AND THE ERSONN FLAM. REQUERANTS ON THE STRUCTURE OR A TRANSPORT CONTERT MUST BE FRAMMENT OUTET STRUCTURE OR A TRANSPORT CONTERT MUST BE REQUERANT OUTET STRUCTURE OR A TRANSPORT CONTERT MUST BE REQUERANT OUTET STRUCTURE OR A TRANSPORT CONTERT MUST BE REQUERANT OUTET STRUCTURE OR A TRANSPORT CONTERT MUST BE REQUERANT OUTET STRUCTURE OR A TRANSPORT CONTERT MUST BE REQUERANT OUTET STRUCTURE OR A TRANSPORT CONTERT MUST BE REQUERANT OUTET STRUCTURE OR A TRANSPORT CONTERT MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE OR A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE REQUERANT OUTET STRUCTURE ON A TRANSPORT OUTET MUST BE RECOMPANT OUTET MUST BE REQUERA

CONSIDERIZED THEM TO DEVELOTMENT OF EMMERATION OF DEVELOTMENT FOR THE STATEMENT OF CONCUMENT FOR THE STATEMENT OF A SUMM FIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE RECOMMENTAL CONTENTS OF THE DAMAGES CHIEFER AMANIAL AMONG THE ENVIRONMENTAL CONTENTS MONIAL J. REQUIRED. THE OUTLET STATEM ANALULA MONTENT OF THE REQUIRED. THE OUTLET STATEMANNIAL AMONTENT OF THE ENVIRONMENT FOR OUTLET STATEMANNIAL AMONTENT OF THE ENVIRONMENT OF THE OWNER OF CONTENTS OF THE OWNER

STANDARD SEQUENCE OF CONSTRUCTION

UCTION MEETING

OF SITE. COMFLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A

UPOIX COMPLETION OF THE SECONSTRUCTION AND REVESTATION OF A PROVEST STET THE DESIGN ENGINEER SHALL SUBMIT REVESTATION OF A PROVEST STET THE DESIGN ENGINEER SHALL SUBMIT REVEST DEPARTMENT FOR THE SECONSTRUCTION, INCLUDING REVESTATION, IS COMPLETE THIS LIFE, A FINAL REVESTAVIL ON OPARTY THE APPROVE RECEIPING THIS LIFE, A FINAL REVESTOR WILL BE SCHEDULD BY THE PPROPRIATE CITY INSPECTOR

E CITY INSPECTOR. LETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE OFUN COMMERSION OF CANDELARE IN STALLATION OF A PROJECT STIE, ITE LANDSCAFE ARCHITECT SHALL SUBMITA LETTER FOR CONCURRENCE TO THE WATENSHED PROTECTION AND DEVELOPMENT RIVEW DEPARTMENT INDICATING THAT THE REQUIRED LANDSCAFEND IS COMMERSION AND IS SUBSTATIAL CONFORMITY WITH THE APPROVED PLANS, AFTER RECEIVING THIS LETTER, A FINAL CUMP UMMIT WILL HE SCHEDULOU PLANS, AN HEINELSUMMI, THS LE HER A FINAL INSPECTION WILL BE SCHEDULOU PLANS, AN HEINELSUMMIT TO Y INSPECTOR AFTERA FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL. FINAL THEORY THE SCHEDULOU FINAL BECOME AND STOMENTATION CONTINUES AND COMPLETE ANY NECESSARY FINAL REVERTIATION BESULTING FINAL HEROVAL OF THE CONTINUES, AND NOULET ANY

MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OF CONTROLS. APPENDIX P-6: REMEDIAL TREE CARE NOTES

AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

AS A COMPONENT OF AN EFFECTIVE REMEDIAL THEE CARE PROGRAM PER ENVIRONMENTAL CINTERIA MANUAL SECTION 3.5.4, PRESERVED TREES WITHIN T MITS OF CONSTRUCTION MAY REQUIRE SOIL AFRATION AND SUPPLEMENTAL LIMITS OF CONSTRUCTION MAY REQUIRE SOL ARATION AND SUPPLIAMENTAL INTERFITS SOL ARATION FOLKA ANALYSIS SHOULD BE USED TO DETEMMENT HEN RED FOR SUPPLIAMENTAL NOTIFIESTS, THE CITY ARRONGET MAY REQUIRE THESE ANALYSIS DETEMMENTS THE FERTULATION CONSTRUCTION AS SOLF HIN ULLICICIST FILTE FILTE ARGUNT OUTFALE ANTIFIESTS FILTE HUMANETATION TO ANALYSIS NOCACE THE NEED FOR SUPPLIAMENTAL MEMBERST. THE HUMANETATION THAT ANTOCOME UNDER SOLF THE NEED FOR SUPPLANENTAL KUTTENTS, THENHOMARE/KUTEKET SOLUTIONS WITH AN COMPLANE COMPONENTS AND ADDRESS THE AND ADDRESS AND ADDRESS AND AND AND AND AND ADDRESS NEEDED TO AMPROVE SOL HALT, MATTENLS, AND ARTHOUSA AND TO BE APPRAVED BY THE CITY ANDORES IS 2014 AND AND AND ARTHOUSA AND TO BE APPRAVED BY THE CITY ANDORES IS 2014 AND AND AND ARTHOUSA AND ADDRESS AND CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND ENSURE CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND ENSURE

PRE-CONSTRUCTION TREATMENT SHOULD BE APPLIED IN THE APPROPRIATE SEASON, IDEALLY THE SEASON PRECEDING THE PROPOSED CONSTRUCTION. M AREAS TO BE TREATED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF TREES A: DEPICTED ON THE CITY APPROVED PLANS. TREATMENT SHOULD INCLUDE, BUT BUTNOT AITED TO, FERTILIZATION, SOIL TREATMENT, MULCHING, AND PROPER PRUNING

DEPARTMENT, P.O. BOX 1084, AUSTIN, TX 78767, THIS NOTE SHOULD BE REFERENCED AS ITEM #1 IN THE SEQUENCE OF CONSTRUCTION.

ADDITIONAL NOTES

ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SORL BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOR AS SOON AS POSSIBLE JF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH DRIVEN WATHER LIN A MARKER WICH REDUCES SOIL CITY OF AUSTIN ELECTRIC UTILITY NOTES:

THEM WITH DRUMME MATERIAL IN A MARKEN WITH RELACLE JUNE TEMPERATURE AND MINIMUES WATER LOSS DUE TO VARIORATION ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANGEMENT SHALL BEFLACED START FOR USE STINKING THE THINKS AN POSSIBLE NOTAMOLE OF TOPSOL DRESSING GREATER THAN A INCHES SHALL BE PENNITED MOTAMOLE OF TOPSOL DRESSING GREATER THAN A INCHES SHALL BE REMITTED WAT THE OF THESE NOS DOL IS FEMNITED ON THE OF THESE OF

AUSTIN EDERGY HAS THE REGIT TO PRICINE AND/GRI REMORE TIMES, SHRUBBERY AND OTHER OSSITUATIONS TO THE EXTENT NECESSAR'T TO MEET THE ASSAMBLESS, SHRUBBERY AND OTHER OSSITUATIONS TO THE EXTENT NECESSAR'T TO MEET THE ASSAMBLESS OF THE DET FOR OWNEL THE EXTENSION OF THE ASSAMBLESS OF THE ASSAMBLESS THE OWNER/OPKILOPER OF THE SUBPONSION OF SHALL PROVIDE AUSTIN HARGY WITH ANY EXEMANT AND/OR AUGUST AND/OR AUSTIN THE ASSAMBLESS OF THE INSTALLATION AND ONCOME AMMETENANCE OF OWNERA AVAIL UNDERGRAPHING LICENSE INSTALLATION AND ONCOME AMMETENANCE OF DEVELOA AND UNDERGRAPHING LICENSE ESERVICE INSTALLATION AND ONCOME AMMETENANCE OF DEVELOA AND UNDERGRAPHING LICENSE ESERVICES INSTALLATION AND ONCOME AMMETENANCE OF DEVELOA AND UNDERGRAPHING LICENSE ESERVICES INSTALLATION AND ONCOME AMMETENANCE OF DEVELOA AND UNDERGRAPHING LICENSE ESERVICES INSTALLATION AND ONCOME AMMETENANCE OF DEVELOA AND UNDERGRAPHING LICENSE ESERVICES INSTALLATION AND ONCOME AMMETENANCE OF DEVELOA AND UNDERGRAPHING LICENSE ESERVICES INSTALLATION AND ONCOME AMMETENANCE OF DEVELOA AND UNDERGRAPHING LICENSE ESERVICES INSTALLATION AND DISCOME AMMETENANCE OF DEVELOA AND UNDERGRAPHING LICENSE ESERVICES INSTALLATION AND DISCOME AMMETENANCE OF DEVELOA AND UNDERGRAPHING LICENSE ESERVICES INSTALLATION AND DISCOME AMMETENANCE OF DEVELOA AND UNDERGRAPHING LICENSE ESERVICES INSTALLATION AND DISCOME AMMETENANCE OF DEVELOA AND UNDERGRAPHING LICENSE ESERVICES INSTALLATION AND DISCOME AMMETENANCE OF DEVELOA AND UNDERGRAPHING LICENSE ESERVICES INSTALLATION AND DISCOME AMMETENANCE OF DEVELOA AND UNDERGRAPHING LICENSE ESERVICES AND INFORMATION LICENSE AMMETENANCE DISCUME AMMETENANCE AMMETENANCE DISCUME AMMETENANCE AMMETENANCE DISCUME AMMETENANCE DISCUME AMMETENANC HE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT O

THE BULKING AND WALL HOT RE LOCATED SOLATIO SOLATIO SAULE THE STIFT CORE CONT OF THE BULKING AND WALL HOT RE LOCATED SOLATIO SOLATIO SOLATION SOL

THE REQUERED CLARANCES WALL BE CHANGED TO THE OWNER. ALL LECTERC EXEMPTISHIUTE BESINN ON ALL HALL HALL HELTS, LET CLEAR FOR ELECTRIC USE AND AMMITINANCE ON A 247 PASS IM PERFETUITY AND AMMITIAN INCESSARY CLEARANCE FROM ANY REPORTS BTAULTURES, VEGETATION, ECT CALL TURES INCESSARY CLEARANCE INFOMMATION JESOS TRAUCTURES, VEGETATION, ECT CALL TURES INCESSARY CLEARANCE INFOMMATION JESOS TRAUCTURES, VEGETATION, ECT CALL AUSTIN CHEMOST DESIGN CONTENA. MANUAL - SECTION 13.33. THE MANUAL S VANLABLE CALM STATISTIC HEMOST DESIGN CONTENA. CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING

APPENDIX Q-2

SUGURBAN WATERSHEDG

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURIAN WATERSHED

PERVIOUS COVER AT _____ 80 N X GROSS SITE AREA -77.6

IN IS COME DECAYDOWN BY IT ORE CATEGORY

TAL ACREAGE 15 - 25 % + ____0.00 ____ X 10 % + ___0.00 ACHES POSED TOTAL IMPERVIOUS COVER

EDECISED IMPERATOR IS COVER ON SUCRES

		IMPERVIOUS COVER				
		BUILDIN	G / AND OTHER	DRIVEWAYS /		
		IMPER	WOUS COVER	ROADWAYS		
SLOPE						
CATEGORIES	ACRES	ACRES	% OF CATEGORY	ACNES		
0 15%	97.07	46.00	49.4%	2.00		
15 - 25 %	0	0.00	0.0%	0.00		
25 - 35 %	0	0.00	0.0%	0.00		
OVER 35 %	0	0.00	0.0%	0.00		
TOTAL SITE AREA	97.07					

GENERAL NOTES:

ACRE

THE PROJECT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN

OR UTILITY COMPANY (LDC-25-6-351).

FOLLOWING STRE

ALL STREETS, DRAINAGE, SIDEWALKS, ERDSION CONTROL AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND
- ALL SIGNS SHALL COMPLY WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBONISION MUST BE IN ACCORDANCE WITH THE CITY AUSTINUTIVE DESIGN CONTRAIN. THE WATER AND WASTEWATER UTILITY PLANAUSTER REVEWED AND AND PHOROUGH PLANAUM WATER. ALL WASTER AND WASTEWATER CONTRUCTION MUST BE REPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTHITY CONSTRUCTION

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ALLEY Y PLAI COUNTY,

CRES EAST RIVERSIC PLEASANT VALLEY PRELIMINARY PLAI CITY OF AUSTIN, TRAVIS COUNTY,

December 4, 201

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1601 RIO GRANDE L SUITE 300 AUSTIN, TEXAS 78

NATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN

10. EBOSKON/SEDIMENTATION CONTROLS ARE RECHIRED FOR ALL CONSTRUCTION ON EACH LOT

PURSUANT TO THE LAND DEVELOPMENT CORD MILE TWO NAL LOW MODELY RESEARCH AND THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OH MODELY REDSION/SEDWARTH, CONTROL ON SITTO REP THE PROPECT IN COMPLIANCE WITH THE CITTO FAULTION SULLES AND

PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING

PORCE SHEARANS, BULL TO CIT OF AUSING TRADADA ARE REQUIRED ALUNG THE FOLLOWING STRETS: WORKSMALLANE, EAST REVENUE DRAY, GOSSING FULLS, SOUTH PLEAS HAT VALLEY ROAD AND ELWONT DRAY. THESE STREWALKS SHALL BE IN PLACE PRIOR TO THE LOT BRING OCCUPED. FAILURE TO CONSTRUCT THE REQUIRED SIDEVALKS MAY RESULT IN THE WITHHOLDING OF CENTERATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY

12. THE DWINER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNE, ASSUMES RESPONSIMENT FOR PLANS FOR CONSTRUCTION OF SUBDIVISION UNPROVEMENTS WHICH COUNTY WITH APPRICASE. COORS AND REQREMENTS OF THE CITY OF AUSTIN. THE GOWING UNDERSTANCES AND ACADIONICIDAS THAT PLAT VACATION OR REPLATTING MAY BE REVINED, AT THE OWNERS SOLE EXPIRISE IF THAT IS CONSTRUCT THIS SUBDIVISION DON'T COMMY WITH SUBCICASE.

13. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND

15. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERANTTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

18 PUBLIC STREETS WILL BE CONSTRUCTED TO THE CITY OF ALISTIN CTAND ARDS

 PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITES. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN THE FEMA 100 YEAR FLOODPLAIN.

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MARITERIANCE REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTEMMEES. NO DBECTS, INCLUDING BUT NOT LIMITED TO INJUNIS, RETAINING WALLS, TREES ON OTHER STRUCTURES AND ENDINESS.

PERMITTED IN WATER AND/OR WASTEWATER FASEAMENTS FXCEPT AS APPROVED BY ALISTIN WATE

MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN

21. THE LOCATION OF THE EASEMENTS DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON ARE FOR RULSTRATIVE PURPOSES ONLY AND SUCH EASEMENTS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH RECORDED INSTRUMENTS.

22. PRIOR TO RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAT, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:

STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DHAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION: WICKTRSHAM LANE AND EDNORTH DAVE

ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G. EROSION AND

SEDIMENTATION CONTROLS, RESTORATION CHANNEL WORK PRE IN EASEMENTS, WATER QUALITY PONDS, ETC; AS DETERMINED PRIOR TO THE FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE ASSED ON THE DISTURBED AREAS INCLUDING THE

21. JERIONAL OT RE PREJUNKINY TRANDOSSI NOT CONSTITUTE APPROVAL OF ANY DIDATATION REMAINING TRANSPORTER AND A DISTURBANCE AND A DISTURB

24. PARKLAND DEDICATION WILL BE SATISFIED VIA A COMBINATION OF DEDICATED LAND AT FINAL PLAT AND FEES IN LIEU OF LAND FOR ANY REMARIDER OF LAND NOT DEDICATED.

A 10 ITEN FOOT P.U.E. SHALL BE DEDICATED ON THE FINAL PLAT ALONG ALL PUBLIC ROADWAYS RIGHT-OF-WAY.

FOR CITY USE ONLY

SITE PLAN APPROVAL

TELEVISION CONTRACTOR

CHAPLER 25.5 DF THE CITY OF AUX IN CON TXPER TRON DATE (25.5.40.3 DC) 1 K

which do not comply with the Code surrent at the tone of filing, on

West Note a net the comply formed of construction (if a building permit building Permit onder a notice of construction (if a building permit is approved price in the Project Exponention Date

VICKERSHAM LANE AND EDMONT DRIVE

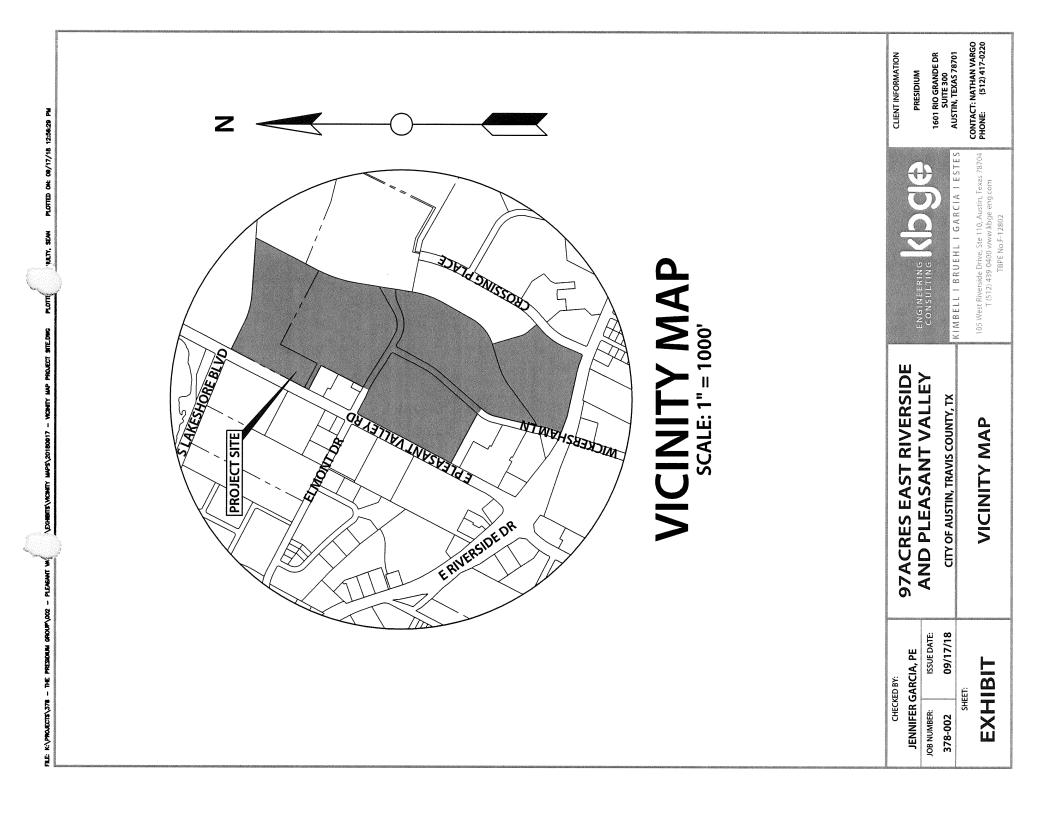
ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIGHER ASSIGNS

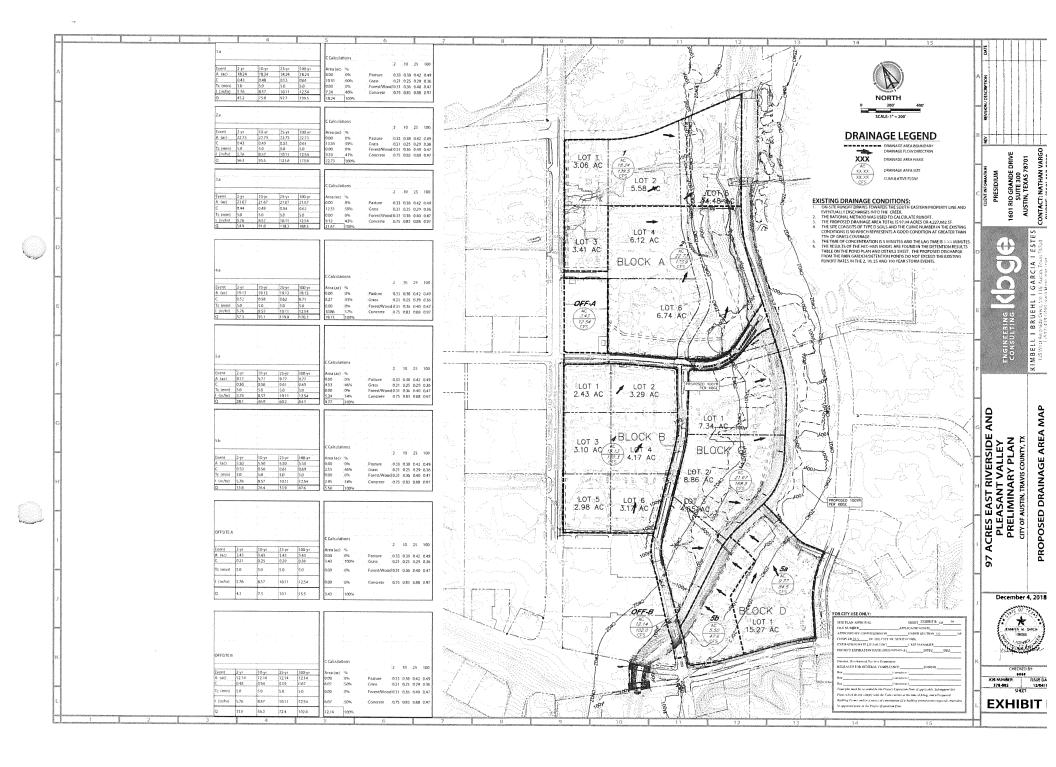
BUILDING SETBACK LINES, LAND USES, RESTRICTIONS SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZOHKING ORDINANCE, OR AS AMENDED. PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

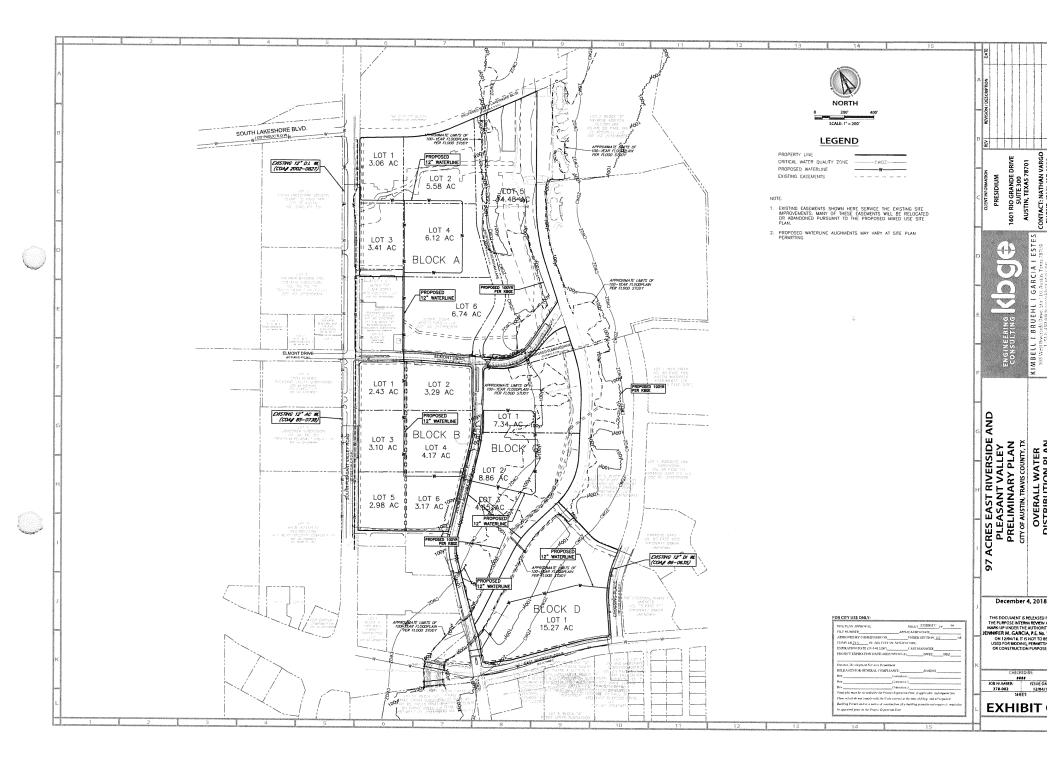
PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY FONDING OR OTHER APPROVED METHODS.

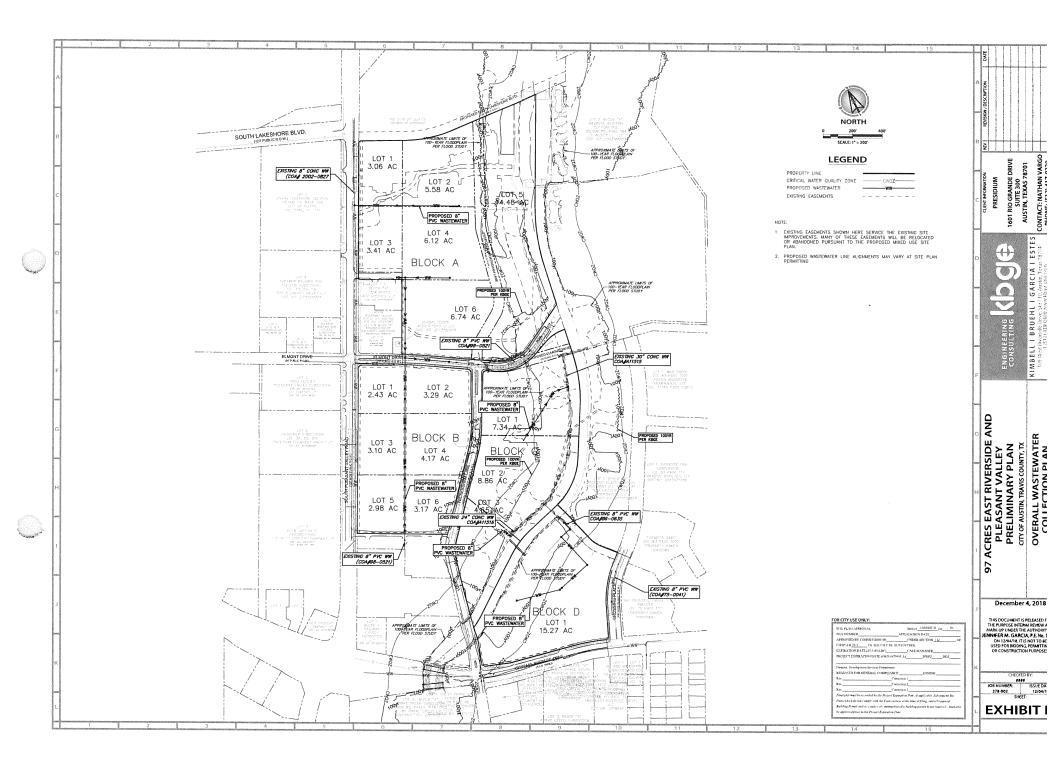
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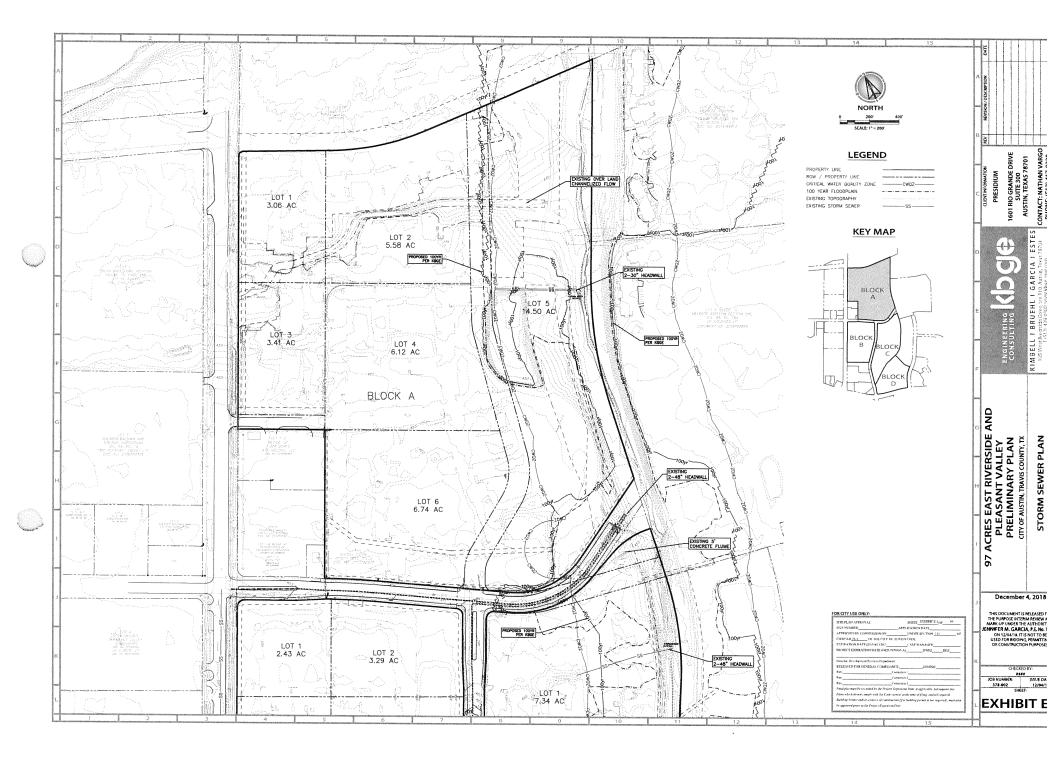
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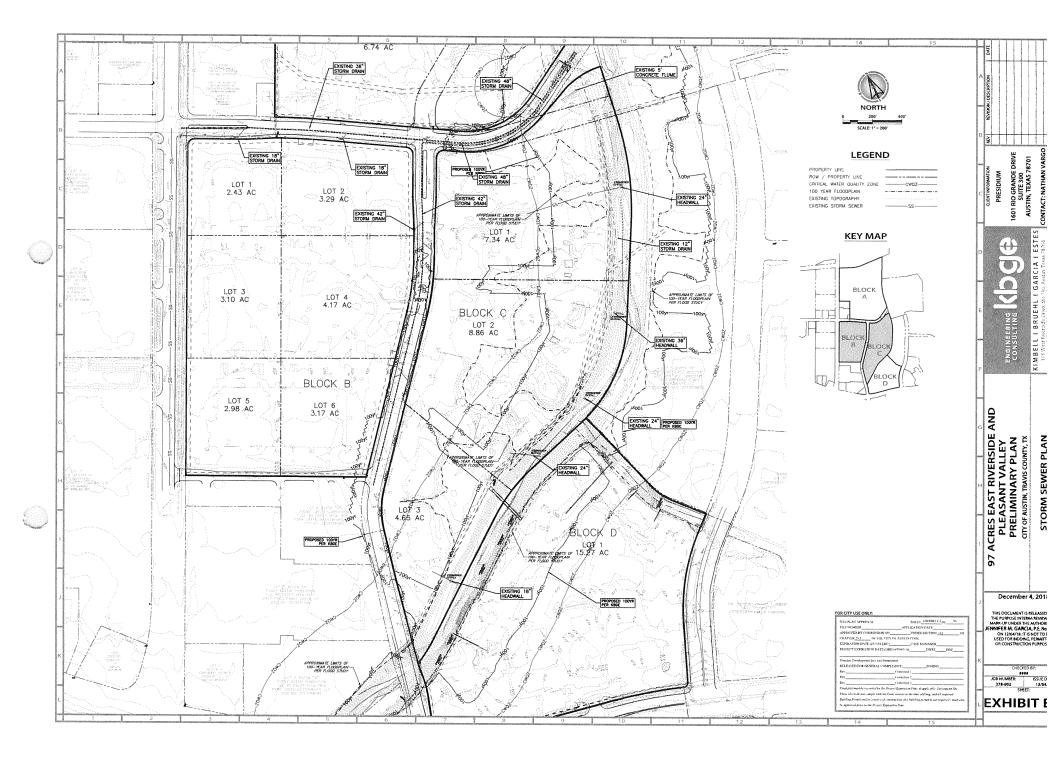


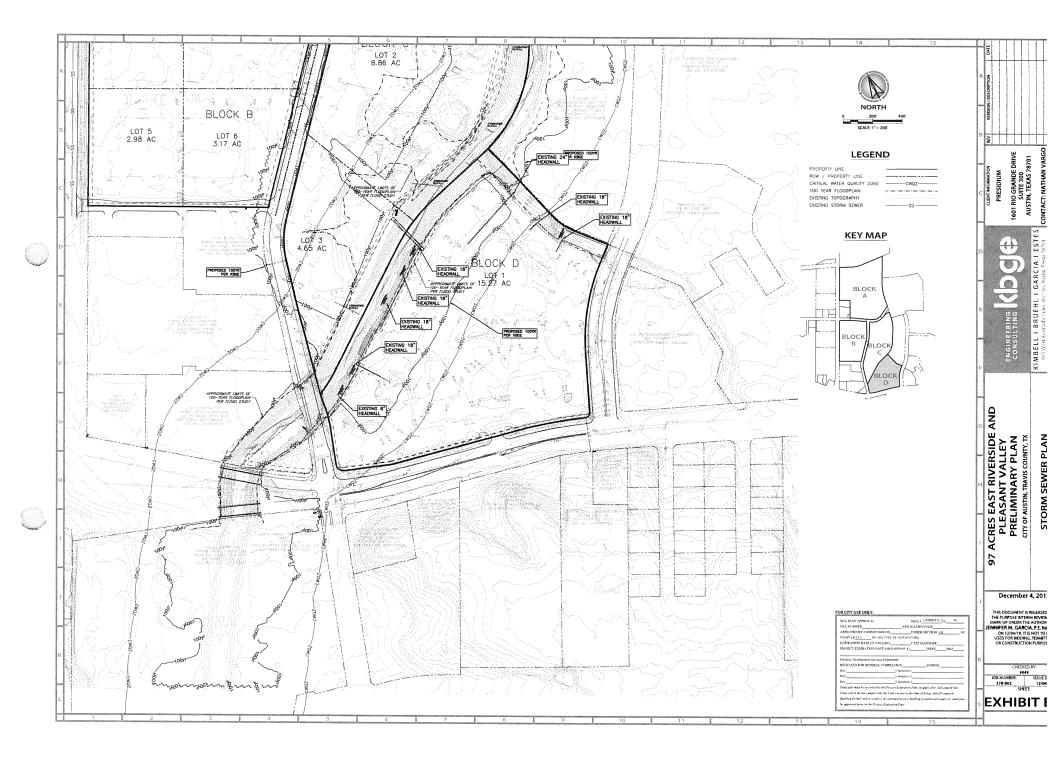


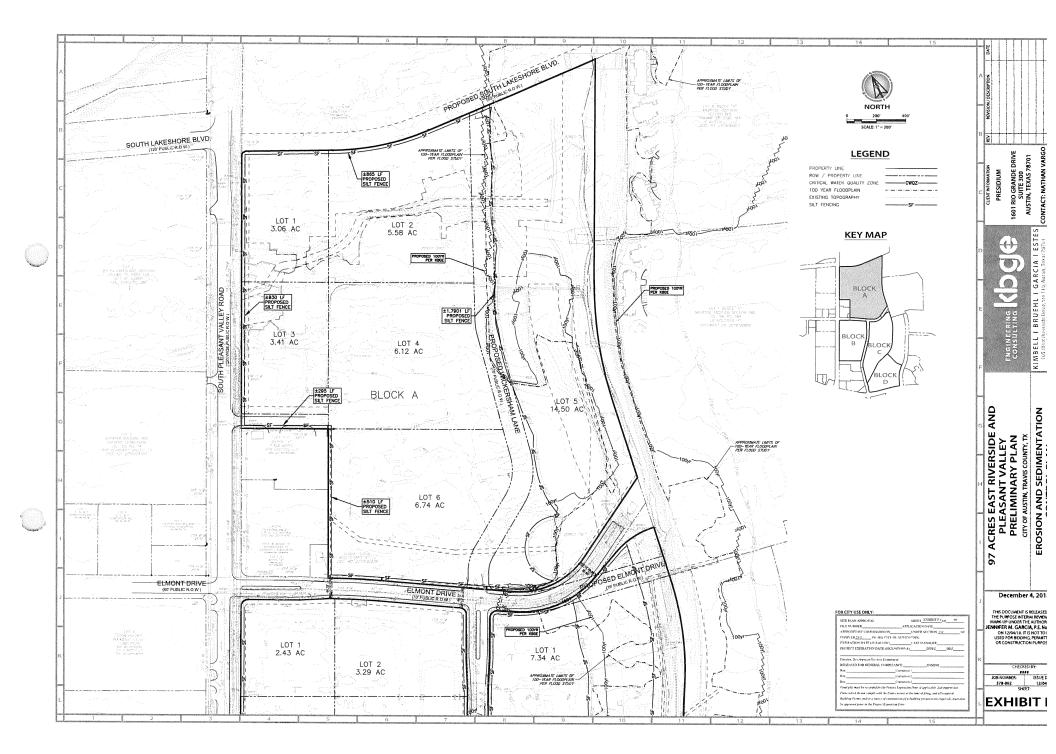


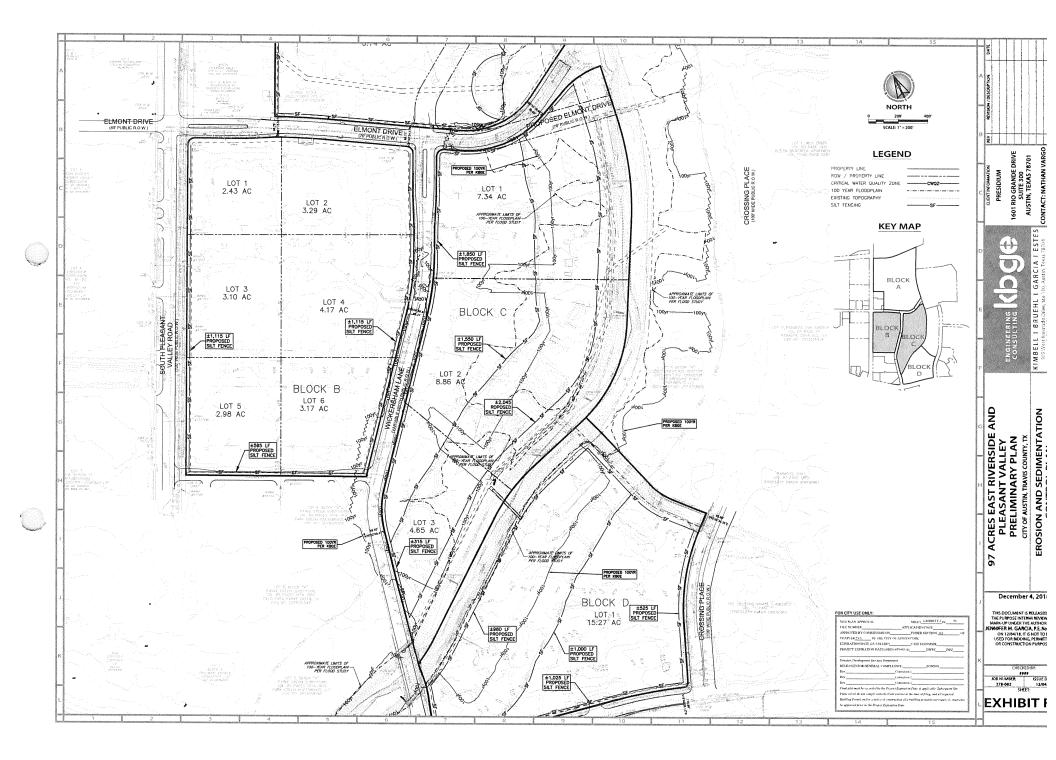


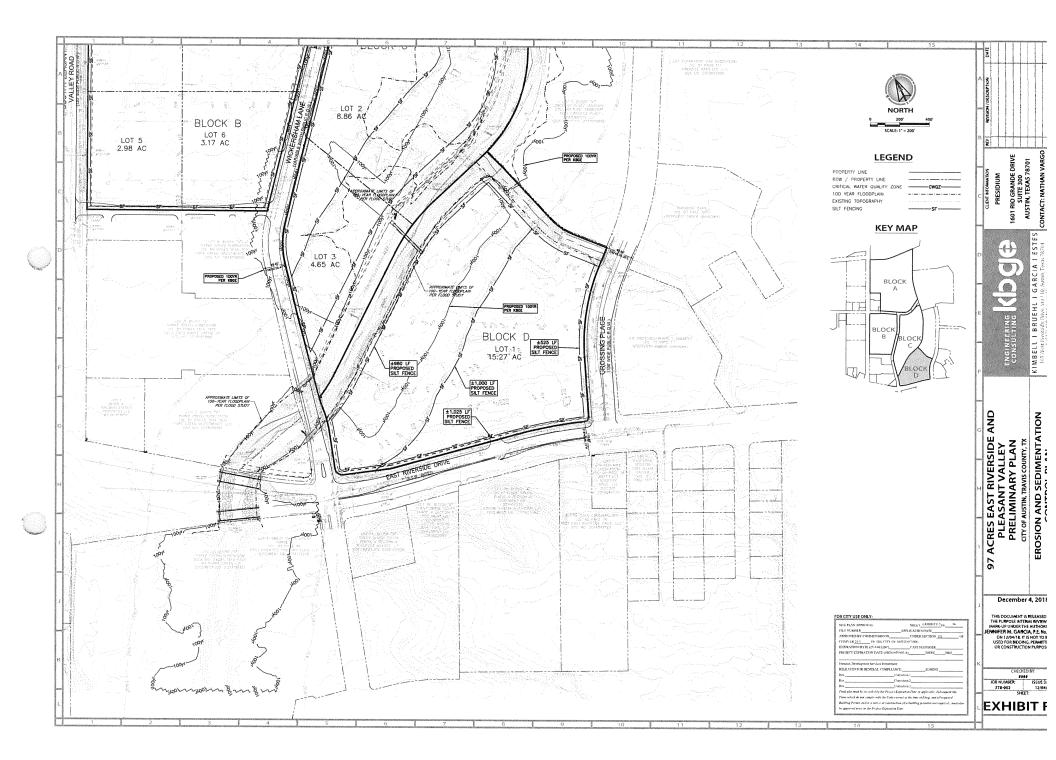


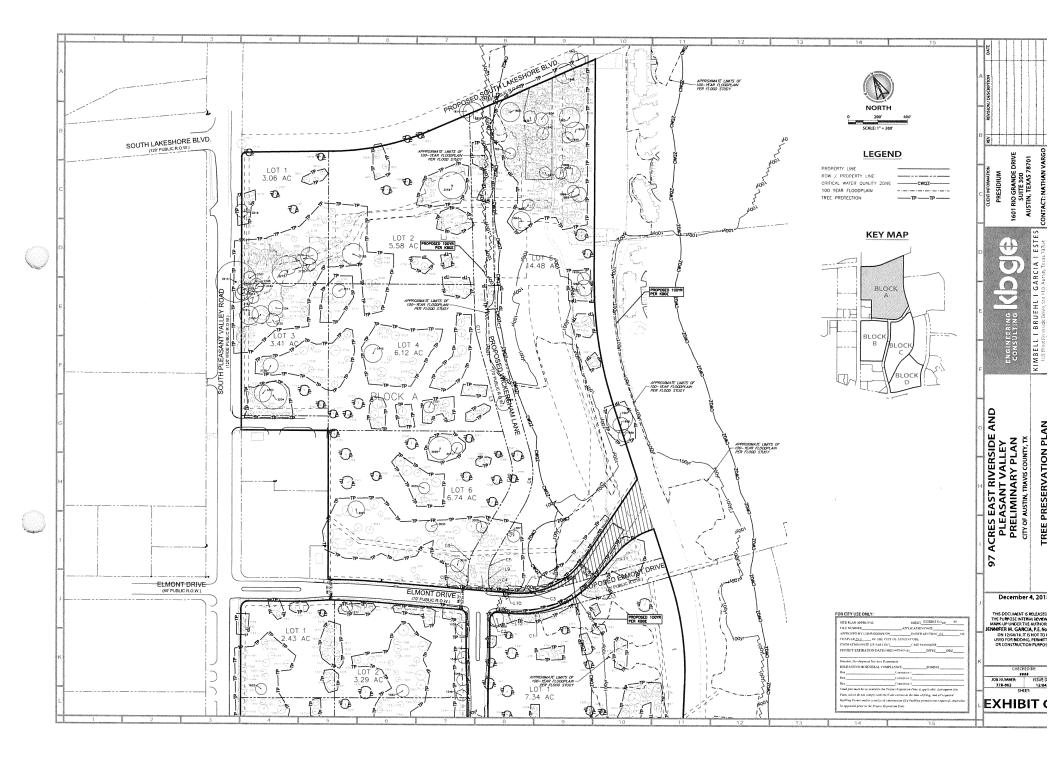


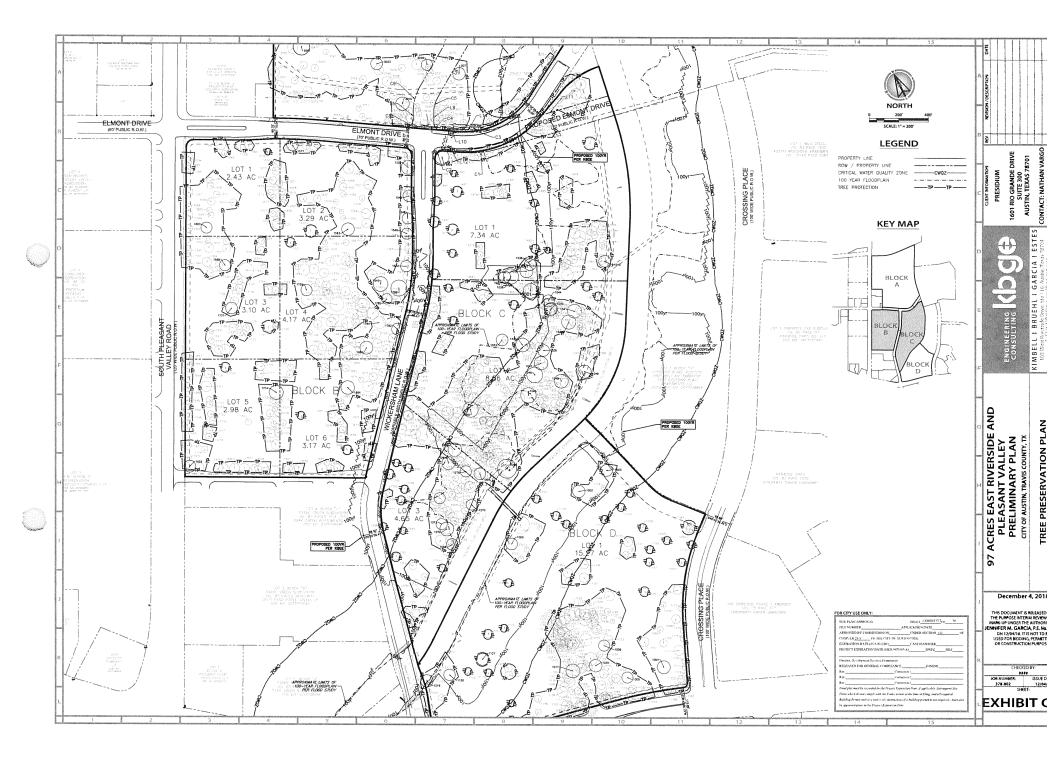


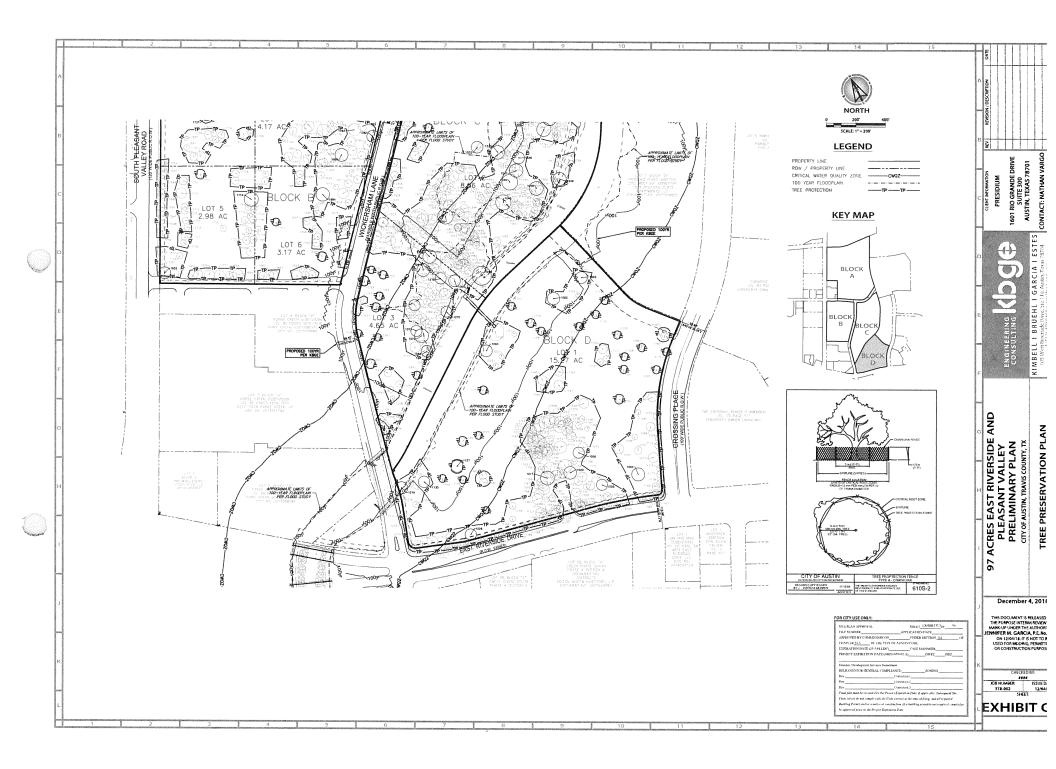




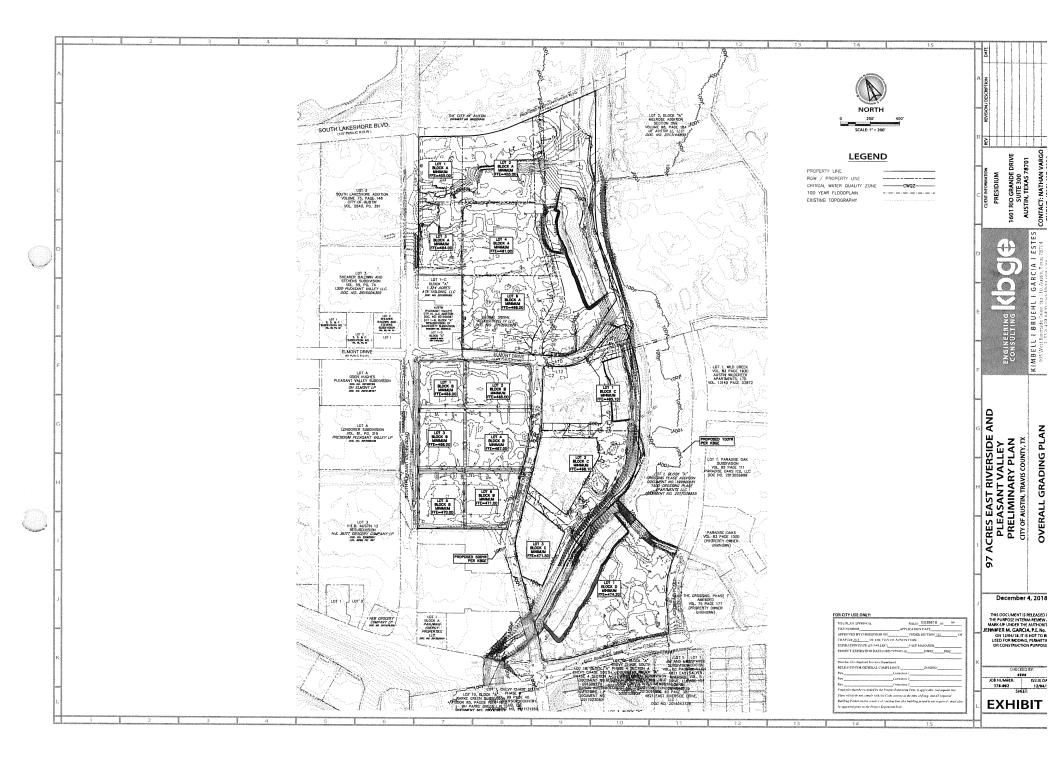


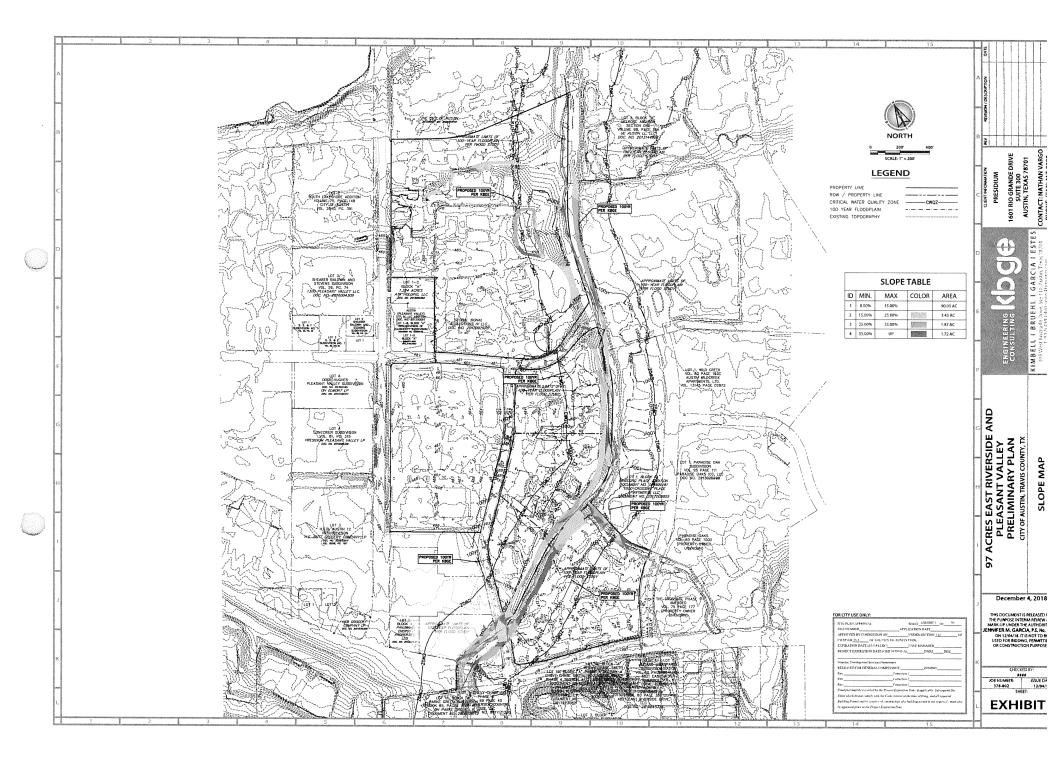


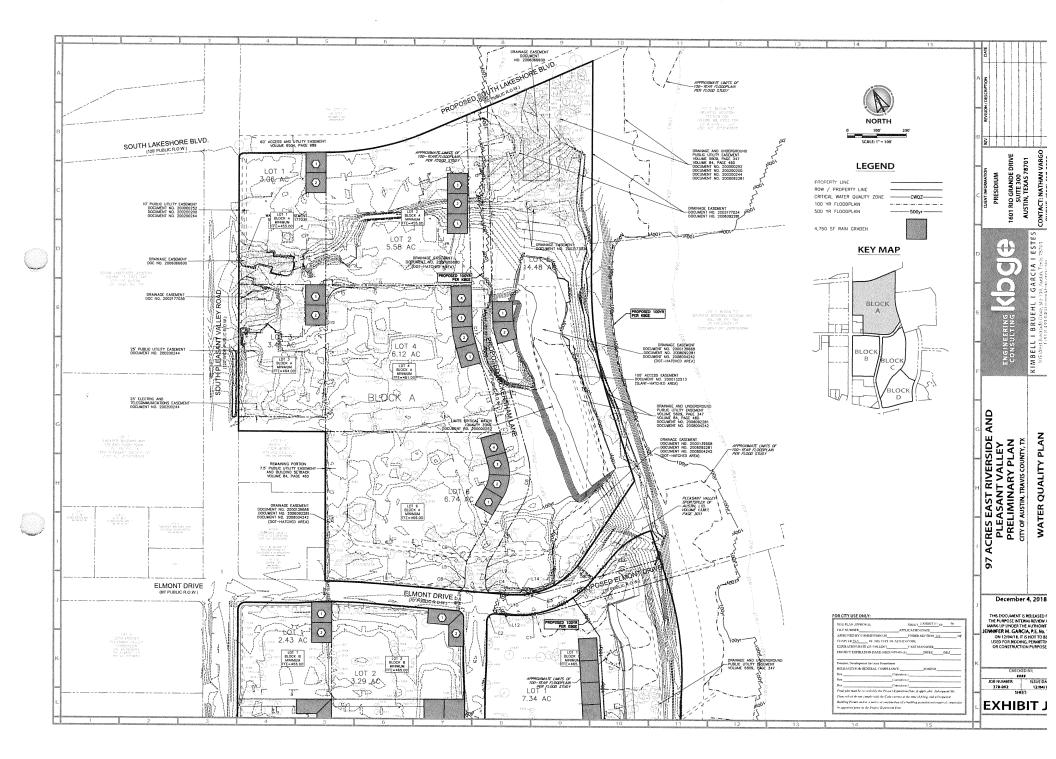


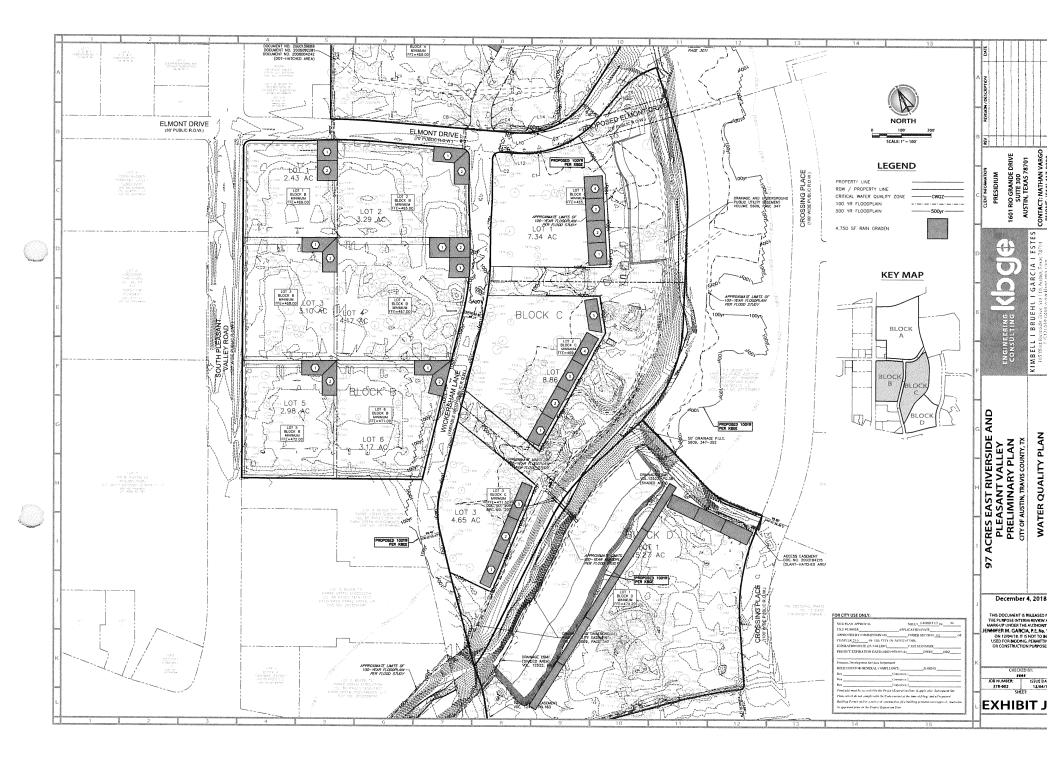


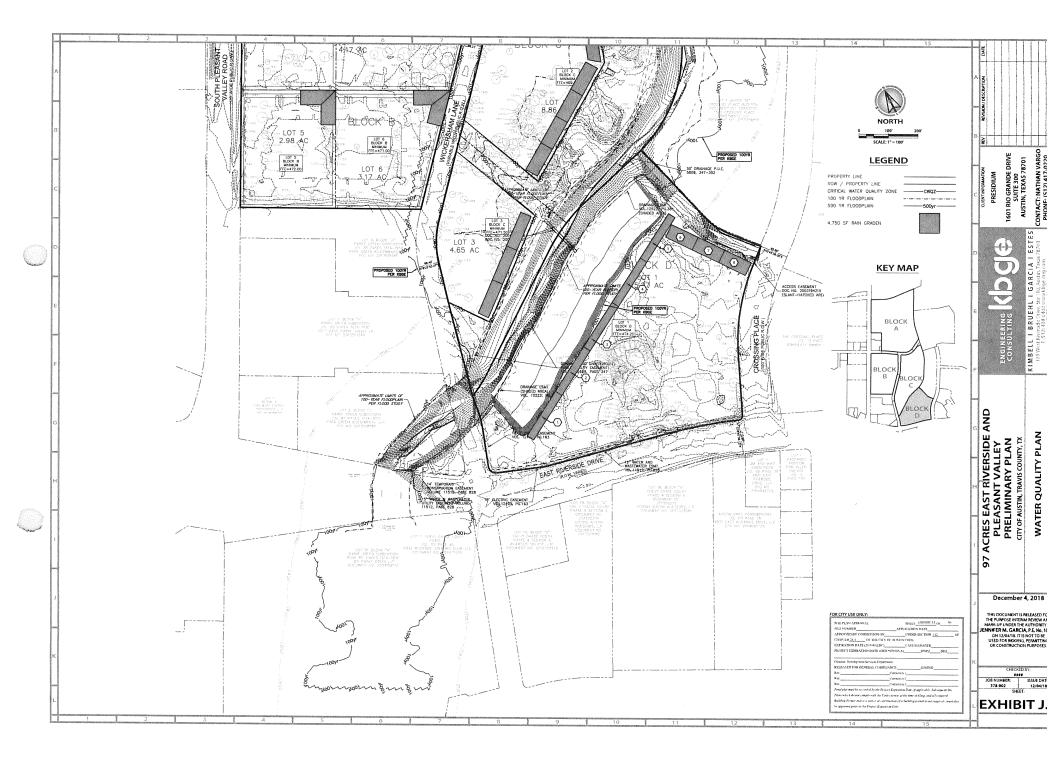
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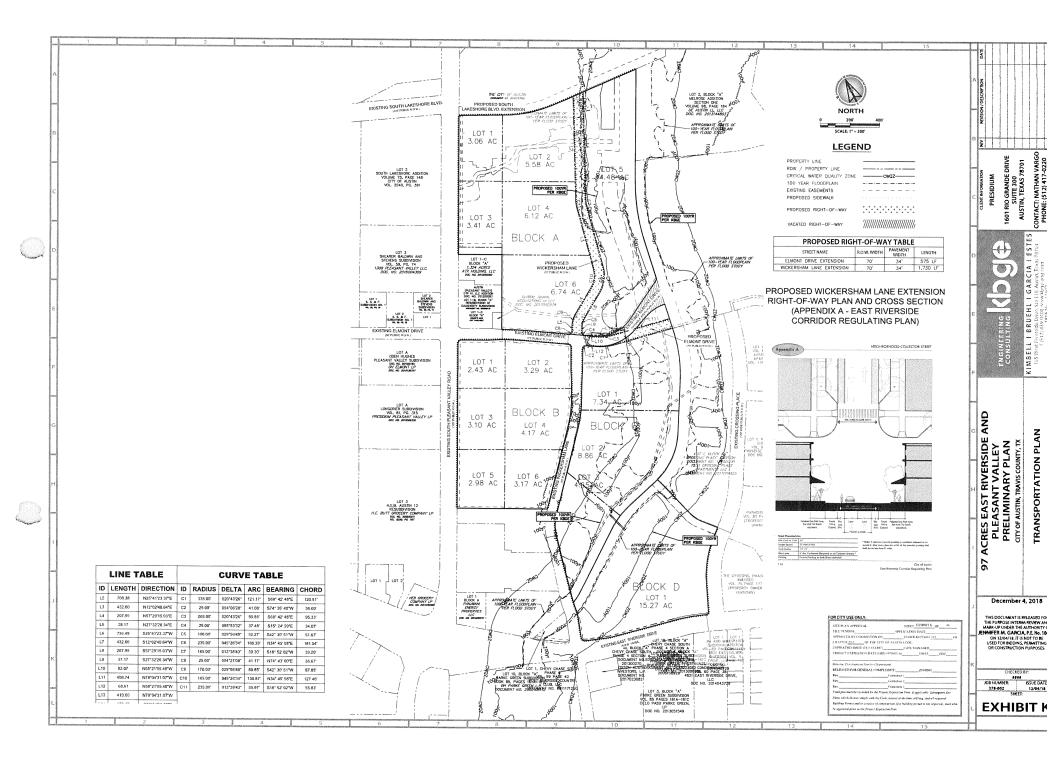












Applicant Request	Corridor Mixed Use	<u>Corridor Mixed Use</u>	Corridor Mixed Use	Corridor Mixed Use	Corridor Mixed Use	Corridor Mixed Use
Height	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.
FAR	2	2	2	2	2	2
Impervious Cover	90%	90%	90%	90%	90%	90%
Density Bonus	Up to 160 ft. of height	Up to 160 ft. of height	Up to 160 ft. of height	Up to 160 ft. of height	Up to 160 ft. of height	Up to 160 ft. of height
Multi-Family Residential Uses	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Commercial Uses	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Staff Recommendation	Urban Residential	Urban Residential	Corridor Mixed Use	Corridor Mixed Use	Corridor Mixed Use	Corridor Mixed Use
Height	40 ft.	40 ft.	60 ft.	60 ft.	60 ft.	60 ft.
FAR	0.75	0.75	2	2	2	2
Impervious Cover	65%	65%	90%	90%	90%	90%
Density Bonus	Not Allowed	Not Allowed	Up to 160 ft. of height	Up to 160 ft. of height	Up to 160 ft. of height	Up to 160 ft. of height
Multi-Family Residential Uses	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Commercial Uses	None Permitted	None Permitted	Permitted	Permitted	Permitted	Permitted
TRAFFIC IMPACT ANALYSIS						
Total Proposed Trips						
AM Peak (Total Proposed Trips)	52	761	(Included in Tract 2a&2b)	821	1,618	618
PM Peak (Total Proposed Trips)	83	1,010	(Included in Tract 2a&2b)	1,631	2,364	769
ENVIRONMENTAL						
Existing Water Quality Facilities	Yes	Yes	(Included in Tract 2a&2b)	None	None	None
PHASING						
Projected Construction Completion	2023	2028	(Included in Tract 2a&2b)	2033	2038	2043