

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

CASE NUMBER: SP-2013-0379B(XT2) **ZAP COMMISSION DATE:** 9/17/2019

PROJECT NAME: The Pinnacle at Great Hills

ADDRESS: 5717 Lost Horizon Drive

COUNCIL DISTRICT: 10

WATERSHED: Bull Creek (Water Supply Rural)

AREA: 7.595 Acres

APPLICANT: Great Hills Pinnacle (Charles Nichols, Jr)
5000 Bee Caves Road
Austin, Texas 78746

AGENT: Garrett-Ihnen Civil Engineers (Norma Divine)
12007 Technology Boulevard, Ste. 150
Austin, Texas 78727

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

EXISTING ZONING: SF-6

PROPOSED DEVELOPMENT: The applicant is proposing construction of 6 out of 13 total single-family condominiums. Seven of the 13 units have been completed or are under construction currently.

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 September 17, 2022. Two of the thirteen structures and all infrastructure have been completed.

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.

ZONING AND PLATTING COMMISSION ACTION:

LEGAL DESCRIPTION: Great Hills St, Lot 2, Book 77, Pages 268-270

EXIST. ZONING: SF-6

ALLOWED F.A.R.: NA

ALLOWED HEIGHT: 35'

MAX. BLDG. COVERAGE: 40%

MAX. IMPERV. CVRG.: 55%

REQUIRED PARKING: 42

PROPOSED USE: SF Condo Residential

PROPOSED F.A.R.: NA

PROPOSED HEIGHT: 35'

PROPOSED BLDG. CVRG: 6.39% (21062 sf)

PROPOSED IMP. CVRG.: 18.12% (59692 sf)

PROPOSED PARKING: 57

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is currently partly developed, and is proposed to be completed with 13 single-family condominiums. There are no Critical Environmental Features on the site, and the site plan complies with all requirements of the Land Development Code.

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

Transportation: Access to the proposed site will be taken from Lost Horizon Drive. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:

North: Lost Horizon Dr, then Community Recreation (CR, PUD)

East: Rain Creek Pkwy, then open space (SF-2)

West: Open space and single-family residential (SF-6)

South: Open space and single-family residential (SF-6)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Lost Horizon Dr	90'	40'	Local Connector

NEIGHBORHOOD ORGANIZATION:

Austin Independent School District
 Bike Austin
 Bull Creek Foundation
 Friends of Austin Neighborhoods
 Great Hills VII HOA
 Great Hills Sec. VIII Homeowners, Inc.
 Long Canyon Homeowners Association
 Mountain Neighborhood Association (MNA)
 Neighborhood Empowerment Foundation
 North Oaks Neighborhood Association
 Northwest Austin Coalition
 SEL Texas
 Sierra Club
 Travis County Natural Resources

The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase 1 Unit #1 n/a Phase Area SF-6 Phase Area 6.9223 ac 301527 sf Impervious Cover % of Total Site Buildings 0 sf 0.00 % Decks 0 sf 0.00 % Parking Lot 4959 sf 1.51 % Driveways 0 sf 0.00 % Walks 152 sf 0.05 % Access Roads 28880 sf 8.68 % Pervious Areas 267896 sf 81.31 % Totals 301527 sf 91.94 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 spaces 0 spaces 1 Bedroom 0 spaces 0 spaces 2 Bedroom 0 spaces 0 spaces 3 Bedroom 0 spaces 0 spaces 4 Bedroom 0 spaces 0 spaces 5 Bedroom 0 spaces 0 spaces Totals 0 spaces 0 spaces Site Area/Dwelling Unit Phase Cumulative Required 0 sf 0 sf Provided 301527 sf 301527 sf Building Gross SF 0 sf 0 sf Building Coverage 0 sf 0.00 % Parking Provided Standard 10 spaces 10 spaces Compact 0 spaces 0 spaces Handicapped 2 spaces 2 spaces Garage 0 spaces 0 spaces Tandem 0 spaces 0 spaces Totals 12 spaces 12 spaces				The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase 2 Unit #2 Type A Phase Area SF-6 Phase Area 0.0527 ac 2296 sf Impervious Cover % of Total Site Buildings 1854 sf 0.56 % Decks 34 sf 0.01 % Parking Lot 0 sf 0.00 % Driveways 259 sf 0.08 % Walks 0 sf 0.00 % Access Roads 0 sf 0.00 % Pervious Areas 149 sf 0.05 % Totals 2296 sf 0.70 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 spaces 0 spaces 1 Bedroom 0 spaces 0 spaces 2 Bedroom 0 spaces 0 spaces 3 Bedroom 0 spaces 0 spaces 4 Bedroom 0 spaces 0 spaces 5 Bedroom 1 3.5 spaces 3.5 spaces Totals 3.5 spaces 3.5 spaces Site Area/Dwelling Unit Phase Cumulative Required 3500 sf 3500 sf Provided 2296 sf 303823 sf Building Gross SF 3876 sf 3876 sf Building Coverage 1854 sf 0.56 % Parking Provided Standard 0 spaces 10 spaces Compact 0 spaces 0 spaces Handicapped 0 spaces 2 spaces Garage 2 spaces 2 spaces Tandem 2 spaces 2 spaces Totals 4 spaces 16 spaces				The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase 3 Unit #3 Type A Phase Area SF-6 Phase Area 0.0540 ac 2352 sf Impervious Cover % of Total Site Buildings 1854 sf 0.56 % Decks 34 sf 0.01 % Parking Lot 0 sf 0.00 % Driveways 259 sf 0.08 % Walks 0 sf 0.00 % Access Roads 0 sf 0.00 % Pervious Areas 149 sf 0.05 % Totals 2352 sf 0.71 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 spaces 0 spaces 1 Bedroom 0 spaces 0 spaces 2 Bedroom 0 spaces 0 spaces 3 Bedroom 0 spaces 0 spaces 4 Bedroom 0 spaces 0 spaces 5 Bedroom 1 3.5 spaces 7 spaces Totals 7 spaces 7 spaces Site Area/Dwelling Unit Phase Cumulative Required 3500 sf 7000 sf Provided 2352 sf 806176 sf Building Gross SF 3876 sf 7752 sf Building Coverage 1854 sf 0.56 % Parking Provided Standard 0 spaces 10 spaces Compact 0 spaces 0 spaces Handicapped 0 spaces 2 spaces Garage 2 spaces 4 spaces Tandem 2 spaces 4 spaces Totals 4 spaces 20 spaces				The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase 4 Unit #4 Type B Phase Area SF-6 Phase Area 0.0371 ac 1617 sf Impervious Cover % of Total Site Buildings 1246 sf 0.38 % Decks 102 sf 0.03 % Parking Lot 0 sf 0.00 % Driveways 163 sf 0.05 % Walks 0 sf 0.00 % Access Roads 0 sf 0.00 % Pervious Areas 106 sf 0.03 % Totals 1617 sf 0.48 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 spaces 0 spaces 1 Bedroom 0 spaces 0 spaces 2 Bedroom 0 spaces 0 spaces 3 Bedroom 0 spaces 0 spaces 4 Bedroom 1 3 spaces 3 spaces 5 Bedroom 0 spaces 7 spaces Totals 10 spaces 10 spaces Site Area/Dwelling Unit Phase Cumulative Required 3500 sf 3500 sf Provided 1617 sf 307792 sf Building Gross SF 2527 sf 10279 sf Building Coverage 1246 sf 0.38 % Parking Provided Standard 0 spaces 10 spaces Compact 0 spaces 0 spaces Handicapped 0 spaces 2 spaces Garage 2 spaces 6 spaces Tandem 0 spaces 4 spaces Totals 2 spaces 22 spaces				The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase 5 Unit #5 Type A Phase Area SF-6 Phase Area 0.0534 ac 2324 sf Impervious Cover % of Total Site Buildings 1854 sf 0.56 % Decks 34 sf 0.01 % Parking Lot 0 sf 0.00 % Driveways 275 sf 0.08 % Walks 0 sf 0.00 % Access Roads 0 sf 0.00 % Pervious Areas 151 sf 0.05 % Totals 2324 sf 0.71 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 spaces 0 spaces 1 Bedroom 0 spaces 0 spaces 2 Bedroom 0 spaces 0 spaces 3 Bedroom 0 spaces 0 spaces 4 Bedroom 0 spaces 3 spaces 5 Bedroom 1 3.5 spaces 10.5 spaces Totals 13.5 spaces 13.5 spaces Site Area/Dwelling Unit Phase Cumulative Required 3500 sf 14000 sf Provided 2324 sf 310116 sf Building Gross SF 3876 sf 14155 sf Building Coverage 1854 sf 0.56 % Parking Provided Standard 0 spaces 10 spaces Compact 0 spaces 0 spaces Handicapped 0 spaces 2 spaces Garage 2 spaces 8 spaces Tandem 2 spaces 6 spaces Totals 4 spaces 26 spaces				The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase 6 Unit #6 Type A Phase Area SF-6 Phase Area 0.0516 ac 2249 sf Impervious Cover % of Total Site Buildings 1854 sf 0.56 % Decks 34 sf 0.01 % Parking Lot 0 sf 0.00 % Driveways 229 sf 0.07 % Walks 0 sf 0.00 % Access Roads 0 sf 0.00 % Pervious Areas 132 sf 0.04 % Totals 2249 sf 0.68 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 spaces 0 spaces 1 Bedroom 0 spaces 0 spaces 2 Bedroom 0 spaces 0 spaces 3 Bedroom 0 spaces 0 spaces 4 Bedroom 0 spaces 3 spaces 5 Bedroom 1 3.5 spaces 14 spaces Totals 17 spaces 17 spaces Site Area/Dwelling Unit Phase Cumulative Required 3500 sf 17500 sf Provided 2249 sf 312365 sf Building Gross SF 3876 sf 18931 sf Building Coverage 1854 sf 0.56 % Parking Provided Standard 0 spaces 10 spaces Compact 0 spaces 0 spaces Handicapped 0 spaces 2 spaces Garage 2 spaces 10 spaces Tandem 1 spaces 7 spaces Totals 3 spaces 29 spaces				The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase 7 Unit #7 Type B Phase Area SF-6 Phase Area 0.0370 ac 1613 sf Impervious Cover % of Total Site Buildings 1246 sf 0.38 % Decks 102 sf 0.03 % Parking Lot 0 sf 0.00 % Driveways 160 sf 0.05 % Walks 0 sf 0.00 % Access Roads 0 sf 0.00 % Pervious Areas 106 sf 0.03 % Totals 1613 sf 0.49 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 spaces 0 spaces 1 Bedroom 0 spaces 0 spaces 2 Bedroom 0 spaces 0 spaces 3 Bedroom 0 spaces 0 spaces 4 Bedroom 1 3 spaces 6 spaces 5 Bedroom 0 spaces 14 spaces Totals 20 spaces 20 spaces Site Area/Dwelling Unit Phase Cumulative Required 3500 sf 21000 sf Provided 1613 sf 313978 sf Building Gross SF 2527 sf 26558 sf Building Coverage 1246 sf 0.38 % Parking Provided Standard 0 spaces 10 spaces Compact 0 spaces 0 spaces Handicapped 0 spaces 2 spaces Garage 2 spaces 12 spaces Tandem 0 spaces 7 spaces Totals 2 spaces 31 spaces				The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase 8 Unit #8 Type A Phase Area SF-6 Phase Area 0.0419 ac 1823 sf Impervious Cover % of Total Site Buildings 1246 sf 0.38 % Decks 102 sf 0.03 % Parking Lot 0 sf 0.00 % Driveways 292 sf 0.09 % Walks 0 sf 0.00 % Access Roads 0 sf 0.00 % Pervious Areas 133 sf 0.04 % Totals 1823 sf 0.55 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 spaces 0 spaces 1 Bedroom 0 spaces 0 spaces 2 Bedroom 0 spaces 0 spaces 3 Bedroom 0 spaces 0 spaces 4 Bedroom 1 3 spaces 9 spaces 5 Bedroom 0 spaces 14 spaces Totals 23 spaces 23 spaces Site Area/Dwelling Unit Phase Cumulative Required 3500 sf 24500 sf Provided 1823 sf 315801 sf Building Gross SF 2527 sf 23085 sf Building Coverage 1246 sf 0.38 % Parking Provided Standard 0 spaces 10 spaces Compact 0 spaces 0 spaces Handicapped 0 spaces 2 spaces Garage 2 spaces 14 spaces Tandem 2 spaces 9 spaces Totals 4 spaces 35 spaces				The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase 9 Unit #9 Type A Phase Area SF-6 Phase Area 0.0515 ac 2245 sf Impervious Cover % of Total Site Buildings 1246 sf 0.38 % Decks 102 sf 0.03 % Parking Lot 0 sf 0.00 % Driveways 226 sf 0.07 % Walks 0 sf 0.00 % Access Roads 0 sf 0.00 % Pervious Areas 133 sf 0.04 % Totals 2245 sf 0.68 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 spaces 0 spaces 1 Bedroom 0 spaces 0 spaces 2 Bedroom 0 spaces 0 spaces 3 Bedroom 0 spaces 0 spaces 4 Bedroom 1 3 spaces 12 spaces 5 Bedroom 0 spaces 14 spaces Totals 26 spaces 26 spaces Site Area/Dwelling Unit Phase Cumulative Required 3500 sf 28000 sf Provided 2245 sf 318046 sf Building Gross SF 2606 sf 25691 sf Building Coverage 1854 sf 0.56 % Parking Provided Standard 0 spaces 10 spaces Compact 0 spaces 0 spaces Handicapped 0 spaces 2 spaces Garage 2 spaces 16 spaces Tandem 1 spaces 10 spaces Totals 3 spaces 38 spaces				The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase 10 Unit #10 Type A Phase Area SF-6 Phase Area 0.0571 ac 2488 sf Impervious Cover % of Total Site Buildings 1854 sf 0.56 % Decks 34 sf 0.01 % Parking Lot 0 sf 0.00 % Driveways 378 sf 0.11 % Walks 0 sf 0.00 % Access Roads 0 sf 0.00 % Pervious Areas 222 sf 0.07 % Totals 2488 sf 0.76 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 spaces 0 spaces 1 Bedroom 0 spaces 0 spaces 2 Bedroom 0 spaces 0 spaces 3 Bedroom 0 spaces 0 spaces 4 Bedroom 1 3 spaces 15 spaces 5 Bedroom 0 spaces 14 spaces Totals 29 spaces 29 spaces Site Area/Dwelling Unit Phase Cumulative Required 3500 sf 31500 sf Provided 2488 sf 318046 sf Building Gross SF 2606 sf 28297 sf Building Coverage 1854 sf 0.56 % Parking Provided Standard 0 spaces 10 spaces Compact 0 spaces 0 spaces Handicapped 0 spaces 2 spaces Garage 2 spaces 18 spaces Tandem 2 spaces 12 spaces Totals 4 spaces 42 spaces				The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase 11 Unit #11 Type A Phase Area SF-6 Phase Area 0.0546 ac 2378 sf Impervious Cover % of Total Site Buildings 1854 sf 0.56 % Decks 34 sf 0.01 % Parking Lot 0 sf 0.00 % Driveways 313 sf 0.10 % Walks 0 sf 0.00 % Access Roads 0 sf 0.00 % Pervious Areas 177 sf 0.05 % Totals 2378 sf 0.72 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 spaces 0 spaces 1 Bedroom 0 spaces 0 spaces 2 Bedroom 0 spaces 0 spaces 3 Bedroom 0 spaces 0 spaces 4 Bedroom 1 3 spaces 18 spaces 5 Bedroom 0 spaces 14 spaces Totals 32 spaces 32 spaces Site Area/Dwelling Unit Phase Cumulative Required 3500 sf 35000 sf Provided 2378 sf 322912 sf Building Gross SF 2606 sf 30903 sf Building Coverage 1854 sf 0.56 % Parking Provided Standard 0 spaces 10 spaces Compact 0 spaces 0 spaces Handicapped 0 spaces 2 spaces Garage 2 spaces 20 spaces Tandem 2 spaces 14 spaces Totals 4 spaces 46 spaces				The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase 12 Unit #12 Type B Phase Area SF-6 Phase Area 0.0385 ac 1679 sf Impervious Cover % of Total Site Buildings 1246 sf 0.38 % Decks 102 sf 0.03 % Parking Lot 0 sf 0.00 % Driveways 203 sf 0.06 % Walks 0 sf 0.00 % Access Roads 0 sf 0.00 % Pervious Areas 128 sf 0.04 % Totals 1679 sf 0.51 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 spaces 0 spaces 1 Bedroom 0 spaces 0 spaces 2 Bedroom 0 spaces 0 spaces 3 Bedroom 0 spaces 0 spaces 4 Bedroom 1 3 spaces 21 spaces 5 Bedroom 0 spaces 14 spaces Totals 35 spaces 35 spaces Site Area/Dwelling Unit Phase Cumulative Required 3500 sf 38500 sf Provided 1679 sf 324591 sf Building Gross SF 2527 sf 33430 sf Building Coverage 1246 sf 0.38 % Parking Provided Standard 0 spaces 10 spaces Compact 0 spaces 0 spaces Handicapped 0 spaces 2 spaces Garage 2 spaces 22 spaces Tandem 1 spaces 15 spaces Totals 3 spaces 49 spaces				The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase 13 Unit #13 Type B Phase Area SF-6 Phase Area 0.0411 ac 1790 sf Impervious Cover % of Total Site Buildings 1246 sf 0.38 % Decks 102 sf 0.03 % Parking Lot 0 sf 0.00 % Driveways 275 sf 0.08 % Walks 0 sf 0.00 % Access Roads 0 sf 0.00 % Pervious Areas 127 sf 0.04 % Totals 1790 sf 0.54 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 spaces 0 spaces 1 Bedroom 0 spaces 0 spaces 2 Bedroom 0 spaces 0 spaces 3 Bedroom 0 spaces 0 spaces 4 Bedroom 1 3 spaces 24 spaces 5 Bedroom 0 spaces 14 spaces Totals 38 spaces 38 spaces Site Area/Dwelling Unit Phase Cumulative Required 3500 sf 42000 sf Provided 1790 sf 326381 sf Building Gross SF 2527 sf 35957 sf Building Coverage 1246 sf 0.38 % Parking Provided Standard 0 spaces 10 spaces Compact 0 spaces 0 spaces Handicapped 0 spaces 2 spaces Garage 2 spaces 24 spaces Tandem 2 spaces 17 spaces Totals 4 spaces 53 spaces				The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase 14 Unit #14 Type A Phase Area SF-6 Phase Area 0.0692 ac 3013 sf Impervious Cover % of Total Site Buildings 1854 sf 0.56 % Decks 102 sf 0.03 % Parking Lot 0 sf 0.00 % Driveways 1091 sf 0.33 % Walks 0 sf 0.00 % Access Roads 0 sf 0.00 % Pervious Areas 24 sf 0.01 % Totals 3013 sf 0.91 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 spaces 0 spaces 1 Bedroom 0 spaces 0 spaces 2 Bedroom 0 spaces 0 spaces 3 Bedroom 0 spaces 0 spaces 4 Bedroom 0 spaces 24 spaces 5 Bedroom 1 3.5 spaces 17.5 spaces Totals 41.5 spaces 41.5 spaces Site Area/Dwelling Unit Phase Cumulative Required 3500 sf 45500 sf Provided 3013 sf 329394 sf Building Gross SF 3876 sf 39833 sf Building Coverage 1854 sf 0.56 % Parking Provided Standard 0 spaces 10 spaces Compact 0 spaces 0 spaces Handicapped 0 spaces 2 spaces Garage 2 spaces 26 spaces Tandem 2 spaces 18 spaces Totals 4 spaces 57 spaces				The Pinnacle at Great Hills Condominiums Phasing Calculations - Phase Overall Phase Area SF-6 Phase Area 7.56 ac 329,394 sf Impervious Cover % of Total Site Buildings 21062 sf 6.39 % Decks 782 sf 0.24 % Parking Lot 4959 sf 1.51 % Driveways 4157 sf 1.26 % Walks 152 sf 0.05 % Access Roads 28880 sf 8.68 % Pervious Areas 269702 sf 81.88 % Totals 329394 sf 100.00 % Building Summary/Required Parking Dwelling Unit Type Units Phase Parking Cumulative Parking Efficiency 0 0 spaces 0 spaces 1 Bedroom 0 0 spaces 0 spaces 2 Bedroom 0 0 spaces 0 spaces 3 Bedroom 0 0 spaces 0 spaces 4 Bedroom 8 24 spaces 24 spaces 5 Bedroom 5 17.5 spaces 17.5 spaces Totals 13 41.5 spaces 41.5 spaces Site Area/Dwelling Unit Phase Cumulative Required 45500 sf 45500 sf Provided 329394 sf 329394 sf Building Gross SF 39833 sf 39833 sf Building Coverage 21062 sf 6.39 % Parking Provided Standard 0 10 spaces 10 spaces Compact 0 0 spaces 0 spaces Handicapped 0 2 spaces 2 spaces Garage 26 26 spaces 26 spaces Tandem 18 18 spaces 18 spaces Totals 57 57 spaces 57 spaces				1 year administrative extension approved from June 17, 2018 to June 17, 2019. <i>OK</i>			
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2-Stories (with Basement) Notes:

*Basement as defined by the 2012 International Building Code, Chapter 2, Section 202. The definitions are as follows:

Basement - A story that is not a story above grade plane (see "Story above grade plane").

Story Above Grade Plane - Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is:

1. More than 6 feet (1829 mm) above grade plan; or
2. More than 12 (3658 mm) above the finished ground level at any point.

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact the Texas Excavation Safety System @ 1-800-344-8377 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of water and gas crossings prior to beginning construction.

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.

Benchmarks

T.B.M. #1 - Top of Cotton Gin Spindle. Elevation: 814.97'
T.B.M. #2 - Chiseled "X" in concrete. Elevation: 894.15'
T.B.M. #3 - Chiseled Square on Northwest corner of concrete slab. Elevation: 794.49'

Legal Description

Lot 2, less 6,738 s.f. Great Hills Street Dedication C,

SITE PLAN APPROVAL SHEET 8 of 33
FILE NUMBER SP-2013-0379B APPLICATION DATE October 9, 2013
APPROVED [Signature] ON [Signature] UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) 5-18-18 CASE MANAGER Michael Simmons-Smith
PROJECT EXPIRATION DATE (ORD-4970905-A) NA DWPZ [Signature] DDZ [Signature]

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: [Signature]

Rev.1 [Signature] Correction 1
Rev.2 [Signature] Correction 2
Rev.3 [Signature] Correction 3

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

REVISIONS/CORRECTIONS

CITY APPROVAL/DATE

DESCRIPTION

NO.

The Pinnacle Condominiums

5717 Lost Horizon Dr
Austin, Texas 78759

Phasing Calculations

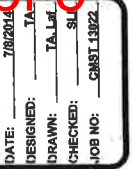


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FACSIMILE: (512) 454-2420
TBE FIRM NO. F-630

SHEET NUMBER

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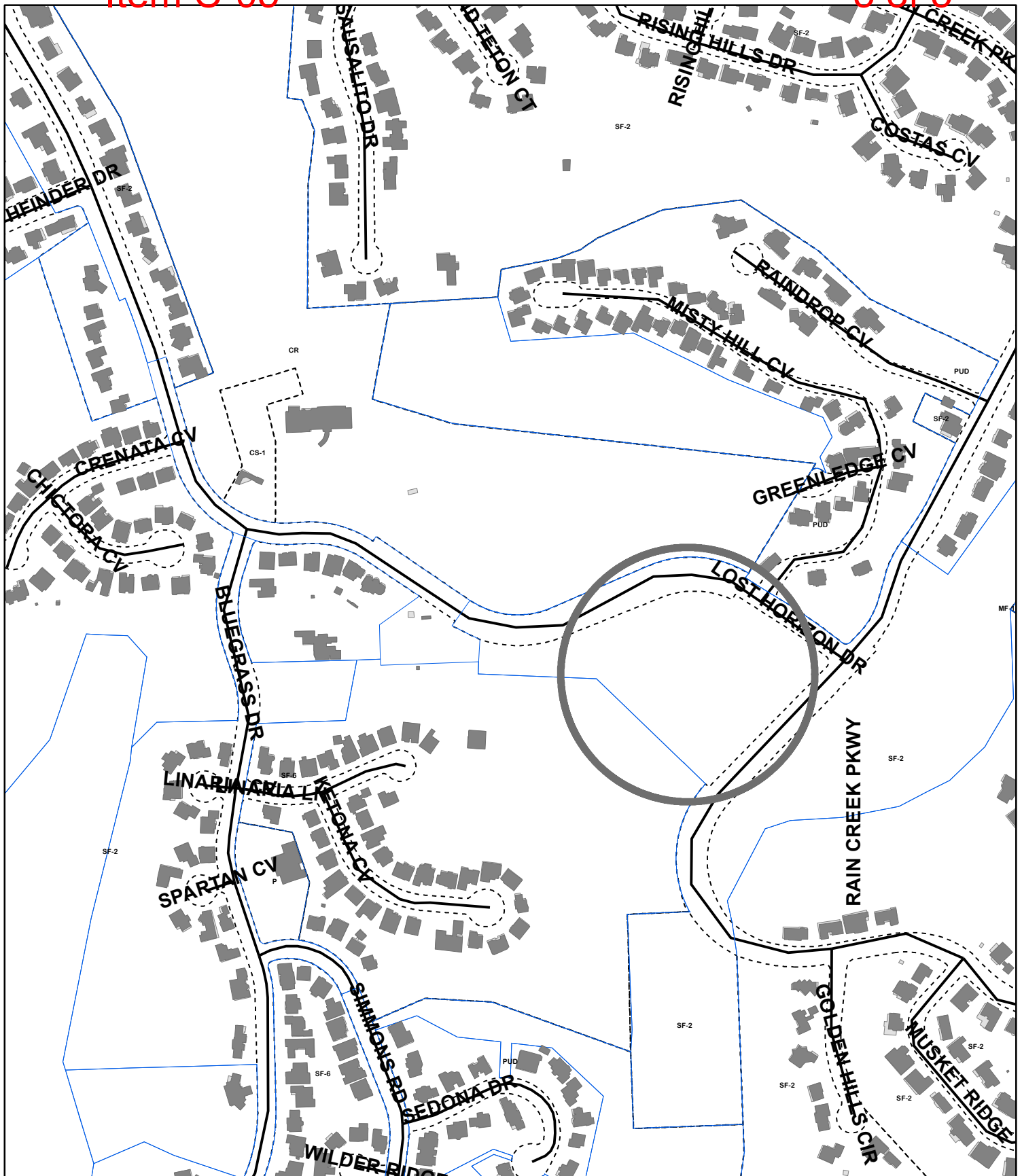
**5717 Lost Horizon Dr
Austin, Texas 78759**



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TELETYPE: (512) 454-2420
TYPE F-630



SHEET NUMBER
7 OF 33

- Rev.3 _____ Correction 3 _____
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY

0 200 400 800 Feet

CASE#: SP-2013-0379B(XT2)
 ADDRESS: 5717 Lost Horizon Dr
 CASE NAME: The Pinnacle at Great Hills
 MANAGER: Christine Barton-Holmes



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

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

OPERATOR: Christine Barton-Holmes