

**ZONING AND PLATTING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET**

**CASE NUMBER:** SPC-2014-0312C(XT2) **ZAP COMMISSION DATE:** July 16, 2019

**PROJECT NAME:** Steiner Ranch MU 14

**ADDRESS:** 4801 Quinlan Park Road

**WATERSHED:** Bear Creek (Water Supply Rural)

**AREA:** 81.34 Acres

**APPLICANT:** CalAtlantic Homes of Texas (Kevin Pape)  
13620 N FM 620, Ste. B 150  
Austin, Texas 78717

**AGENT:** Texas Engineering Solutions, LLC (Connor Overby)  
5000 Bee Caves Road, Ste 206  
Austin, Texas 78746

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

**EXISTING ZONING:** GR-CO, LO-CO & 2-mile ETJ

**PROPOSED DEVELOPMENT:** The applicant is proposing construction of 106 single-family condominiums within the RM 620 low intensity zone. No variances have been requested. The project was initially submitted as duplexes but a revision approved December 13, 2017 changed the project to single-family condominiums.

**REQUEST:** The site is requesting a three-year extension to a previously-approved site plan. The extension would move the site plan expiration date to July 24, 2022.

**STAFF RECOMMENDATION:** Staff recommends approval of this site plan extension. Staff previously approved an administrative one-year extension from July 24, 2018 to July 24, 2019. The site plan will comply with all applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations.

**ZONING AND PLATTING COMMISSION ACTION:** Approval of Hill Country Roadway site plan, July 7, 2015.

**LEGAL DESCRIPTION:** Block A, Lots 1 & 2

**EXIST. ZONING:** GR-CO, LO-CO & 2-mile ETJ **PROPOSED USE:** SF Condo Residential

**ALLOWED F.A.R.:** 0.20:1

**PROPOSED F.A.R.:** 0.054:1

**ALLOWED HEIGHT:** 28'

**PROPOSED HEIGHT:** 28'

**MAX. BLDG. COVERAGE:** 60%

**PROPOSED BLDG. CVRG:** 67,695 sq. ft

(5.42%) (COA) 246,102 sq. ft (10.72%) (2-Mile ETJ)

**MAX. IMPERV. CVRG.:** 60% **PROPOSED IMP. CVRG.:** 110,904 sq. ft  
 (8.88%) (COA) 410,234sq. ft (17.88%) (2-Mile ETJ)  
**MIN. REQ. HC NATURAL AREA:** 40% **PROVIDED:** 66.9%  
**REQUIRED PARKING:** 212 **PROPOSED PARKING:** 464

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** This site is currently undeveloped, and is proposed to be with 106 single-family condominiums. There are no Critical Environmental Features on the site. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan complies with all requirements of the Land Development Code.

**Environmental:** This site is located in the Bear Creek Watershed, and is subject to Water Supply Rural Watershed regulations.

**Transportation:** Access to the proposed site will be taken from Quinlan Park Road. The site plan will comply with all transportation requirements prior to release.

**SURROUNDING CONDITIONS:**

**North:** FM 620, then single-family (SF-2)

**East:** Open Space/Preserve (DR, then GR-CO)

**West:** Quinlan Park Rd, then commercial retail (2-Mile ETJ)

**South:** Open Space (2-Mile ETJ)

<b><u>Street</u></b>	<b><u>R.O.W.</u></b>	<b><u>Surfacing</u></b>	<b><u>Classification</u></b>
FM 620	225'(varies)	100'	Major Arterial
Quinlan Park Rd	150'	95'	Local Street

**NEIGHBORHOOD ORGANIZATION:**

Bike Austin  
 Canyon Creek HOA  
 Friends of Austin Neighborhoods  
 Glenlake Neighborhood Association  
 Leander ISD  
 Long Canyon Homeowners Association  
 Long Canyon Phase II & III Homeowners Association  
 River Place HOA  
 Sierra Club  
 Steiner Ranch Community Association  
 Steiner Ranch Neighborhood Association  
 Strawberry Hill HOA  
 Travis County Natural Resources  
 2222 Coalition of Neighborhood Associations, Inc.

# Item C-11

## TEXAS ENGINEERING SOLUTIONS

3815 S. Capital of Texas Highway, STE 300  
Austin, Texas 78704  
P: (512) 904-0505  
F: (512) 904-0509

TBPE Firm #11206



Development Services Department  
505 Barton Springs Road  
Austin, TX 78704

February 1, 2019

**RE: Deadline Extension Request for MU-14 (SPC-2014-0143C)**

To Whom It May Concern:

On behalf of Lennar, Texas Engineering Solutions would like to request an extension to the Site Plan for Steiner Ranch MU-14. The site plan expiration date is currently set for July 24, 2019, and we would appreciate an extension of three years to this deadline.

The site plan was previously approved for a one-year administrative extension. We understand that this second extension request for an additional three years will required the approval of the Zoning and Platting Commission.

Please note that sidewalks along FM 620 were requested with the previous extension request; however, the Texas Department of Transportation has confirmed that they do not want sidewalks along FM 620 at this location.

Feel free to contact me if you have any questions regarding this request.

Thanks for your time and consideration.

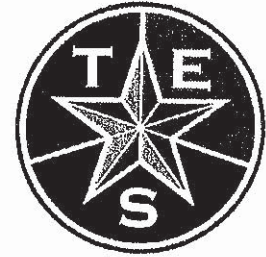
Sincerely,



Connor J Overby, P.E., CPESC  
Project Manager



TEXAS ENGINEERING SOLUTIONS  
 5000 BEE CAVES RD, SUITE 206  
 AUSTIN, TEXAS 78746  
 P: (512) 904-0505  
 F: (512) 904-0509  
 TBPE FIRM #11206



### Engineer's Summary:

Steiner Ranch Mixed Use #14 is one of the mixed use commercial tracts located within the Steiner Ranch development. This project is located on multiple lots that are part of the Phase 2, Section 10 final plat. This plat is currently being replatted by another engineering firm. The case number for this final plat is C8J-2013-0180-0A. The current legal description is Lot 3 of Block B of Phase 2, Section 10. The parcel consists of approximately 81 acres, which is located at the intersection of Quinlan Park Road and RM 620 in Austin, Travis County, Texas. The current address is 5201 N Quinlan Park Rd, Austin, TX 78732. The site is predominately located within the Bear Creek West watershed, which is classified as water supply rural. The site is within the 2-mile ETJ of Austin as well as a portion within the City of Austin Limited Purpose.

We are proposing to construct 74 duplex units for a total of 148 residences. We are assuming an impervious cover for the residential units to be 4250sf. This assumption along with the necessary infrastructure gives a total of approximately 13% impervious cover for the site. The residential units are to be developed in accordance with Ordinance #011025-49, which contains: (I) The development agreement by and between the City of Austin and Steiner Ranch parties as recorded in document number 2001180705 in the Official Public Records of Travis County, Texas; and (II) conservation easement to restrict impervious cover recorded in document number 2001180704 in the Official Public Records of Travis County, Texas.

Per the Development Agreement between the City of Austin and Steiner Ranch parties discussed previously, the following administrative waivers are being requested for Steiner Ranch Mixed Use #14:

- 1) Compliance with the on-site detention requirements set forth in Section 1.2.2 of the Drainage Criteria Manual (DCM)
- 2) Compliance with the cut/fill requirements set forth in Section 30-4-341 and Section 30-4-342 of the Single Office
- 3) A single access driveway variance has been granted by Travis County with the current final plat application

The subject tract is located within the Bear Creek West Watershed, which is classified as a water supply rural watershed. The site does not lie within the Edwards Aquifer Recharge Zone. There is a CWQZ and a WQTZ on the property as delineated on the final plat.

Development of the subject tract will have little or no impact on downstream drainage features due to the proximity to the lake. Existing natural drainage patterns will not be significantly altered. Both on-site and off-site storm runoff will be allowed to sheet flow across the site and collect in either proposed or existing drainage channels. Additionally, an existing stock pond that once served as a water quality pond for a portion of Steiner Ranch Blvd will remain in place. This pond will serve to capture some of the runoff simply as a voluntary measure. The proposed drainage improvements include numerous outfalls throughout the property and a culvert that aids in limiting runoff towards Quinlan Park Road and beyond. If velocities at the outfalls exceed 6fps, rock berms (or other appropriate energy dissipaters) will be installed at required intervals to reduce flow velocities according to DCM 7.3.0.

The impervious cover for the entire 81.35acre site does not exceed 20 percent; as allowed by Ordinance #011025-49. The proposed impervious cover is approximately 13% for the site. Therefore, water quality controls are not be required for this site. Effects of the 2-year storm will be controlled by a combination of design elements. Some of these design elements include maintaining development to less than 20 percent impervious cover, velocity dissipaters and level spreaders, multiple outfalls to maintain the natural spread of runoff, and construction of permanent erosion control structures. The increase in the amount of two-year storm runoff is minimal and runoff will be conveyed via non-erosive means.

Travis County WCID No. 17 will provide water and wastewater service; Austin Energy will provide electric service; AT&T will provide telephone service; and, Texas Gas Services will provide gas service.



# LEGAL DESCRIPTION:

BLOCK A, LOT 1 & 2 OF THE STEINER RANCH MU-14 FINAL PLAT

## BENCHMARKS:

(N.A.V.D. 88 DATUM)

TBM 101-- SQUARE CUT ON TOP OF CURB ON EAST SIDE OF NORTH BOUND QUINLAN PARK RD. +/- 950' SOUTH OF INTERSECTION WITH R.M. 620, +/- 170' SOUTH OF NOSE OF MEDIAN. (780.147)  
TBM 102-- SQUARE CUT ON TOP OF CURB ON EAST SIDE OF SOUTH BOUND QUINLAN PARK RD. +/- 1700' SOUTH OF INTERSECTION WITH R.M. 620, +/- 390' NORTH OF SECOND TURN LANE BREAK IN MEDIAN. (755.237)

## OWNER / DEVELOPER:

TAYLOR WOODROW COMMUNITIES/STEINER RANCH LTD, 11200 LAKELINE BLVD. STE. 150A AUSTIN, TEXAS 78717  
CONTACT: MICHAEL SLACK PHONE: 512-532-2127

## PROJECT DATA:

FINAL PLAT #: CBJ-2013-0180.OA GRID NUMBER/MAPSCO #: MB-32/491M  
SUBMITTAL DATE: APRIL 17, 2014 ZONING: GR-MU-CO  
RELATED CASE #'S: C14-2012-0026 USE: SINGLE FAMILY DETACHED CONDOMINIUMS  
PROJECT ADDRESS: 4801 NORTH QUINLAN PARK ROAD

## SPECIAL NOTES:

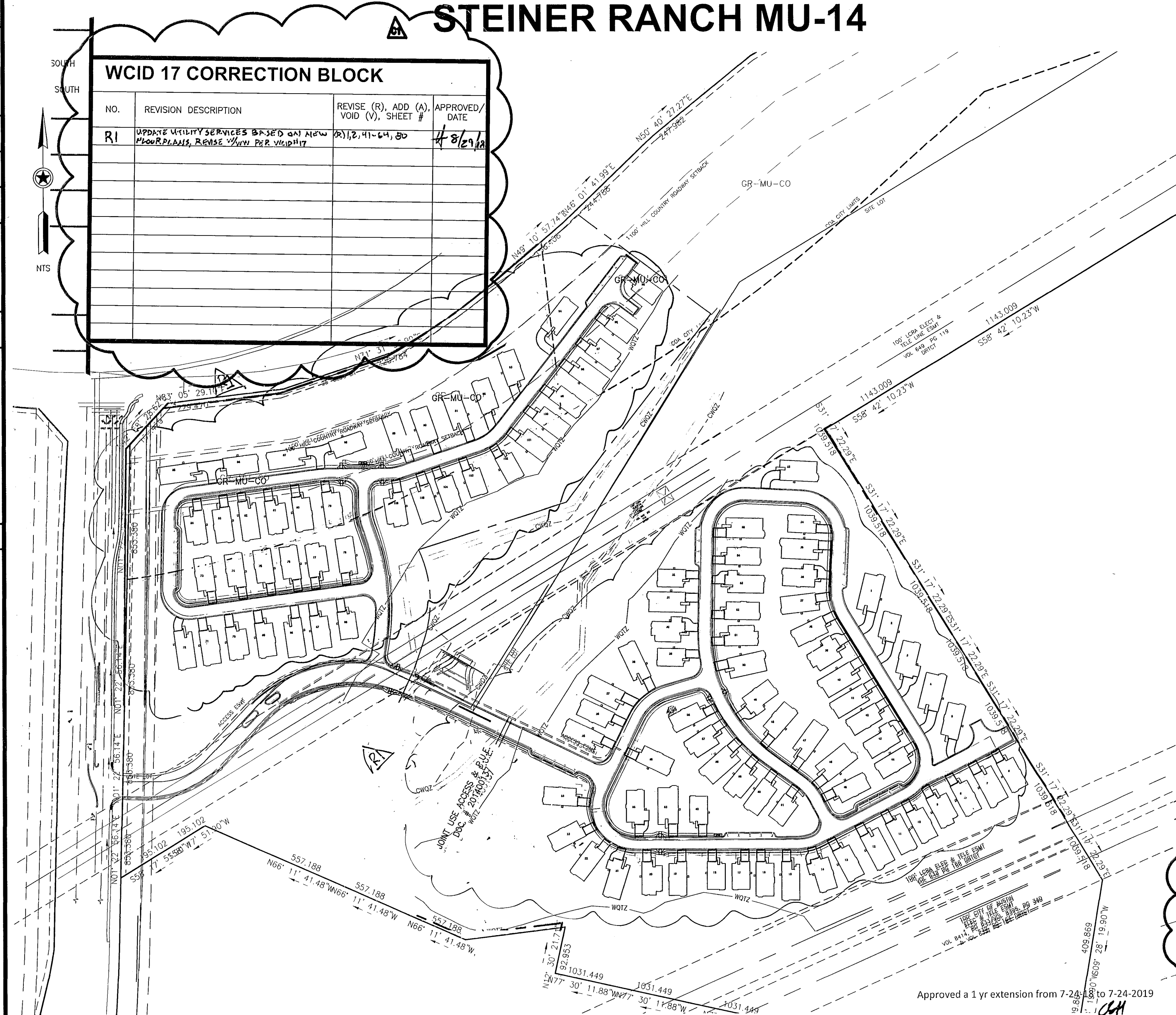
- UPON COMPLETION OF THE INSTALLATION OF ROADWAYS AND HYDRANT SYSTEMS, CONTACT FIRE PREVENTION OFFICE AT 512-286-2533 TO SCHEDULE AN INSPECTION IN ORDER TO VERIFY COMPLIANCE WITH PLAN DETAILS. ITEMS THAT WILL BE VERIFIED ARE AS FOLLOWS: A. BLUE HYDRANT MARKERS; B. PAINTING OF HYDRANT CAPS ACCORDING TO PROPER FLOW CHARACTERISTICS; C. HYDRANT PLACEMENT AND SPACING; AND D. FIRE LANE MARKINGS OR SIGNAGE, IF APPLICABLE.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR ALL APPLICABLE ACCESSIBILITY STANDARDS.
- COMPLIANCE WITH GREEN BUILDING STANDARDS IS RECOMMENDED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE. CONTACT THE GREEN BUILDING PROGRAM AT 512-482-5300 FOR FURTHER INFORMATION.
- THE INDIVIDUAL BUILDING OWNERS HAVE BEEN ENCOURAGED TO PARTICIPATE IN THE AUSTIN ENERGY GREEN BUILDING PROGRAM.

## GENERAL NOTES:

- THIS SITE IS SUBJECT TO THE STEINER RANCH DEVELOPMENT AGREEMENT, ORDINANCE #011025-49, APPROVED ON OCT. 25, 2001, BETWEEN THE DEVELOPER AND THE CITY OF AUSTIN.
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT, THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- CITY OF AUSTIN WATER/WASTEWATER UTILITY WILL NOT REVIEW THESE PLANS FOR WASTEWATER.
- THIS SITE PLAN IS NOT AFFECTED BY 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, No. 4845300220H/4845300220H, EFFECTIVE DATE SEPTEMBER 26, 2008 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THIS PROJECT IS LOCATED IN THE BEAR CREEK WEST WATERSHED, CLASSIFIED AS A WATER SUPPLY RURAL WATERSHED BY THE CITY OF AUSTIN AND WILL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN COMPLIANCE WITH THE AGREEMENT BETWEEN TRAVIS COUNTY AND CITY OF AUSTIN (CHAPTER 25-8).
- NO PORTION IS LOCATED INSIDE THE EDWARDS AQUIFER RECHARGE ZONE.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS THE CLEARANCES ARE MAINTAINED. ALL COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 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.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL, NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRICAL EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICES SHALL BE PROVIDED BY TRAVIS COUNTY WCID. # 17.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED (SECTION 25-2-1125).
- A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THE SUBDIVISION ON 07/07/2015 BY THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, WATERSHED ENGINEERING DIVISION.
- A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID TO TRAVIS COUNTY FOR 148 DWELLING UNITS VIA SUBDIVISION CASE CBJ-2013-0180.OA.
- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-1064)
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF 20 (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE (SECTION 25-2-1067).
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RISE OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. (SECTION 25-2-1087)
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USE.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS) AND THE STEINER RANCH COMMERCIAL DESIGN GUIDELINES.
- ALL OVERHEAD ELECTRIC LINES THAT DO NOT MEET THE MINIMUM CLEARANCE OF 14' SHALL BE MOVED UNDERGROUND. ALL OTHER POSSIBLE RESTRICTIONS MEET THE REQUIRED CLEARANCE.
- ALL HOUSES WILL HAVE NFPA 13D FIRE SPRINKLER SYSTEMS AND THAT FIRE SPRINKLER PLANS MUST BE SUBMITTED TO LAKE TRAVIS FIRE RESCUE FOR REVIEW.
- THE CLEAR OPENING OF THE VEHICLE GATES WHEN IN THE OPEN POSITION SHALL BE AT LEAST 20 FEET FOR GATES ON TWO-WAY DRIVES OR AT LEAST 15 FEET FOR GATES ON ONE-WAY DRIVES. THE VEHICLE GATES SHALL COMPLY WITH ASTM F2200 AND BE EQUIPPED WITH GATE OPERATORS COMPLYING WITH UL 325. THE GATE OPERATORS SHALL BE EQUIPPED WITH AN INHERENT ENTRAPMENT PROTECTION SYSTEM. THE GATE SHALL BE EQUIPPED WITH A KNOX KEY SWITCH. THE GATES SHALL BE CAPABLE OF MANUAL OPERATION UPON LOSS OF ELECTRICAL POWER.
- THE 4' AEC SIDEWALK IS BEING PLACED TO COMPLY WITH THE CITY OF AUSTIN SUBCHAPTER E REQUIREMENTS AS WELL AS THE STEINER RANCH COMMERCIAL DESIGN GUIDELINES. IN AN EFFORT TO IMPROVE CONNECTIVITY, THESE ADDITIONAL MEASURES HAVE BEEN DONE ON THIS SITE:

- PROVIDED PEDESTRIAN AND BICYCLE CONNECTION TO ADJACENT RESIDENTIAL DEVELOPMENT INCLUDING NEARBY ELEMENTARY SCHOOL.
- LOCATED THE INTERNAL UTILITY LINES INCLUDING ELECTRIC DESIGN IN THE PRIVATE DRIVEWAYS AND NOT UNDER PARKING AREAS.
- LIMITED THE NUMBER OF CURB CUTS TO THE ADJACENT ROADWAYS INCLUDING NO DRIVEWAY CONNECTIONS TO RM 620.

# CONSTRUCTION PLANS FOR STEINER RANCH MU-14



100. AMENITY FORD SHEET  
101. WETLAND PLANTING PLAN  
102. WETLAND PLANTING PLAN

- Sheet Title
- COVER SHEET
  - GENERAL NOTES 1 OF 2
  - GENERAL NOTES 2 OF 2
  - FINAL PLAT 1 OF 4
  - FINAL PLAT 2 OF 4
  - FINAL PLAT 3 OF 4
  - FINAL PLAT 4 OF 4
  - SLOPE MAP SHEET 1 OF 2
  - SLOPE MAP SHEET 2 OF 2
  - EXISTING CONDITIONS DRAINAGE AREA MAP
  - DRAINAGE SYSTEM 1 OF 2
  - DRAINAGE SYSTEM 2 OF 2
  - DRAINAGE CALCULATIONS
  - EROSION SEDIMENTATION CONTROL SHEET 1 OF 4
  - EROSION SEDIMENTATION CONTROL SHEET 2 OF 4
  - EROSION SEDIMENTATION CONTROL SHEET 3 OF 4
  - EROSION SEDIMENTATION CONTROL SHEET 4 OF 4
  - TREE LIST 1 OF 2
  - TREE LIST 2 OF 2
  - STREET PLAN & PROFILE STREET 'A'
  - STREET PLAN & PROFILE STREET 'B'
  - STREET PLAN & PROFILE STREET 'C' 1 OF 3
  - STREET PLAN & PROFILE STREET 'C' 2 OF 3
  - STREET PLAN & PROFILE STREET 'C' 3 OF 3
  - STREET PLAN & PROFILE STREET 'D' 1 OF 4
  - STREET PLAN & PROFILE STREET 'D' 2 OF 4
  - STREET PLAN & PROFILE STREET 'D' 3 OF 4
  - STREET PLAN & PROFILE STREET 'D' 4 OF 4
  - STORM SEWER PLAN & PROFILE ARCH SWAN 'A'
  - STORM SEWER PLAN & PROFILE CULVERT 'B'
  - STORM SEWER PLAN & PROFILE SS MAIN 'A'
  - STORM SEWER PLAN & PROFILE SS MAIN 'B' & SS MAIN 'C'
  - STORM SEWER PLAN & PROFILE SS MAIN 'C'
  - STORM SEWER PLAN & PROFILE SS MAIN 'D'
  - STORM SEWER PLAN & PROFILE SS MAIN 'E' & SS MAIN 'F'
  - OVERALL SITE PLAN
  - SITE DIMENSION CONTROL PLAN 1 OF 3
  - SITE DIMENSION CONTROL PLAN 2 OF 3
  - SITE DIMENSION CONTROL PLAN 3 OF 3
  - QPR MEDIAN IMPROVEMENTS
  - WASTEWATER DISTRIBUTION PLAN SHEET 1 OF 3
  - WASTEWATER DISTRIBUTION PLAN SHEET 2 OF 3
  - WASTEWATER DISTRIBUTION PLAN SHEET 3 OF 3
  - WASTEWATER PLAN AND PROFILE MAIN A SHEET 1 OF 2
  - WASTEWATER PLAN AND PROFILE MAIN A SHEET 2 OF 2

98. STORM SEWER PLAN & PROFILE  
SS MAIN OFFSITE  
99. SITE PHASING PLAN

AUSTIN WATER UTILITY  
EXPIRATION DATE  
JAN 29 2018

FIRE FLOW DATA  
WCID #17 PRESSURE ZONE  
TEST FLOW RATE: 1353 GPM  
STATIC PRESSURE: 90 PSI  
RESIDUAL PRESSURE: 78 PSI  
FLOW RATE AT 20 PSI: 3506 GPM

- WASTEWATER PLAN AND PROFILE MAIN B
- WASTEWATER PLAN AND PROFILE MAIN C
- WASTEWATER PLAN AND PROFILE MAIN D SHEET 1 OF 2
- WASTEWATER PLAN AND PROFILE MAIN E SHEET 1 OF 2
- WASTEWATER PLAN AND PROFILE MAIN E SHEET 2 OF 2
- WASTEWATER PLAN AND PROFILE MAIN F
- WATER DISTRIBUTION PLAN SHEET 1 OF 3
- WATER DISTRIBUTION PLAN SHEET 2 OF 3
- WATER PLAN AND PROFILE MAIN A SHEET 1 OF 2
- WATER PLAN AND PROFILE MAIN A SHEET 2 OF 2
- WATER PLAN AND PROFILE MAIN B
- WATER PLAN AND PROFILE MAIN C SHEET 1 OF 3
- WATER PLAN AND PROFILE MAIN C SHEET 2 OF 3
- WATER PLAN AND PROFILE MAIN C SHEET 3 OF 3
- WATER PLAN AND PROFILE MAIN D
- WATER PLAN AND PROFILE MAIN D & E
- WATER PLAN AND PROFILE MAIN E
- OVERALL CUT & FILL PLAN
- SITE GRADING SHEET 1 OF 4
- SITE GRADING SHEET 2 OF 4
- SITE GRADING SHEET 3 OF 4
- SITE GRADING SHEET 4 OF 4 ARCHITECTURAL ELEVATIONS
- SIGNAGE PLAN SHEET 1 OF 1
- SIGNAGE PLAN SHEET 2 OF 2
- STREET DETAILS
- STORM SEWER DETAILS SHEET 1 OF 2
- STORM SEWER DETAILS SHEET 2 OF 2
- EROSION & TREE PROTECTION DETAILS
- WATER DETAILS SHEET
- WATER AND WASTEWATER DETAILS SHEET
- WASTEWATER DETAILS SHEET 1 OF 3
- WASTEWATER DETAILS SHEET 2 OF 3
- ARCHITECTURAL ELEVATIONS 1 OF 8 SIERRA 3518
- ARCHITECTURAL ELEVATIONS 2 OF 8 AVONDALE 3678
- ARCHITECTURAL ELEVATIONS 3 OF 8 MESA 3579
- ARCHITECTURAL ELEVATIONS 4 OF 8 SONORA 3525
- ARCHITECTURAL ELEVATIONS 5 OF 8 SONORA 3525
- ARCHITECTURAL ELEVATIONS 6 OF 8 VAZIANO 3529
- LANDSCAPE PLAN 1 OF 3
- LANDSCAPE PLAN 2 OF 3
- LANDSCAPE PLAN 3 OF 3
- TRAFFIC CONTROL PLAN 1 OF 5
- TRAFFIC CONTROL PLAN 2 OF 5
- TRAFFIC CONTROL PLAN 3 OF 5
- TRAFFIC CONTROL PLAN 4 OF 5
- TRAFFIC CONTROL PLAN 5 OF 5
- ARCH SPAN 1 OF 3
- ARCH SPAN 2 OF 3
- ARCH SPAN 3 OF 3

## CITY APPROVAL

SITE PLAN RELEASE  
FILE NUMBER: SP-2014-0143C EXPIRATION DATE: 7-24-18  
CASE MANAGER: CHANTAL BARNES APPLICATION DATE: 4-19-14  
APPROVED ADMINISTRATIVELY ON: N/A  
APPROVED BY PLANNING COMMISSION ON: 7-2-15  
APPROVED BY CITY COUNCIL ON: N/A  
Under Section 142, Chapter 25-5, Of The Austin City Code  
Director, Department of Planning and Development  
DATE OF RELEASE: 7-24-15 Zoning: GR-MU-CO  
Rev 1: Correction 1  
Rev 2: Correction 2  
Rev 3: Correction 3

## NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE, HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM 1-800-245-4545, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.

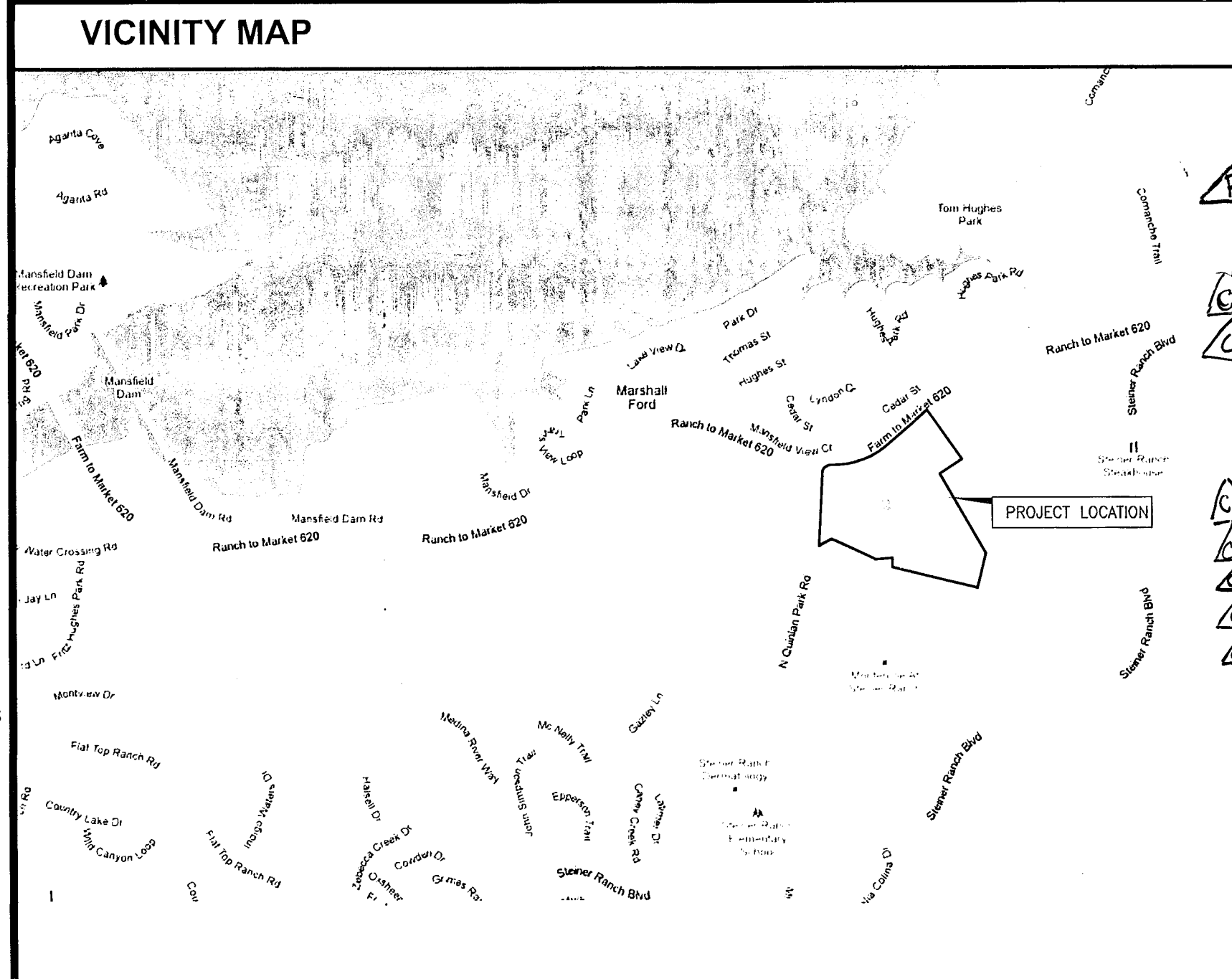
ENVIRONMENTAL INSPECTION HAS THE AUTHORITY TO MODIFY/CHANGE EROSION AND SEDIMENTATION CONTROLS TO KEEP THE PROJECT IN COMPLIANCE, AS PER SECTION 25-8-183 OF THE LAND DEVELOPMENT CODE.

## SUBMITTED BY:

STEPHEN R. DELGADO, LICENSED PROFESSIONAL ENGINEER NO. 99342 1/19/15 DATE

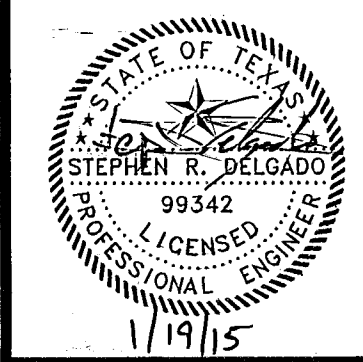
## REVIEWED BY:

TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES  
14-4222  
TRAVIS COUNTY DEVELOPMENT PERMIT NUMBER  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT / PERMIT NUMBER  
CITY OF AUSTIN DEVELOPMENT PERMIT NUMBER AWU  
TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #17  
TRAVIS COUNTY EMERGENCY SERVICES DISTRICT #6

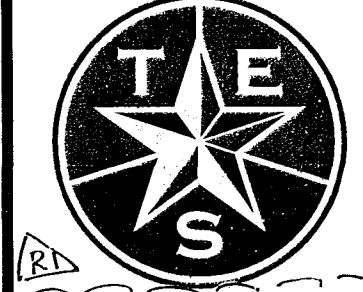


## REVISIONS

NET CHANGE IMPERVIOUS COVER	SITE IMPERVIOUS COVER	% SITE IMPERVIOUS COVER	SHEET	DESCRIPTION	APPROVED	DATE
RI -1.12 AC	11.67 AC	14.35%	1, 2, 8, 9, 11, 33-23, 41-55, 57, 59-71, 80-88, 89	CHANGE IN FLOOR PLANS, UPDATED UTILITY SERVICES BASED ON NEW FLOOR PLANS, REVISED GRADING & DRAINAGE, ADD PARKING, ADD SITE PLAN	12/13/12	CSH
CA +570 SF	11.81 AC	14.52%	(R) 1, 8, 9, 11, 14, 24, 26, 30-39, 42-54, 55, 57, 60-67, 70, 71, 89	CORRECT IMPERVIOUS COVER AND SITE PLAN TABLES, REVISE FIRE ACCESS DRIVE, UPDATE SITE DIMENSIONAL CONTROL PLAN USED PER VENDOR, REVISE SWAN PER VENDOR COMMENTS, ADD ADDRESSING TABLE	10/24/18	
CA +6534	11.96 AC	14.70%	(R) 1, 8, 9, 11, 14-19, 20, 36-39, 41, 44, 55, 56, 65, 66, 70, 79	CORRECT IC, SITE TABLE, MEDIAN REMOVAL, REVISED LOC, ADDED STREET NAMES	10/24/18	
CA 0	11.96 AC	14.78%	1, 36, 44, 76	ADD TABLE, STREET NAME, DETAIL FOR SIDEWALK	10/24/18	
CA +171 SF	11.963 AC	14.704%	(R) 1, 5	ADD IRRIGATION WELL, ADJUST LOC, CORRECT	10/24/18	
CA 0 SF	11.963 AC	14.704%	(R) 1	ADD AMENITY FORD SHEET & ASSOCIATED MITIGATION PLAN	10/24/18	
CA -59185 SF	11.826 AC	14.54%	(R) 1, 8, 9, 11, 14, 24, 26, 30-39, 42-54, 55, 57, 60-67, 70, 71, 89	REVISE FLOOR PLANS TO BUILDABLE AREAS, REVISE UPDATE TABLES	10/24/18	
CA +10019 SF	12.056 AC	14.81%	(R) 1, 5	REVISE BUILDABLE AREAS FOR UNITS, UPDATE MEDIAN IMPROVEMENT PER SURVEYOR INFORMATION	10/24/18	



Texas Engineering Solutions



3815 S. CAPITAL OF TEXAS HWY  
SUITE 300  
AUSTIN, TEXAS 78704  
O: 512-904-0505  
F: 512-904-0509  
TBPE No. 11206

## PROJECT DATA

COUNTY: TRAVIS  
CITY LIMITS/ETJ: AUSTIN  
FINAL PLAT NUMBER: CBJ-2013-0180.OA  
RELATED CASES: C14-2012-0026  
PROJECT ADDRESS: 4801 N. QUINLAN PARK ROAD  
GRID NUMBER: MB-32/491M  
ZONING: GR-MU-CO  
USAGE: 4845300220H/4845300220H  
FEMA MAP PANEL: 4845300220H

OWNER / DEVELOPER  
NO INVESTMENTS IN  
1700 N. MURRAY EXPY  
AUSTIN, TX 78731

## CONSULTANTS:

DELTA SURVEY GROUP, INC  
(TOPOGRAPHY & TREES)  
8213 BRODIE LANE, SUITE 102  
AUSTIN, TX 78744  
OFFICE: 512-282-5200  
AUSTIN SPATIAL TECHNOLOGIES  
PAUL SAUPE, RPLS  
AUSTIN, TX 78767  
PHONE: 512-573-6730

## REVISIONS

NO	DATE	DESCRIPTION
RI		UPDATED SHEET INDEX, CHANGED DATE
		REVISED SPECIAL NOTE #2, UPDATE UNIT LAYOUT

EDITED: January 11, 2015  
PLOTTED: JESCAD12-PC Corinne VanVleet

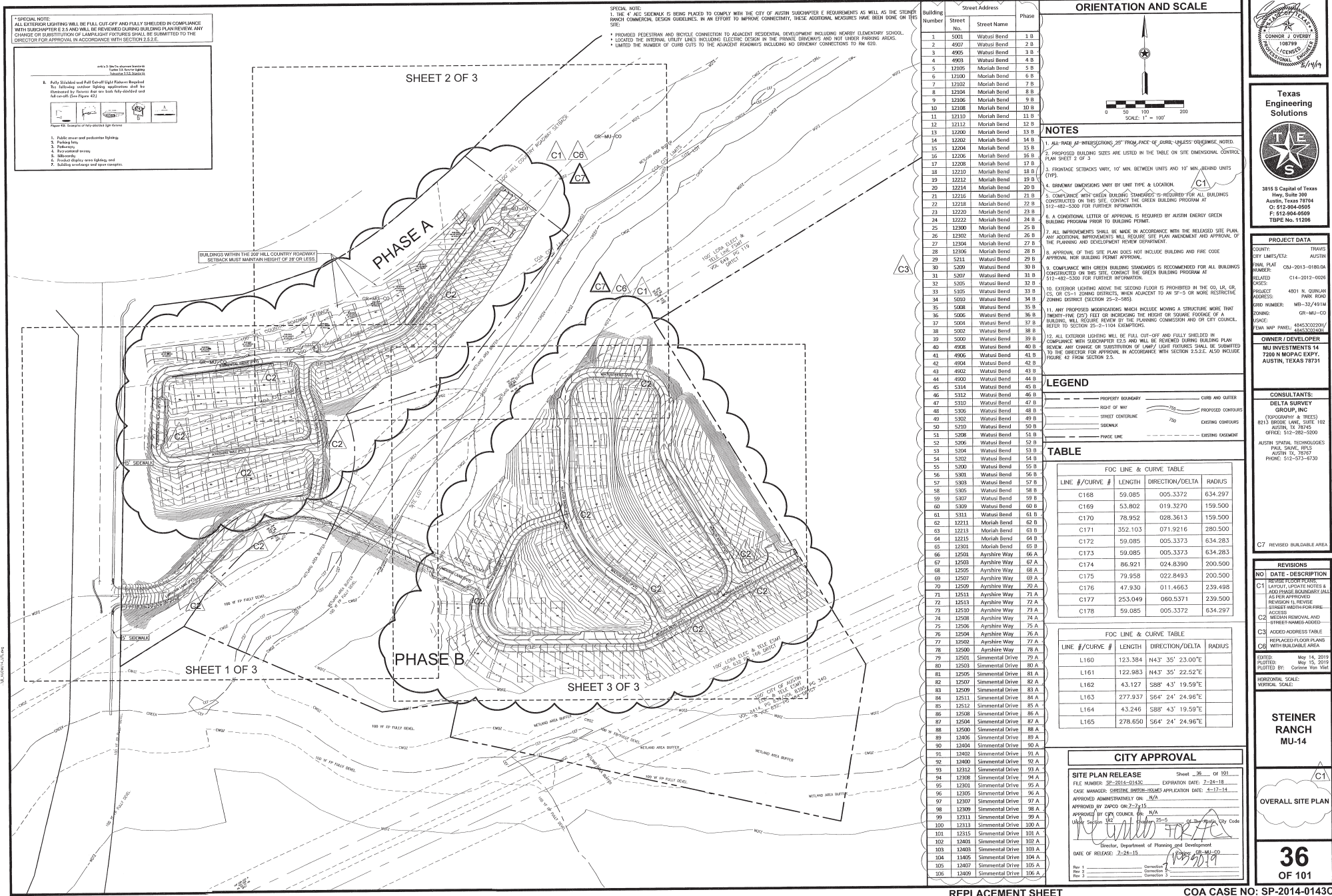
HORIZONTAL SCALE:  
VERTICAL SCALE:

STEINER RANCH MU-14

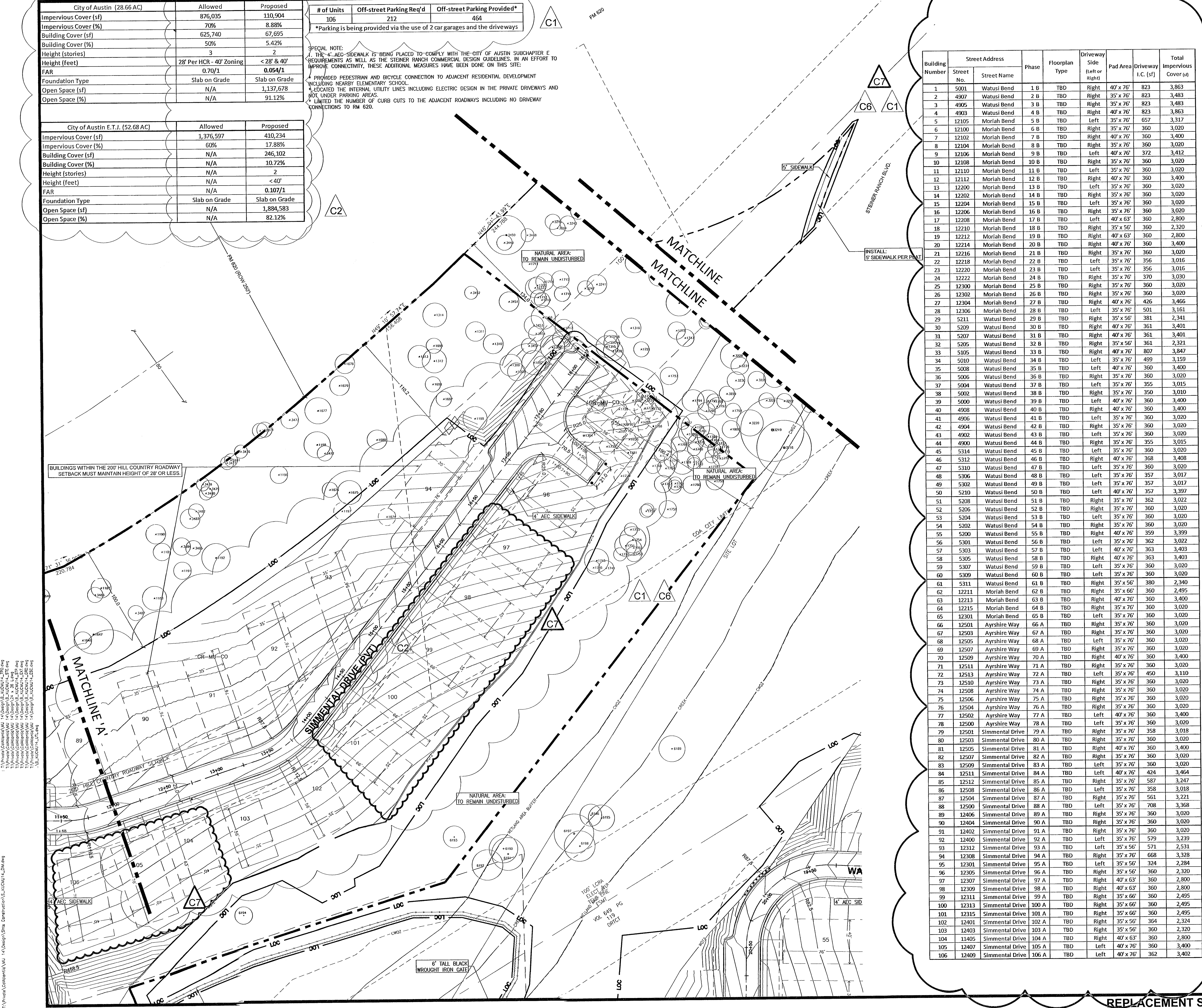
## COVER SHEET

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### ORIENTATION AND SCALE

### NOTES

1. ALL RADI AT INTERSECTIONS, 25' FROM FACE OF CURB, UNLESS OTHERWISE NOTED.

2. PROPOSED BUILDING SIZES ARE LISTED IN THE TABLE ON SITE DIMENSIONAL CONTROL PLAN SHEET 2 OF 3.

3. FRONTAGE SETBACKS VARY, 10' MIN. BETWEEN UNITS AND 10' MIN. BEHIND UNITS (N/P).

4. DRIVEWAY DIMENSIONS VARY BY UNIT TYPE & LOCATION.

5. COMPLIANCE WITH GREEN BUILDING STANDARDS IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE. CONTACT THE GREEN BUILDING PROGRAM AT 512-482-5300 FOR FURTHER INFORMATION.

6. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.

7. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

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

9. COMPLIANCE WITH GREEN BUILDING STANDARDS IS RECOMMENDED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE. CONTACT THE GREEN BUILDING PROGRAM AT 512-482-5300 FOR FURTHER INFORMATION.

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

11. 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. REFER TO SECTION 25-2-1104 EXEMPTIONS.

12. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E2.5 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. ALSO INCLUDE FIGURE 42 FROM SECTION 2.5.

### LEGEND

---	PROPERTY BOUNDARY	---	CURB AND GUTTER
---	RIGHT OF WAY	---	PROPOSED CONTOURS
---	STREET CENTERLINE	---	EXISTING CONTOURS
---	SIDEWALK	---	EXISTING EASEMENT

### TABLE

FOC LINE & CURVE TABLE			
LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS
C168	59.085	005.3372	634.297
C169	53.802	019.3270	159.500
C170	78.952	028.3613	159.500
C171	352.103	071.9216	280.500
C172	59.085	005.3373	634.283
C173	59.085	005.3373	634.283
C174	86.921	024.8390	200.500
C175	79.958	022.8493	200.500
C176	47.930	011.4663	239.498
C177	253.049	060.5371	239.500
C178	59.085	005.3372	634.297

FOC LINE & CURVE TABLE			
LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS
L160	123.384	N43° 35' 23.00"E	
L161	122.983	N43° 35' 22.52"E	
L162	43.127	S88° 43' 19.59"E	
L163	277.937	S64° 24' 24.96"E	
L164	43.246	S88° 43' 19.59"E	
L165	278.650	S64° 24' 24.96"E	

### CITY APPROVAL

#### SITE PLAN RELEASE

FILE NUMBER: SP-2014-0143C      EXPIRATION DATE: 7-24-18  
CASE MANAGER: CHRISTINE BARTON-HOLMES APPLICATION DATE: 4-17-14  
APPROVED ADMINISTRATIVELY ON: N/A  
APPROVED BY ZAPCO ON: 7-7-15  
APPROVED BY CITY COUNCIL ON: N/A  
Under Section 422 Chapter 25-5 Of The Austin City Code  
Director, Department of Planning and Development  
DATE OF RELEASE: 7-24-15      Zoning: GR-MU-CO

Rev 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

### Texas Engineering Solutions

3815 S Capital of Texas Hwy, Suite 300  
Austin, Texas 78704  
O: 512-904-0505  
F: 512-904-0509  
TBPE No. 11206

### PROJECT DATA

COUNTY: TRAVIS  
CITY LIMITS/ETC: AUSTIN  
FINAL PLAT NUMBER: CBJ-2013-0180.0A  
RELATED CASES: C14-2012-0026  
PROJECT ADDRESS: 4801 N. QUINLAN PARK ROAD  
GRID NUMBER: MB-32/491M  
ZONING: GR-MU-CO  
USAGE:   
FEMA MAP PANEL: 4845300220H/4845300240H

### OWNER / DEVELOPER

MU INVESTMENTS 14  
7200 N MOPAC EXPY.  
AUSTIN, TEXAS 78731

### CONSULTANTS:

**DELTA SURVEY GROUP, INC**  
(TOPOGRAPHY & TREES)  
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AUSTIN, TX 78745  
OFFICE: 512-282-3200  
  
AUSTIN SPATIAL TECHNOLOGIES  
PAUL SHAVE, RPLS  
AUSTIN TX, 78767  
PHONE: 512-573-6730

### REVISIONS

NO	DATE - DESCRIPTION
C1	REVISE FLOOR PLANS LAYOUT, UPDATE NOTES & TABLES AS PER APPROVED REVISION 1, REVISE STREET WIDTH FOR FIRE ACCESS & UPDATE TABLES.
C2	UPDATED IMP COVER TABLE AND STREET NAMES ADDED
C6	REPLACED FLOOR PLANS WITH BUILDABLE AREA
C7	REVISED BUILDABLE AREA AND TABLE

EDITED: May 14, 2019  
PLOTTED: May 15, 2019  
PLOTTED BY: Corinne Von Wiell

HORIZONTAL SCALE:  
VERTICAL SCALE:

### STEINER RANCH MU-14

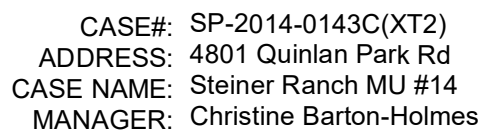
### SITE DIMENSIONAL CONTROL PLAN SHEET 2 OF 3

# 38

OF 101

COA CASE NO: SP-2014-0143C





OPERATOR: 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.

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