

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 4; District 3](#)  
Location: 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 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
  
2. **Rezoning:** [C14-2018-0028 - E. Riverside Dr and 1109 S. Pleasant Valley 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. 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 Covenant Amendment:** [C14-72-204\(RCA4\) - E. Riverside Dr and S. Pleasant Valley Rd. Tracts 1-5; District 3](#)
- 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
- Owner/Applicant: NRE ZONE LLC
- 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 Covenant Termination:** [C14-97-0010\(RCT\) - E. Riverside Dr. and S. Pleasant Valley Rd. Tract 4; District 3](#)
- 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](ftp://ftp.ci.austin.tx.us/npzd/Austingo/erc_reg_plan_adopted.pdf)).

<b>6. Resubdivision:</b>	<b><u><a href="#">C8-2018-0044.0A - Broadacres Resubdivision; District 7</a></u></b>
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.:	<b>Recommended</b>
Staff:	<b><u><a href="#">Steve Hopkins</a></u></b> , 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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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.

(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.

A circular map showing the project site, which is a shaded area. The site is bounded by Avenue B to the north, Avenue C to the east, and Avenue D to the south. To the west of the site is a residential area with several streets, including Avenue E and Avenue F. A north arrow is located in the top right corner of the map.

**VICINITY MAP**  
SCALE: NTS  
MAPSCO GRID:  
COA GRID:

SHEET INDEX	
SHT #	TITLE
01	COVER SHEET
02	GENERAL NOTES
03	OVERALL PRELIMINARY PLAN
04	PRELIMINARY PLAN 100 SCALE 1" OF 3
05	PRELIMINARY PLAN 100 SCALE 2" OF 3
06	PRELIMINARY PLAN 100 SCALE 3" OF 3
EXHIBIT A	EXISTING DRAINAGE AREA MAP
EXHIBIT B	PROPOSED DRAINAGE AREA MAP
EXHIBIT C	OVERALL WATER DISTRIBUTION PLAN
EXHIBIT D	OVERALL WASTEWATER COLLECTION PLAN
EXHIBIT E.1	STORM SEWER PLAN
EXHIBIT E.2	STORM SEWER PLAN
EXHIBIT E.3	STORM SEWER PLAN
EXHIBIT F.1	EROSION AND SEDIMENTATION CONTROL PLAN
EXHIBIT F.2	EROSION AND SEDIMENTATION CONTROL PLAN
EXHIBIT F.3	EROSION AND SEDIMENTATION CONTROL PLAN
EXHIBIT G.1	TREE PRESERVATION PLAN
EXHIBIT G.2	TREE PRESERVATION PLAN
EXHIBIT G.3	TREE PRESERVATION PLAN
EXHIBIT G.4	TREE LIST
EXHIBIT H.1	OVERALL GRADING PLAN
EXHIBIT I	SLOPE MAP
EXHIBIT A.1	WATER QUALITY PLAN
EXHIBIT J.2	WATER QUALITY PLAN
EXHIBIT J.3	WATER QUALITY PLAN
EXHIBIT K	WATER QUALITY TRANSPORTATION

[illegible]

**ENGINEER:**  
KBGE/CEC  
105 W. RIVERSIDE  
AUSTIN, TEXAS 78704  
CONTACT: JENNIFER M. GARCIA, PE  
PHONE: (512) 439-0400

**SURVEYOR:**  
KBE SURVEYING  
105 WEST RIVERSIDE DRIVE, STE 110  
AUSTIN, TEXAS 78704  
CONTACT: ARMANDO PORTILLO  
PHONE: (512) 439-0400

**FLOOD STATEMENT:**  
PORTIONS OF THIS SITE ARE LOCATED IN ZONE AE AS SHOWN BY GRAPHIC SCALING FROM THE FLOOD INSURANCE RATE MAP PANEL NO. 48453C0605J FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016. ZONE AE IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN IN THIS PLAN.

**WATERSHED INFORMATION:**  
NO PORTIONS OF THE SITE LIE WITHIN EDWARDS AQUIFER RECHARGE ZONE. THIS SITE LIES WITHIN A SUBURBAN WATERSHED KNOWN AS THE COUNTRY CLUB WEST WATERSHED.

PERMIT NUMBER:

ORIGINAL SUBMITTAL DATE: SEPTEMBER 30, 2018

SUBMITTED BY:

JENNIFER M. GARCIA, PE  
KBGE/CEC  
105 WEST RIVERSIDE DRIVE, STE 110  
AUSTIN, TEXAS 78704  
(512) 439-0400

NOTE: ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

**OWNERS:**

NRE EDGE, LLC C/O ASSET PLUS COMPANIES  
526 EAST UNIVERSITY DRIVE, #B  
COLLEGE STATION, TEXAS 77840-1986

BP RIVERSIDE WEST, LLC  
1601 RIO GRANDE STREET, ST. 300  
AUSTIN, TEXAS 78701

NRE TOWN LAKE PROPERTY OWNER, LLC  
1801 CENTURY PARK WEST, 5TH FLOOR  
LOS ANGELES, CALIFORNIA 90067-5408

**BALLPARK AUSTIN, LLC**  
526 EAST UNIVERSITY DRIVE, #B  
COLLEGE STATION, TEXAS 77840-1986

PLEASANT VALLEY SPORTSPLEX OF AUSTIN LTD  
1403 CLUB RIDGE COVE  
AUSTIN, TEXAS 78735-1624

NOTE: ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.

### RELATED CASE STUDIES:

**ZONING CASES:**  
C14-2018-0028  
C14-2018-0027  
C14-2018-0026

**SITE PLAN CASES:**  
SP-95-0129C  
SP-96-0159C  
SP-97-0251C

**ZONING ORDINANCE**  
**C14-2012-0111**

**SITE PLAN CASES:**  
SP-95-0129C  
SP-96-0159C  
SP-97-0251C

SP-00-2212C  
SP-02-0194C

FOR CITY USE ONLY:

SITE PLAN APPROVAL SHEET OF GA  
FILE NUMBER APPLICATION DATE  
APPROVED BY COMMISSION ON UNDER SECTION 112  
CHAP. 25-5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (2-5-81 LDR) CASE MANAGER  
PROJECT EXPIRATION DATE (ORD. 2479-0-1) DWYF D02

**Discussion.** These data are consistent with the idea that the  $\beta$ -casein gene is under positive selection in the African population, possibly due to the high frequency of the  $\beta$ -casein gene in the African population.

RELEASED FOR GENERAL COMPLIANCE: 200806

Rev. \_\_\_\_\_ (Correction) \_\_\_\_\_

Rev \_\_\_\_\_ (Correction 3)

*Final plan must be recorded by the Project Expedition Director, if applicable. Subsequent*

Building Permit: not a notice of construction if a building permit is not required, and

**97 ACRES EAST RIVERSIDE AND  
PLEASANT VALLEY  
PRELIMINARY PLAN  
CITY OF AUSTIN, TRAVIS COUNTY, TX**

COVER SHEET

December 4, 2018

CHECKED BY:

1999

JOB NUMBER: 378-992

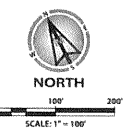
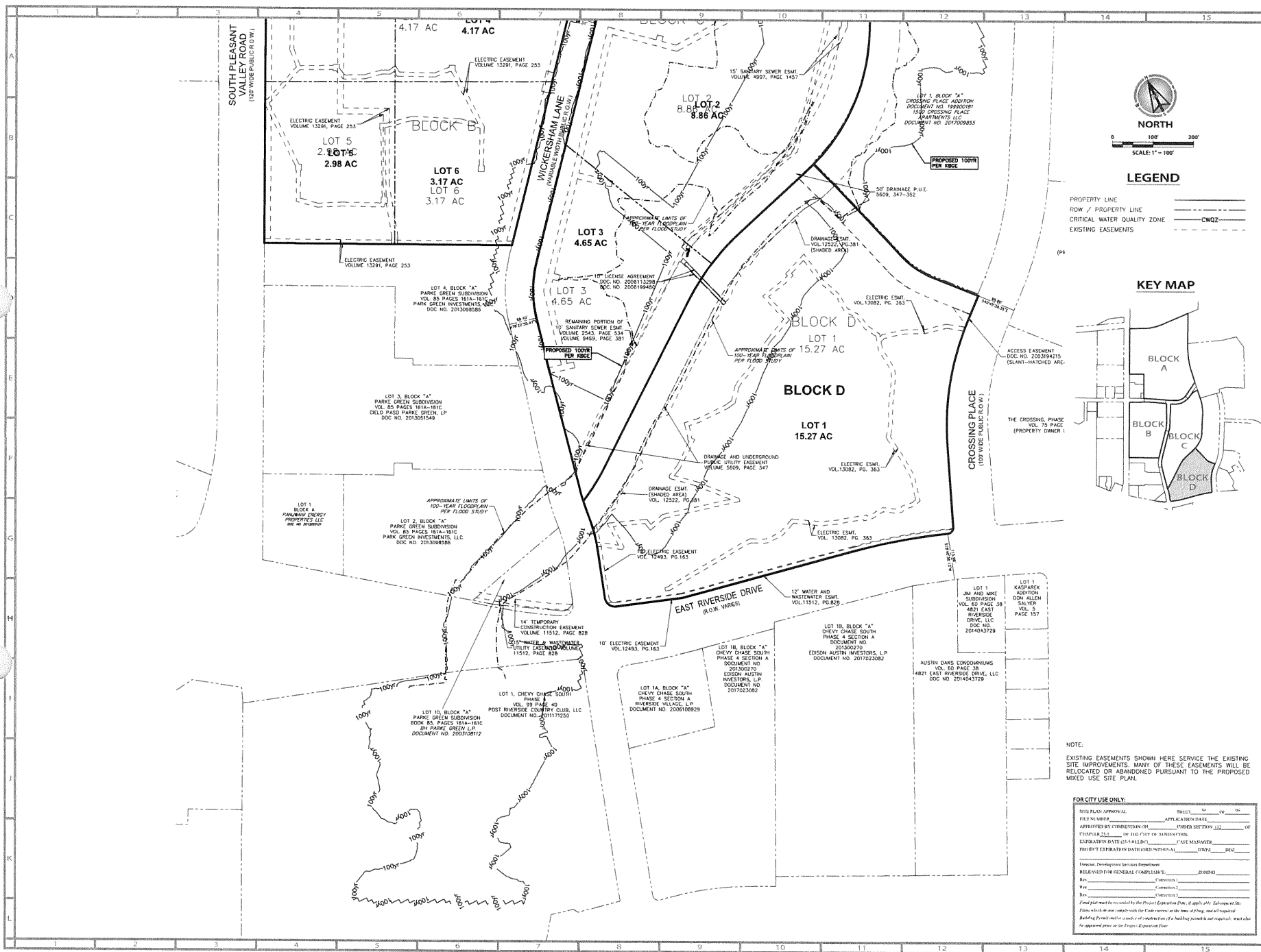
SHEET:

01 OF 06





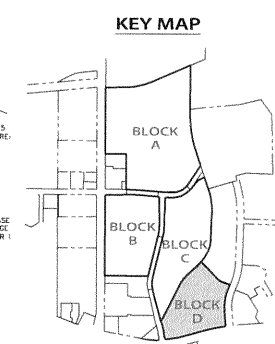




**LEGEND**

PROPERTY LINE  
ROW / PROPERTY LINE  
CRITICAL WATER QUALITY ZONE  
EXISTING EASEMENTS

— CWDZ —



NOTE:  
EXISTING EASEMENTS SHOWN HERE SERVICE THE EXISTING SITE IMPROVEMENTS. MANY OF THESE EASEMENTS WILL BE RELOCATED OR ABANDONED PURSUANT TO THE PROPOSED MIXED USE SITE PLAN.

**FOR CITY USE ONLY:**

FILE PLAN APPROVAL SHEET NO. \_\_\_\_\_

FILE NUMBER \_\_\_\_\_ APPLICATION DATE \_\_\_\_\_

APPROVED BY COMMISSIONER ON \_\_\_\_\_ UNDER SECTION 122 OF TEXAS V.A.C. BY THE CITY OF AUSTIN

EXPIRATION DATE (S-H-A-L-L-B-E) \_\_\_\_\_ FILE MANAGER \_\_\_\_\_

PROJECT EXPIRATION DATE (O-B-D-N-T-H-A-L) \_\_\_\_\_ DATE \_\_\_\_\_

Inspector, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE \_\_\_\_\_

By \_\_\_\_\_ (Signature) \_\_\_\_\_

By \_\_\_\_\_ (Signature) \_\_\_\_\_

By \_\_\_\_\_ (Signature) \_\_\_\_\_

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent to this plan, which will not comply with the Code in effect at the time of filing, and all requests of Building Permit and/or a permit of construction for building projects must request, must also be approved prior to the Project Expiration Date.

**CLIENT INFORMATION**

**PRESIDIUM**  
1601 RIO GRANDE DRIVE  
SUITE 300  
AUSTIN, TEXAS 78701  
CONTACT: NATHAN VARGO

**ENGINEERING CONSULTING**  
**kbge**  
KIMBELL I BRUEHL I GARCIA I ESTES  
105 West Riverside Drive Ste 110 Austin Texas 78704

**97 ACRES EAST RIVERSIDE AND PLEASANT VALLEY PRELIMINARY PLAN**  
CITY OF AUSTIN, TRAVIS COUNTY, TX

**PRELIMINARY PLAN 100 SCALE 3 OF 3**

**December 4, 2011**

**CHECKED BY:** \_\_\_\_\_  
**ISSUED BY:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**106 OF 06**

[illegible]

BRANDE DRIVE  
TE 300  
TEXAS 78701  
ATHAN VARGO

1601 RICHMOND ST.  
AUSTIN, TX 78701  
CONTACT: (512) 476-1111

**J. GARCIA** | 110 Austin, Texas 7

**ENGINEERING  
CONSULTING**

**E** **KIM**

LEY  
LAN  
NTY, TX

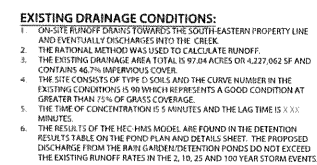
**SANITARY  
MINARY  
JUSTIN, TRAVIS CCO**

EXISTING

December 4, 2011

JOHN W. CARSON  
10000  
LICENSED  
PROFESSIONAL ENGINEER  
11/1/78

NUMBER:	ISSUE D
1-002	12/04
SHEET:	
<b>EXHIBIT</b>	



<b>FOR CITY USE ONLY:</b>	
SITE PLAN APPROVAL	SUBMIT EXHIBIT A OF 66
FILE NUMBER	APPLICATION NUMBER
APPROVED BY COMMISSIONER	UNDER SECTION 137
CHAPTER 23 _____ TO THE CITY OF AUSTIN CITY	
APPLICATION DATE 10/24/01	APP. MANAGER
PROJECT EXPIRATION DATE (DD-MMM-YY) 01/01/02	OFFICE _____
Director, Development Services Department	
RELEASED FOR GENERAL COMPLIANCE _____ ZONING	
Yes _____	(Section 1)
Yes _____	(Section 2)
Yes _____	(Section 3)
Final plans must be recorded in the Project Expiration Date of applicable Subsequent date.	
Plans which do not comply with the City's current zoning, and all required	
Building Permit and/or a Certificate of Conversion if a building permit is not required, must be	
approved prior to the Project Expiration Date.	

**EXHIBIT**





# VICINITY MAP

SCALE: 1" = 1000'

CHECKED BY:  
**JENNIFER GARCIA, PE**

JOB NUMBER: <b>378-002</b>	ISSUE DATE: <b>09/17/18</b>
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SHEET:  
**EXHIBIT**

**97 ACRES EAST RIVERSIDE  
AND PLEASANT VALLEY**

CITY OF AUSTIN, TRAVIS COUNTY, TX

**VICINITY MAP**



ENGINEERING  
CONSULTING

KIMBELL | BRUEHL | GARCIA | ESTES

105 West Riverside Drive, Ste 110, Austin, Texas 78704  
T (512) 439-0400 [www.kbge.eng.com](http://www.kbge.eng.com)  
TBPE No F-12802

CLIENT INFORMATION

**PRESIDIUM**

1601 RIO GRANDE DR  
SUITE 300  
AUSTIN, TEXAS 78701

CONTACT: NATHAN VARGO  
PHONE: (512) 417-0220



**EXISTING DRAINAGE CONDITIONS:**

1. DRAINAGE AREA BOUNDARY: DRAINAGE FLOW DIRECTION
2. THE RATIONAL METHOD WAS USED TO CALCULATE RUNOFF.
3. THE PROPOSED DRAINAGE AREA TOTAL IS 97.04 ACRES OR 4,227,062 SF.
4. THE SITE CONSISTS OF TYPE D SOILS AND THE CURVE NUMBER IN THE EXISTING CONDITIONS IS 90 WHICH REPRESENTS A GOOD CONDITION AT GREATER THAN 75% OF GRASS COVERAGE.
5. THE TIME OF CONCENTRATION IS 5 MINUTES AND THE LAG TIME IS 1.1 MINUTES.
6. THE RESULTS OF THE HEC-HMS MODEL ARE FOUND IN THE DETENTION RESULTS TABLE ON THE POND PLAN AND DETAILS SHEET. THE PROPOSED DISCHARGE FROM THE BARRICADE DETENTION PONDS DO NOT EXCEED THE EXISTING RUNOFF RATES IN THE 2, 10, 25 AND 100 YEAR STORM EVENTS.

**FOR CITY USE ONLY:**

SITE PLAN APPROVAL	SUBMIT	EXEMPT B	100
FILE NUMBER	APPLICATION DATE		
APPROVED BY COMMISSION (IN)	UNDER SECTION 112		
EXPIRATION DATE (17-5-11) FOR 100 YR	ADVISOR		
PROJECT EXPIRATION DATE (100 YR)	100 YR	100 YR	100 YR

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: (100 YR)

Rev. \_\_\_\_\_

Rev. \_\_\_\_\_

Rev. \_\_\_\_\_

Rev. \_\_\_\_\_

Final Plan must be recorded by the Project Expiration Date. If applicable, Subsequent Plan must be recorded by the Subsequent Plan Expiration Date. If applicable, Subsequent Plan must be recorded by the Subsequent Plan Expiration Date. If applicable, Subsequent Plan must be recorded by the Subsequent Plan Expiration Date.

### EXISTING DRAINAGE CONDITIONS:

1. ON-SITE RUNOFF DRAINS TOWARDS THE SOUTH-EASTERN PROPERTY LINE AND EVENTUALLY DISCHARGES INTO THE CREEK.
2. THE RATIONAL METHOD WAS USED TO CALCULATE RUNOFF.
3. THE PROPOSED DRAINAGE AREA TOTAL IS 97.04 ACRES OR 4,322,862 SF.
4. THE SITE CONSISTS OF TWO SOILS AND A CURVE NUMBER IN THE EXISTING CONDITIONS IS 90 WHICH REPRESENTS A GOOD CONDITION AT GREATER THAN 75% OF GRAVITY COVER.
5. THE TIME OF CONCENTRATION IS 5 MINUTES AND THE LAG TIME IS 1.11X MINUTES.
6. THE RESULTS OF THE 10, 20, 25 AND 100 YEAR DETENTION RESULTS TABLE ON THE POND PLAN AND DETAILS SHEET. THE PROPOSED DISCHARGE FROM THE RAIN GARDEN/DETENTION PONDS DO NOT EXCEED THE EXISTING RUNOFF RATES IN THE 10, 25 AND 100 YEAR STORM EVENTS.

December 4, 2018

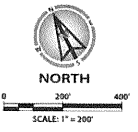
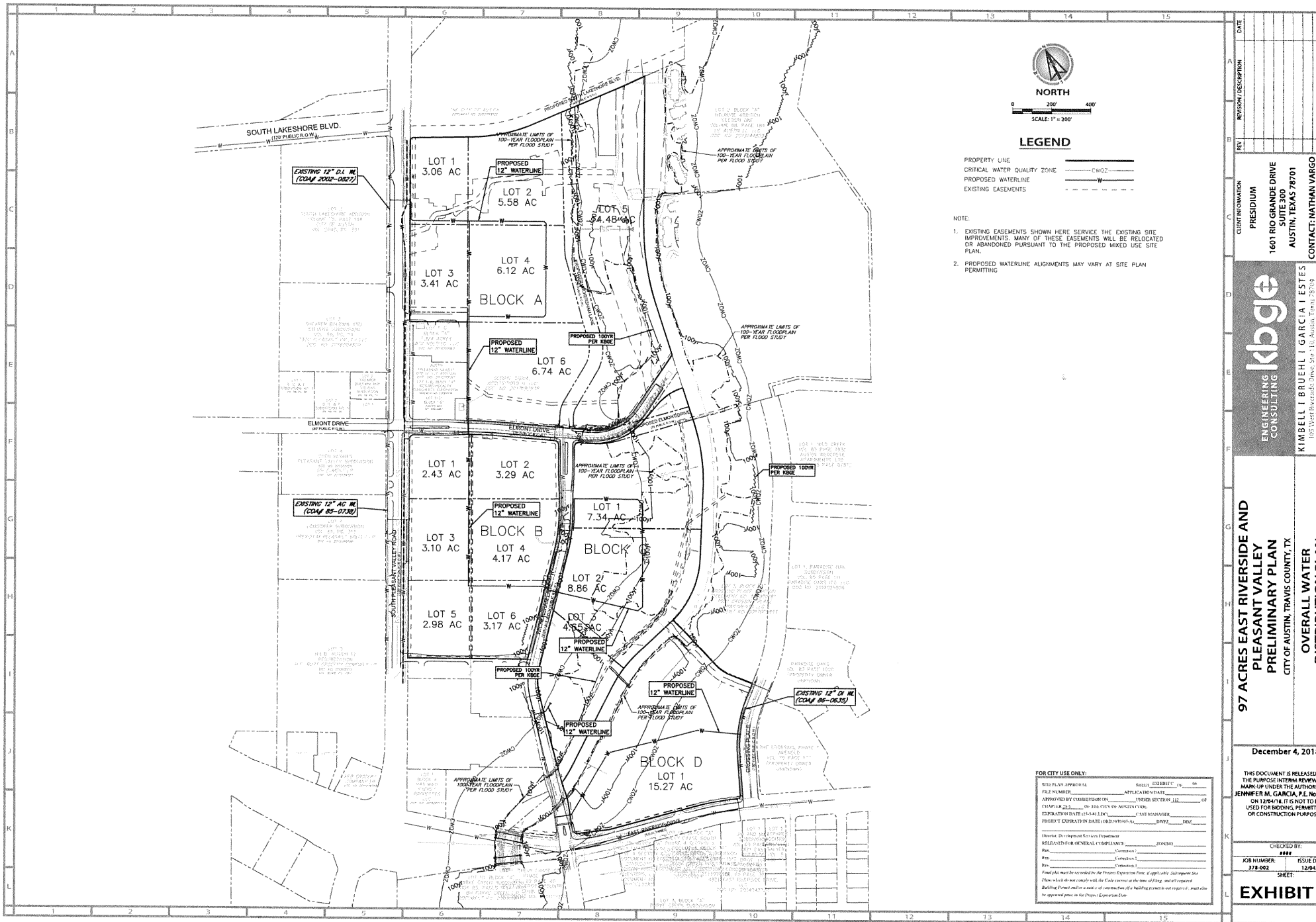
STATE OF TEXAS  
JENNIFER M. DARGO  
100000  
COUNTY CLERK  
HARRIS COUNTY

CHECKED BY:  
0000

JOB NUMBER 378-002	ISSUE DA 12/04/1
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SHEET:

**EXHIBIT**



**LEGEND**

- PROPERTY LINE \_\_\_\_\_
- CRITICAL WATER QUALITY ZONE \_\_\_\_\_
- PROPOSED WATERLINE \_\_\_\_\_
- EXISTING EASEMENTS \_\_\_\_\_

- NOTE:
- EXISTING EASEMENTS SHOWN HERE SERVICE THE EXISTING SITE IMPROVEMENTS. MANY OF THESE EASEMENTS WILL BE RELOCATED OR ABANDONED PURSUANT TO THE PROPOSED MIXED USE SITE PLAN.
  - PROPOSED WATERLINE ALIGNMENTS MAY VARY AT SITE PLAN PERMITTING

**97 ACRES EAST RIVERSIDE AND PLEASANT VALLEY PRELIMINARY PLAN**  
CITY OF AUSTIN, TRAVIS COUNTY, TX  
**OVERALL WATER DISTRIBUTION PLAN**

CLIENT INFORMATION  
**PRESDIUM**  
1601 RIO GRANDE DRIVE  
SUITE 300  
AUSTIN, TEXAS 78701  
CONTACT: NATHAN VARGO  
NATHAN.VARGO@PRESDIUM.COM

**kbge**  
ENGINEERING  
CONSULTING  
KIMBELL | BRUEHL | GARCIA | ESTES  
105 WEST 11TH STREET, FLOOR 1000  
AUSTIN, TEXAS 78701

December 4, 2018  
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CHECKED BY: **MM**  
JOB NUMBER: **378-002** ISSUE DATE: **12/04/18**  
SHEET: **EXHIBIT**

**FOR CITY USE ONLY:**

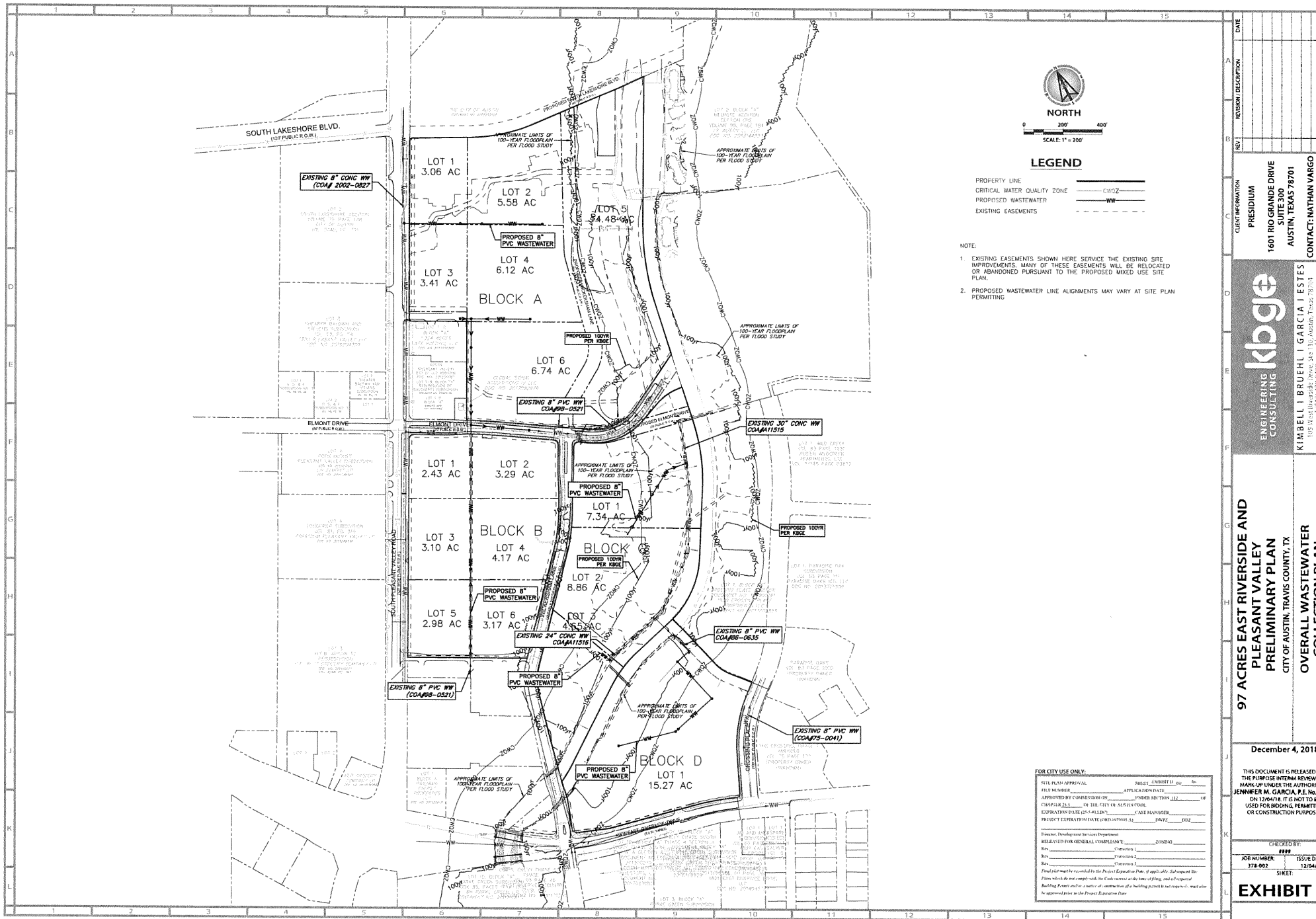
WATER PLANS APPROVAL	DATE: 12/04/18
FILE NUMBER	APPLICATION DATE
APPROVED BY COMMISSIONER	ORDER SECTION 112
COMPLAINTS	IN THE CITY OF AUSTIN
EXPIRATION DATE (13-SALE)	CITY MANAGER
PROJECT EXPIRATION DATE (100-74705-4)	DATE: 01/01/20

Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: 12/04/18

By: \_\_\_\_\_ Correction 1: \_\_\_\_\_  
By: \_\_\_\_\_ Correction 2: \_\_\_\_\_  
By: \_\_\_\_\_ Correction 3: \_\_\_\_\_

Final plan must be returned to the Project Expiration Date, if applicable. Subsequent Date  
Plans which do not comply with the Code version of the time of filing, and all required  
Building Permit and/or a notice of construction of a building project to not required, must also  
be approved prior to the Project Expiration Date.





- NOTE:
- EXISTING EASEMENTS SHOWN HERE SERVICE THE EXISTING SITE IMPROVEMENTS. MANY OF THESE EASEMENTS WILL BE RELOCATED OR ABANDONED PURSUANT TO THE PROPOSED MIXED USE SITE PLAN.
  - PROPOSED WASTEWATER LINE ALIGNMENTS MAY VARY AT SITE PLAN PERMITTING

DATE	
REVISION / DESCRIPTION	
REV	
CLIENT INFORMATION	PREMIUM 1001 RIO GRANDE DRIVE SUITE 300 AUSTIN, TEXAS 78701 CONTACT: NATHAN VARGO N.VARGO@KBGE.COM

**kbge**  
ENGINEERING  
CONSULTING  
KIMBELL | BRUEHL | GARCIA | LESTES  
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**97 ACRES EAST RIVERSIDE AND  
PLEASANT VALLEY  
PRELIMINARY PLAN  
CITY OF AUSTIN, TRAVIS COUNTY, TX**  
**OVERALL WASTEWATER  
COLLECTION PLAN**

December 4, 2018

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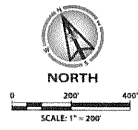
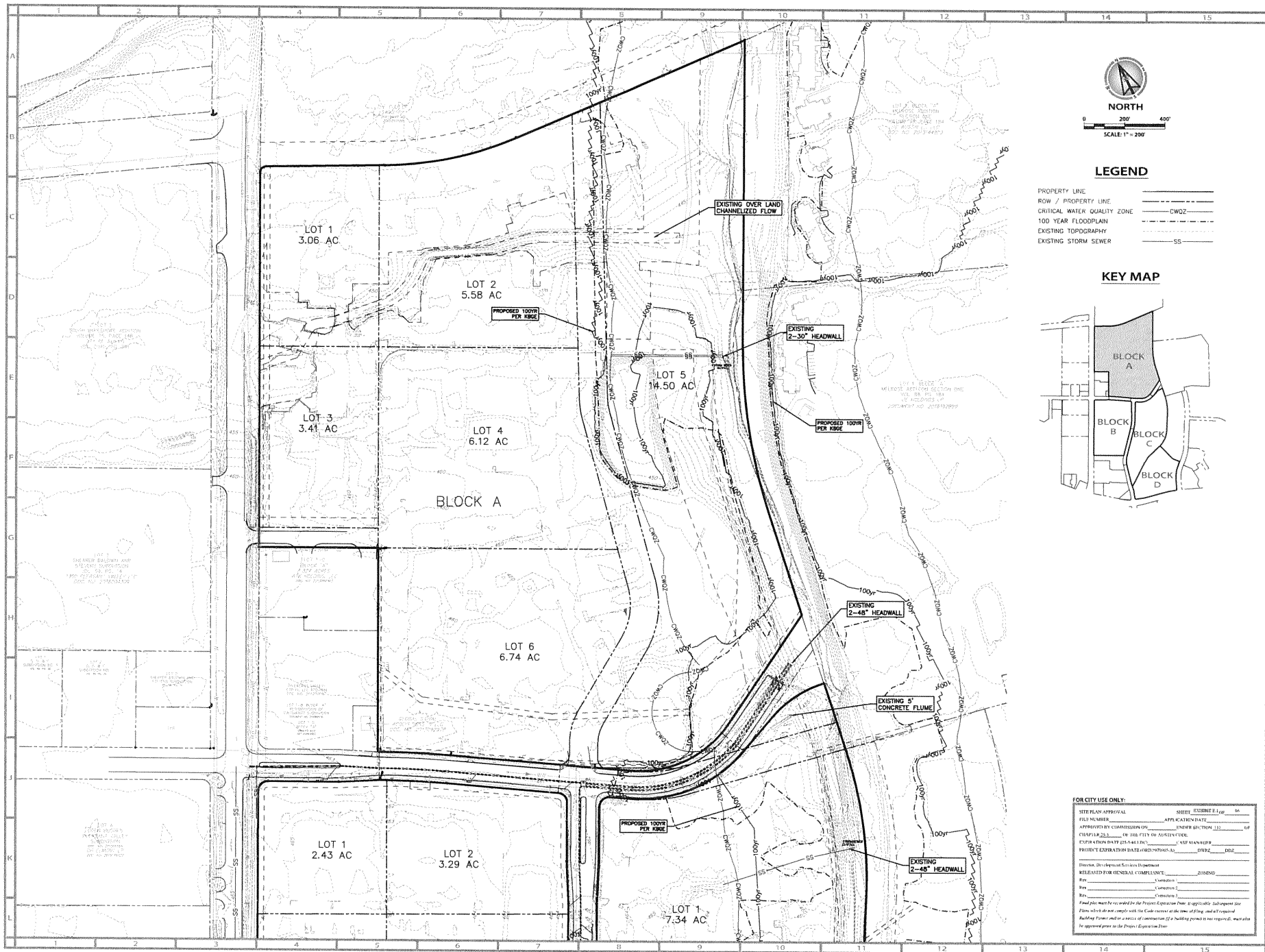
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JOB NUMBER: **378-002** ISSUE DA: **12/04/18**  
SHEET: **1**

**EXHIBIT I**

**FOR CITY USE ONLY:**

SEAL PLAN APPROVAL	SHEET NUMBER	OF
FILE NUMBER	APPLICATION DATE	
APPROVED BY COMMISSIONER OR	PROBATION NUMBER	OF
COMMISSIONER	IN THE CITY OF AUSTIN	
EXPIRATION DATE (25-1-1-1-1-1)	CASE MANAGER	
PROJECT EXPIRATION DATE (0000-00-00)	DATE	

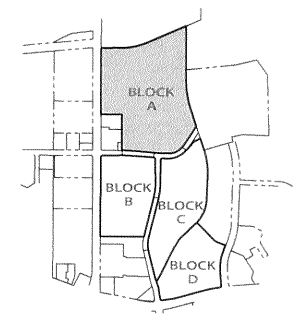
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Rev: ☐ 810  
Rev: ☐ 811  
Rev: <



**LEGEND**

- PROPERTY LINE
- ROW / PROPERTY LINE
- CRITICAL WATER QUALITY ZONE
- 100 YEAR FLOODPLAIN
- EXISTING TOPOGRAPHY
- EXISTING STORM SEWER

**KEY MAP**



**FOR CITY USE ONLY:**

SITE PLAN APPROVAL	APPROVED BY: [Signature]
FILE NUMBER	APPLICATION DATE
APPROVED BY COMMISSIONER OR	UNDER SECTION 233
EXPIRATION DATE	IN THE CITY OF AUSTIN
PROJECT EXPIRATION DATE	PROJECT EXPIRATION DATE

Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: 2/10/2020

Final plan must be recorded by the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code revision in the same zoning and all required Building Permits within a period of construction of a building provided in the record plan, must also be approved prior to the Project Expiration Date.

**97 ACRES EAST RIVERSIDE AND PLEASANT VALLEY PRELIMINARY PLAN**

CITY OF AUSTIN, TRAVIS COUNTY, TX

**STORM SEWER PLAN**

December 4, 2018

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. A MARK UP UNDER THE AUTHORITY OF JENNIFER M. GARCIA, F.E. No. 1, ON 12/04/18. IT IS NOT TO BE USED FOR RECORDING, PERMITS, OR CONSTRUCTION PURPOSES.

CHECKED BY: [Signature]

JOB NUMBER: 378-002

ISSUE DATE: 12/04/18

SHEET: 1

**EXHIBIT E**

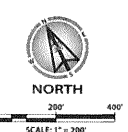
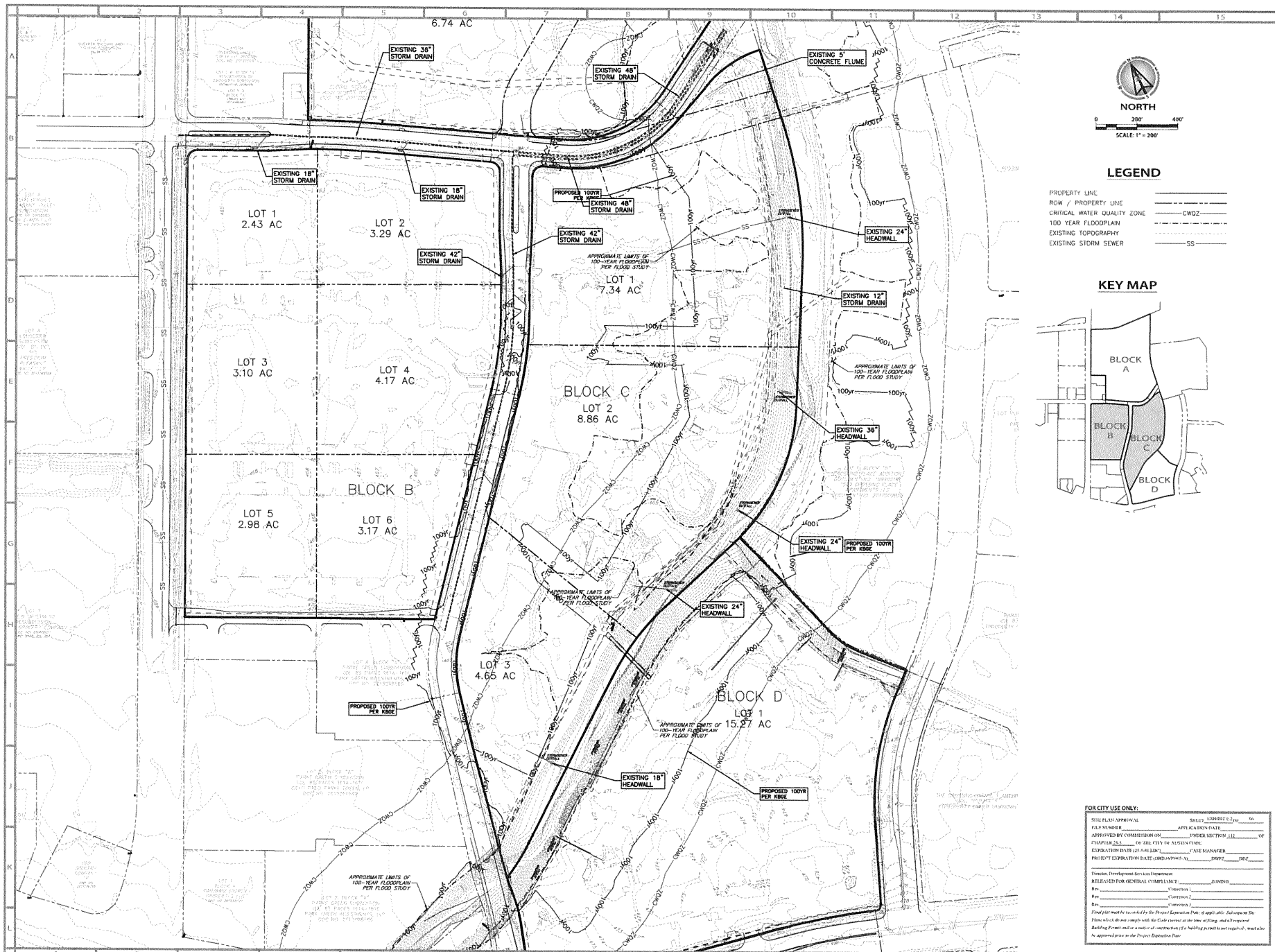
**kbge**

ENGINEERING CONSULTING

KIMBELL | BRUEHL | GARCIA | ESTES

1601 RIO GRANDE DRIVE SUITE 300 AUSTIN, TEXAS 78701

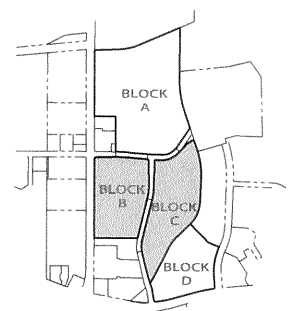
CONTACT: NATHAN VARGO



**LEGEND**

- PROPERTY LINE
- ROW / PROPERTY LINE
- CRITICAL WATER QUALITY ZONE
- 100 YEAR FLOODPLAIN
- EXISTING TOPOGRAPHY
- EXISTING STORM SEWER

**KEY MAP**



**FOR CITY USE ONLY:**

FILE NUMBER: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ PROJECT SECTION: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_ CASE NUMBER: \_\_\_\_\_

PROJECT EXPIRATION DATE: \_\_\_\_\_

Released for General Compliance: \_\_\_\_\_

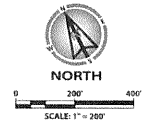
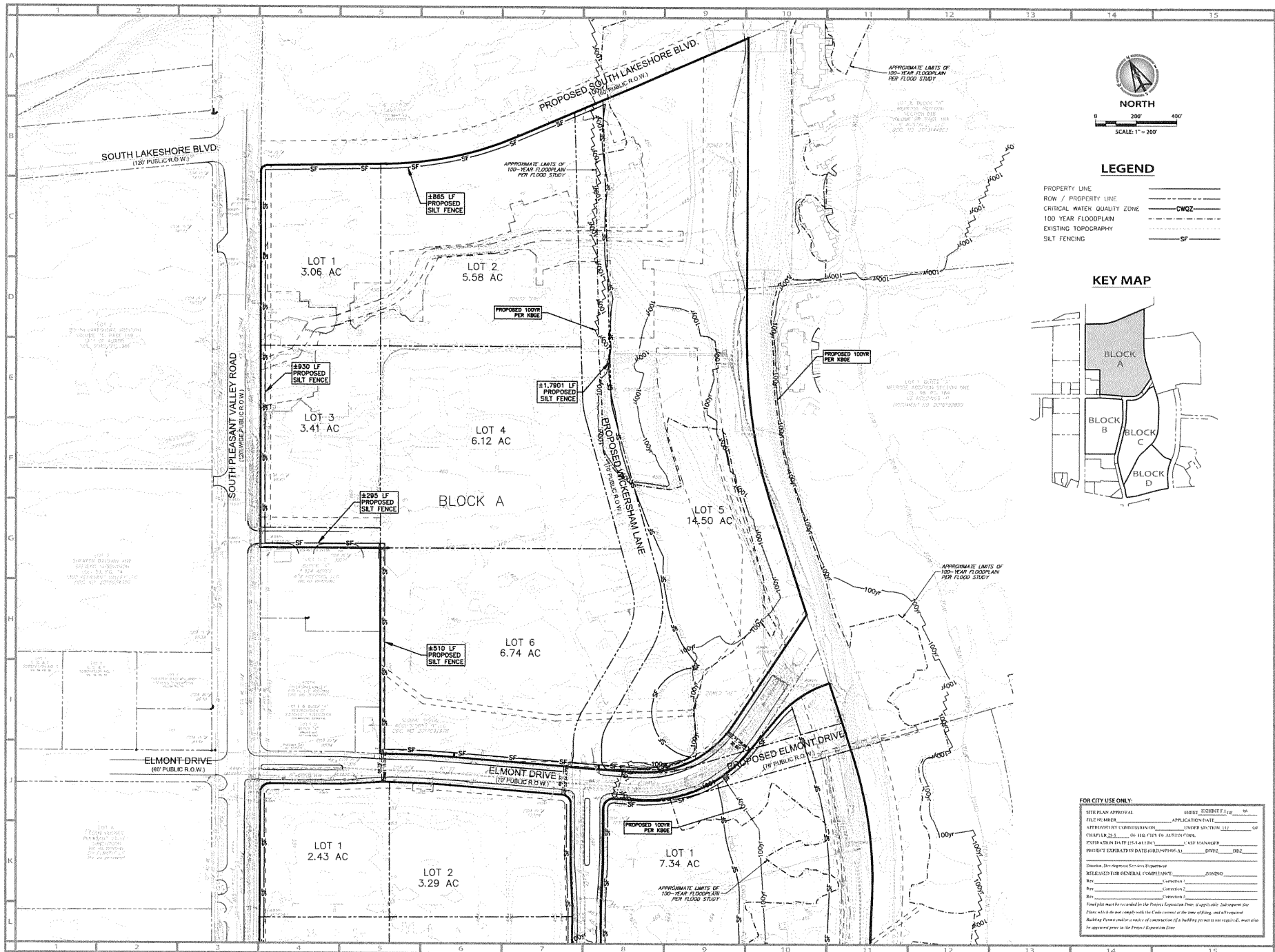
Checked by: \_\_\_\_\_

Job Number: \_\_\_\_\_ Issue: \_\_\_\_\_

Sheet: \_\_\_\_\_

DATE	
REVISION / DESCRIPTION	
CLIENT INFORMATION	<p><b>PRESIDIUM</b></p> <p>1601 RIO GRANDE DRIVE</p> <p>SUITE 300</p> <p>AUSTIN, TEXAS 78701</p> <p>CONTACT: NATHAN VARGO</p>
ENGINEERING CONSULTING	<p><b>kbge</b></p> <p>KIMBELL, I. BRUEHL, I. GARCIA, I. ESTES</p> <p>105 West Riverside Drive, Ste. 110, Austin, Texas 78704</p>
97 ACRES EAST RIVERSIDE AND PLEASANT VALLEY PRELIMINARY PLAN	<p>December 4, 2011</p> <p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION PURPOSES.</p>
CITY OF AUSTIN, TRAVIS COUNTY, TX	<p>STORM SEWER PLAN</p>

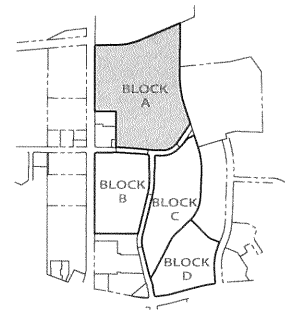




LEGEND

- PROPERTY LINE
- ROW / PROPERTY LINE
- CRITICAL WATER QUALITY ZONE
- 100 YEAR FLOODPLAIN
- EXISTING TOPOGRAPHY
- SILT FENCING

KEY MAP



FOR CITY USE ONLY:

SITE PLAN APPROVAL	SHEET NUMBER 1 of 1
FILE NUMBER	APPLICATION DATE
APPROVED BY (SIGNATURE)	DATE (MM/DD/YYYY)
EXPIRATION DATE (24 MONTHS)	ASST. MANAGER
PROJECT EXPIRATION DATE (24 MONTHS)	DATE

Discipline: Design Services Department

RELEASED FOR GENERAL COMPLIANCE

REVISIONS:

REV.	DESCRIPTION
1	Issued

Final plan must be recorded by the Project Expiration Date if applicable. Subsequent plan files which do not comply with the Code or are in violation of the Code, and all required Building Permits and/or a notice of construction of a building prior to use required, must also be approved prior to the Project Expiration Date.

CLIENT INFORMATION

**PRESDIUM**

1601 RIO GRANDE DRIVE  
SUITE 300  
AUSTIN, TEXAS 78701

CONTACT: NATHAN VARGO

**kbge**

ENGINEERING  
CONSULTING

KIMBELL I BRUEHL I GARCIA I LESTES

105 West Riverside Drive, Ste 110, Austin, Texas 78701

**97 ACRES EAST RIVERSIDE AND PLEASANT VALLEY PRELIMINARY PLAN**

CITY OF AUSTIN, TRAVIS COUNTY, TX

**EROSION AND SEDIMENTATION**

December 4, 201

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. MARKUP UNDER THE AUTHOR JENNIFER M. GARCIA, P.E. No. 120418. IT IS NOT TO BE USED FOR RECORD, PERMIT OR CONSTRUCTION PURPOSES.

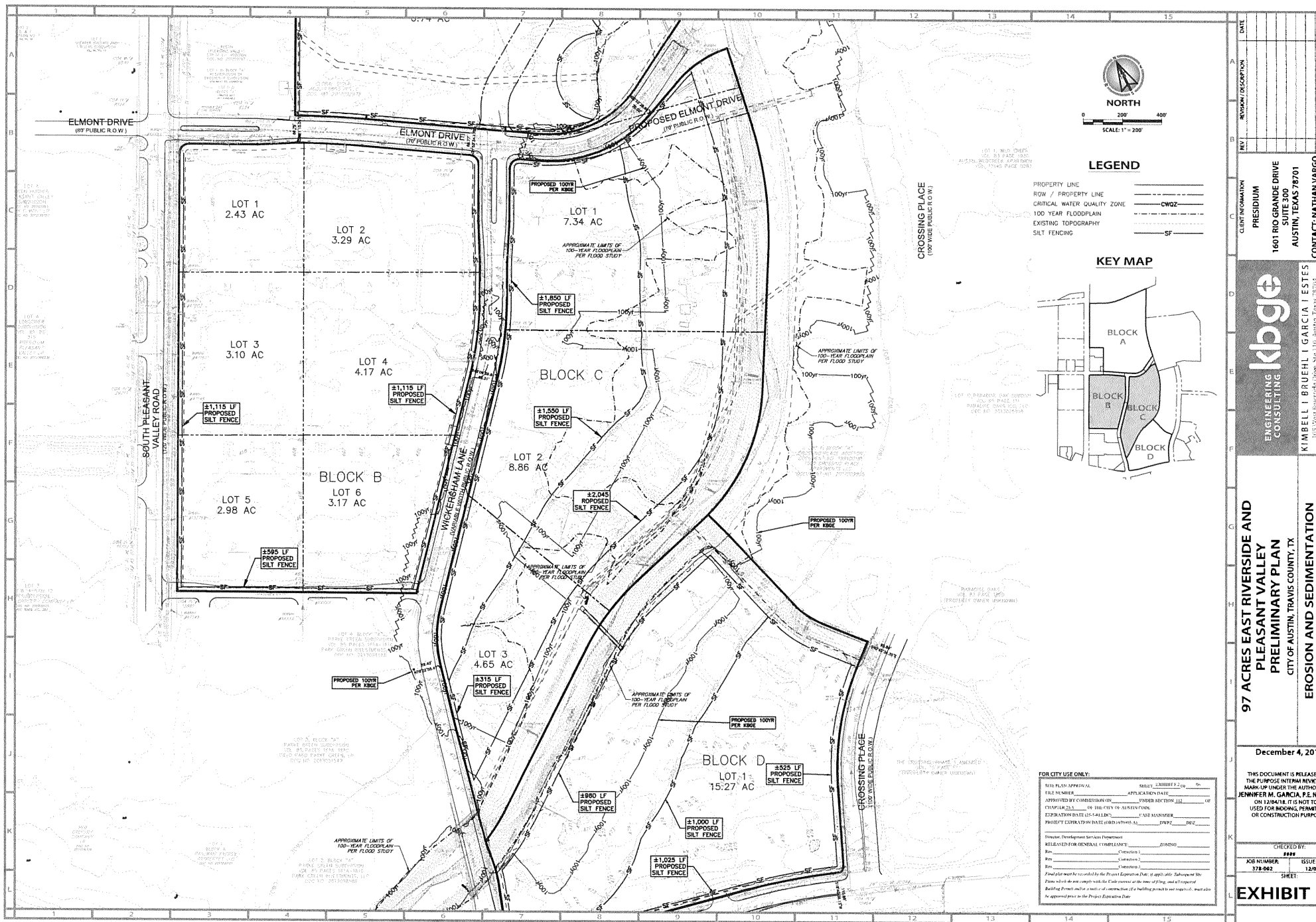
CHECKED BY: **JBH**

JOB NUMBER: **378-002** ISSUE: **12/04**

SHEET: **1**

**EXHIBIT I**





**97 ACRES EAST RIVERSIDE AND PLEASANT VALLEY PRELIMINARY PLAN**

**CITY OF AUSTIN, TRAVIS COUNTY, TX**

**EROSION AND SEDIMENTATION**

**December 4, 2011**

**THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNAL REVIEW ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.**

**JENNIFER M. GARCIA, P.E. No. 120418**

**ON 12/04/11, IT IS NOT TO BE USED FOR ANY OTHER PURPOSE OR CONSTRUCTION PURPOSES**

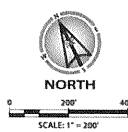
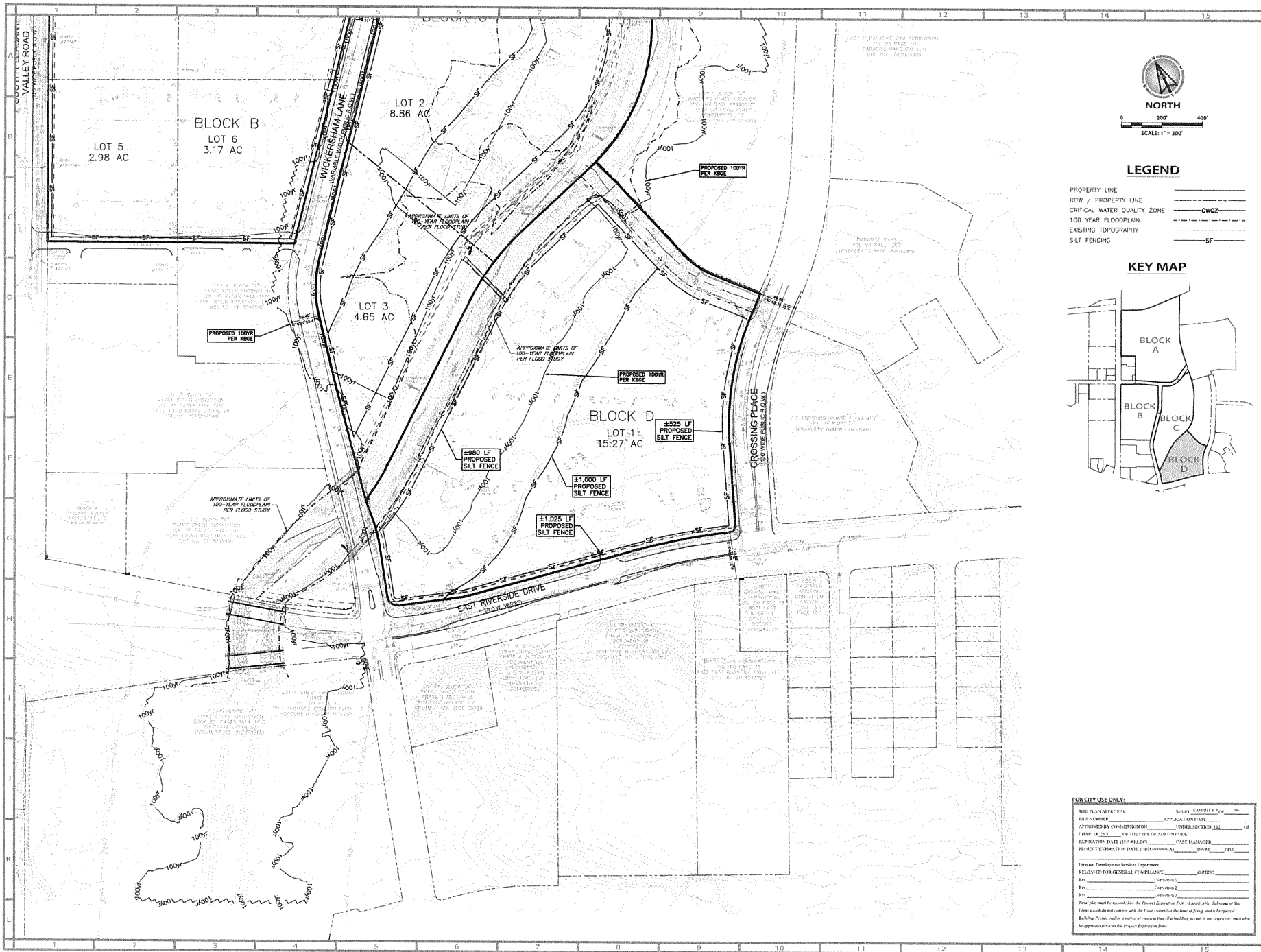
**CHECKED BY:**

**378-002**

**12/04**

**SHEET**

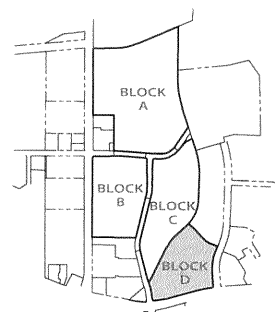
**EXHIBIT F**



LEGEND

- PROPERTY LINE
- ROW / PROPERTY LINE
- CRITICAL WATER QUALITY ZONE
- 100 YEAR FLOODPLAIN
- EXISTING TOPOGRAPHY
- SILT FENCING

KEY MAP



FOR CITY USE ONLY:

SITE PLAN APPROVAL	REVIEW COMMENTS	DATE
FILE NUMBER	APPLICATION DATE	
APPROVED BY COMMISSION ON	UNDER SECTION 111	OF CHAPTER 253
BY THE CITY OF AUSTIN	CASE NUMBER	
PROJECT EXPIRATION DATE (MM/DD/YYYY)	DATE	

Developer: Development Services Department  
 RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ (JANUARY)  
 Rev: \_\_\_\_\_ (February)  
 Rev: \_\_\_\_\_ (March)  
 Rev: \_\_\_\_\_ (April)

This plan must be recorded by the Project Expedient Plan, if applicable. Subsequent file plans must be in compliance with the Code of Ordinances at the time of filing, and all proposed Building Permits and/or a set of construction of a building project in not required, must also be approved prior to the Project Expedient Plan.

DATE

REVISION DESCRIPTION

REV

CLIENT INFORMATION

PRESIDIUM

1601 RIO GRANDE DRIVE

SUITE 300

AUSTIN, TEXAS 78701

CONTACT: NATHAN VARGO

ENGINEERING CONSULTING

kbge

KIMBELL I BRUEHL I GARCIA I ESTES

1105 West Riverside Drive, Ste 110, Austin, Texas 78701

97 ACRES EAST RIVERSIDE AND PLEASANT VALLEY PRELIMINARY PLAN

CITY OF AUSTIN, TRAVIS COUNTY, TX

EROSION AND SEDIMENTATION

December 4, 2011

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CHECKED BY: ###

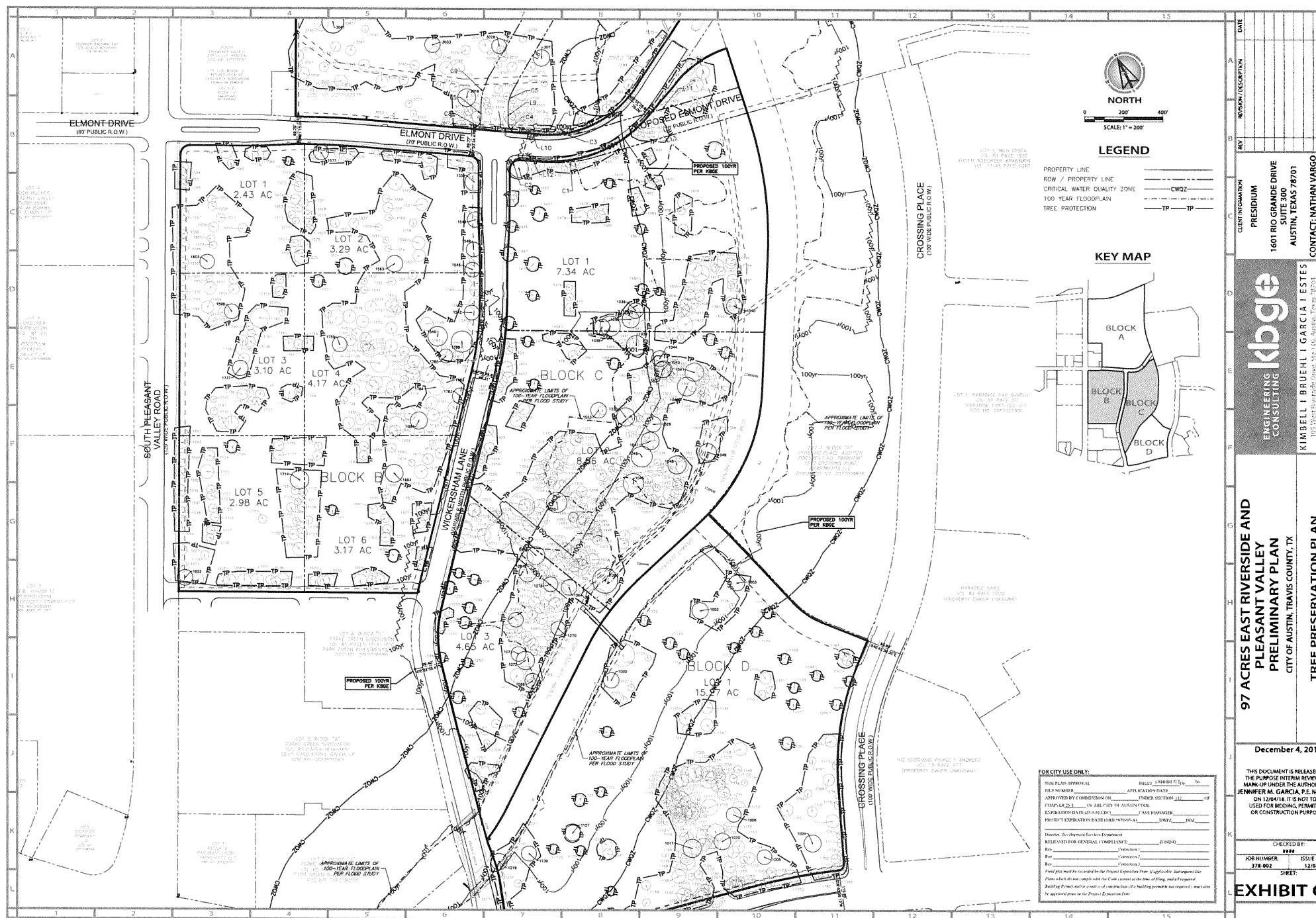
JOB NUMBER: 378-002

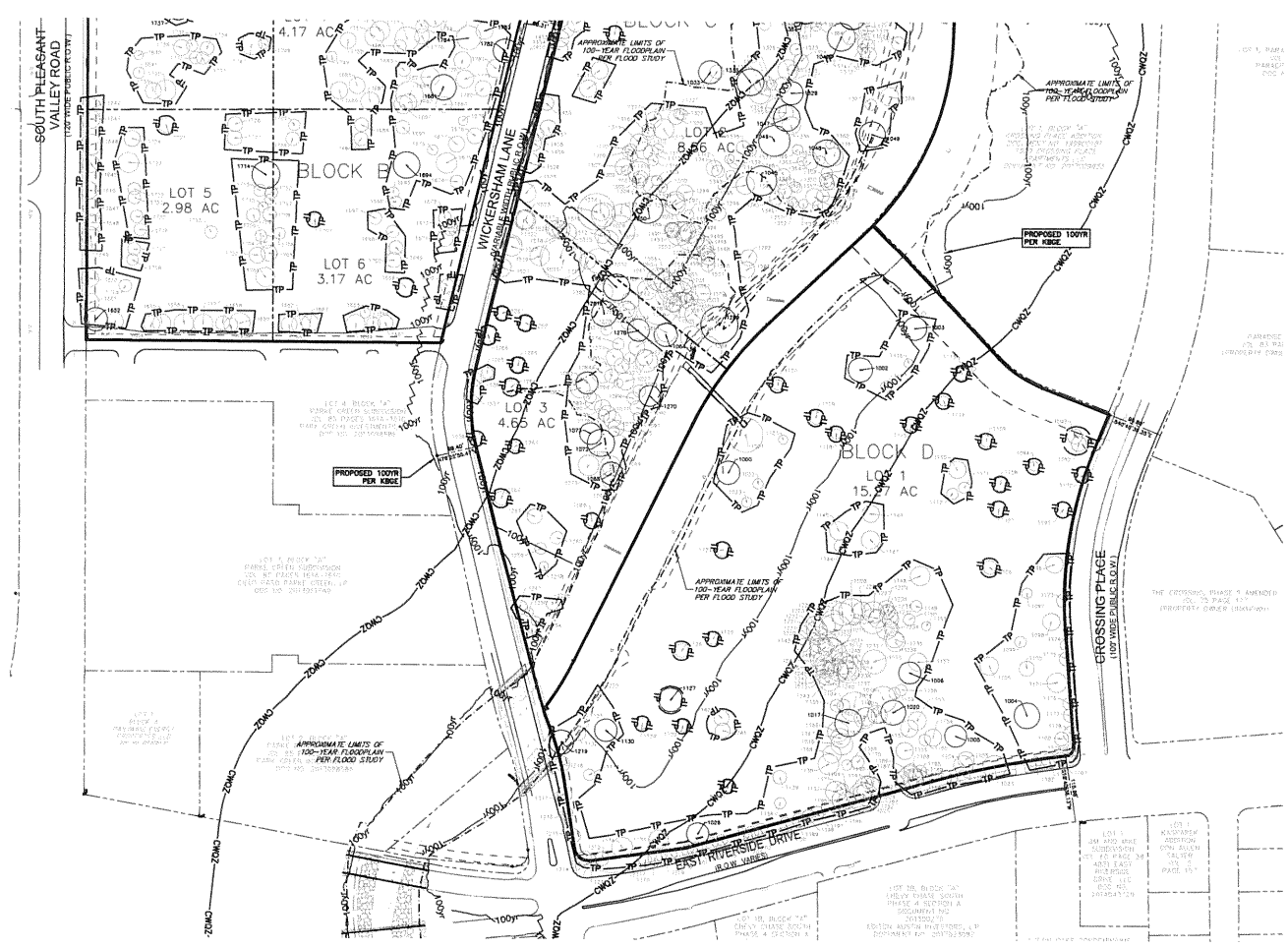
ISSUE D: 12/04/11

SHEET: EXHIBIT F





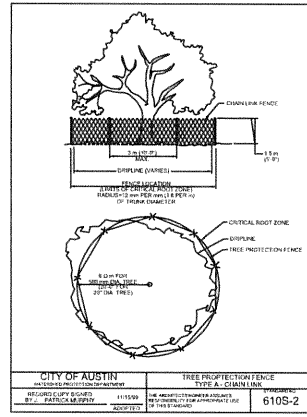
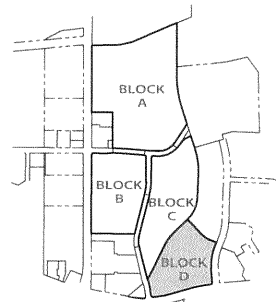




**LEGEND**

- PROPERTY LINE
- ROW / PROPERTY LINE
- CRITICAL WATER QUALITY ZONE
- 100 YEAR FLOODPLAIN
- TREE PROTECTION

**KEY MAP**



FOR CITY USE ONLY:	
FILE NUMBER	PROJECT NUMBER
APPROVED BY	APPROVED DATE
EXPIRATION DATE	EXPIRATION DATE
PROJECT EXPIRATION DATE	PROJECT EXPIRATION DATE
RECEIVED BY: [Signature]	
RECEIVED DATE: [Date]	
RECEIVED BY: [Signature]	
RECEIVED DATE: [Date]	

DATE

REVISION / DESCRIPTION

CLIENT INFORMATION

**PRESIDIUM**

1601 RIO GRANDE DRIVE  
SUITE 300  
AUSTIN, TEXAS 78701

CONTACT: NATHAN VARGO

**kbge**

ENGINEERING  
CONSULTING

KIMBELL I BRUEHL I GARCIA I ESTES

105 West Riverside Drive, Ste. 101, Austin, Texas 78704

**97 ACRES EAST RIVERSIDE AND PLEASANT VALLEY PRELIMINARY PLAN**

CITY OF AUSTIN, TRAVIS COUNTY, TX

**TREE PRESERVATION PLAN**

December 4, 2018

THIS DOCUMENT IS RELEASED  
THE PURPOSE OF THIS REVIEW  
IS TO PROVIDE A PRELIMINARY  
REVIEW OF THE PROJECT AND  
NOT TO BE USED FOR ANY OTHER  
PURPOSES.

ISSUED BY:  
JENNIFER M. GARCIA, P.E.

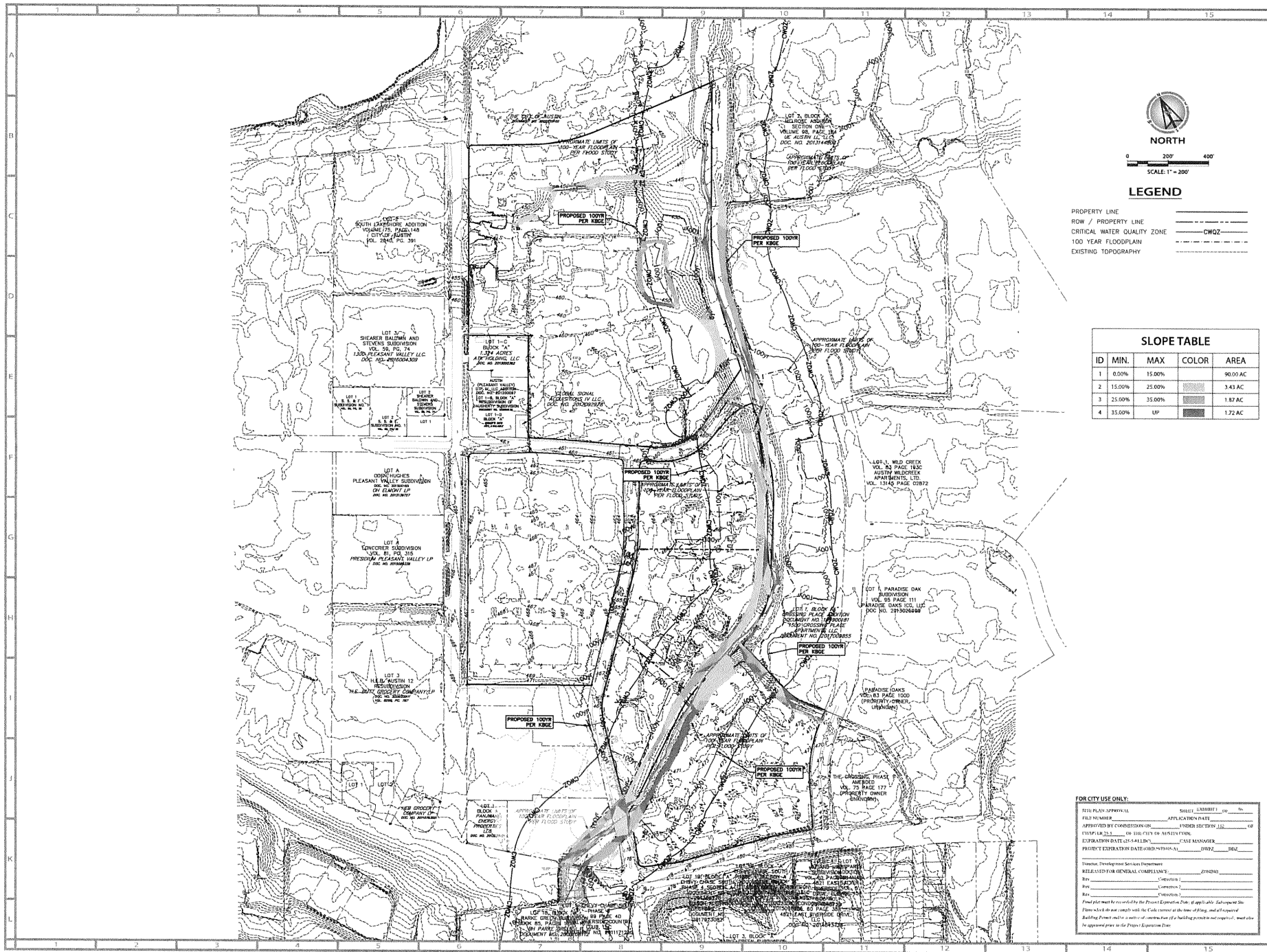
ISSUE D:  
378-002

SHEET:  
12/04/18

**EXHIBIT C**

[illegible]





0 200' 400'  
SCALE: 1" = 200'

**LEGEND**

- PROPERTY LINE
- ROW / PROPERTY LINE
- CRITICAL WATER QUALITY ZONE
- 100 YEAR FLOODPLAIN
- EXISTING TOPOGRAPHY

SLOPE TABLE				
ID	MIN.	MAX	COLOR	AREA
1	0.00%	15.00%		90.00 AC
2	15.00%	25.00%		3.43 AC
3	25.00%	35.00%		1.87 AC
4	35.00%	UP		1.72 AC

FOR CITY USE ONLY:

SUB PLAN APPROVAL	SHEET NUMBER	19	20
FILE NUMBER	APPLICATION DATE		
APPROVED BY COMMISSIONER	FORN SECTION	112	112
EXPIRATION DATE	IN THE CITY OF AUSTIN		
EXPIRATION DATE	DATE		
PROJECT EXPIRATION DATE	DATE		

Technical Services Department  
RELEASED FOR GENERAL COMPLIANCE

Revised: 1/20/2018  
Revised: 1/20/2018  
Revised: 1/20/2018

Final plan must be reviewed by the Project Engineering Dept. if applicable. Subsequent plans shall be reviewed with the City Engineer at the time of filing, and all required Building Permit must be a notice of construction of a building project in not required, must also be approved prior to the Project Engineering Dept.

CLIENT INFORMATION

PRESTIDUM

1601 RIO GRANDE DRIVE

SUITE 300

AUSTIN, TEXAS 78701

CONTACT: NATHAN VARGO

December 4, 2018

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. MARK UP UNDER THE AUTHORITY OF JENNIFER M. GARCIA, P.E. No. ON 12/04/18. IT IS NOT TO BE USED FOR BUILDING PERMITS OR CONSTRUCTION PURPOSE.

CHECKED BY: **###**

JOB NUMBER: **5516 DA**

378-902

12/04/18

SHEET:

**EXHIBIT**

97 ACRES EAST RIVERSIDE AND PLEASANT VALLEY PRELIMINARY PLAN

CITY OF AUSTIN, TRAVIS COUNTY, TX

SLOPE MAP

**kbge**

ENGINEERING CONSULTING

KIMBELL | BRUEHL | GARCIA | LESTES

112374-250-0200-0000-0000-0000-0000-0000













<u>Applicant Request</u>	<u>Corridor Mixed Use</u>	<u>Corridor Mixed Use</u>	<u>Corridor Mixed Use</u>	<u>Corridor Mixed Use</u>	<u>Corridor Mixed Use</u>	<u>Corridor Mixed Use</u>
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
<u>Staff Recommendation</u>	<u>Urban Residential</u>	<u>Urban Residential</u>	<u>Corridor Mixed Use</u>	<u>Corridor Mixed Use</u>	<u>Corridor Mixed Use</u>	<u>Corridor Mixed Use</u>
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
<u>TRAFFIC IMPACT ANALYSIS</u>						
Total Proposed Trips						
AM Peak (Total Proposed Trips)	52	761	<i>(Included in Tract 2a&amp;2b)</i>	821	1,618	618
PM Peak (Total Proposed Trips)	83	1,010	<i>(Included in Tract 2a&amp;2b)</i>	1,631	2,364	769
<u>ENVIRONMENTAL</u>						
Existing Water Quality Facilities	Yes	Yes	<i>(Included in Tract 2a&amp;2b)</i>	None	None	None
<u>PHASING</u>						
Projected Construction Completion	2023	2028	<i>(Included in Tract 2a&amp;2b)</i>	2033	2038	2043