



June 15, 2010

Ms. Sue Welch  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road, 4<sup>th</sup> Floor  
Austin, Texas 78704

RE: Tarlton 360 Townhomes SPC-2009-0094C (Project)  
Updated Waiver Request from LDC 25-2-1123, Construction on Slopes  
Longaro & Clarke, L.P. Project #325-01-40

Dear Sue:

This letter is written to address site plan comment SP-23 for the above-referenced Project. As City staff notes, the Project is subject to LDC 25-2-1123(A). This section requires that development of property in the Hill Country Roadway corridor must comply with the requirements of Chapter 25-8, Subchapter A, Article 7, Division 3, (Construction on Slopes) and specifically LDC 25-8-301 and 25-8-302. Additionally, the Project is being redeveloped pursuant to the Leffingwell Ordinance, which was codified as LDC 25-8-27. According to the provisions of this section, the requirements of Chapter 25-8, Subchapter A, do not apply to the redevelopment of property if certain conditions are met during the redevelopment; thus, the Project would normally be exempt from LDC 25-8-301 and 25-8-302 if not subject to LDC 25-2-1123(A). Please note that the Project will meet those conditions as required by LDC 25-8-27(F) and therefore those limited environmental regulations will apply.

The extent of the waiver is indicated below and should be considered minimal:

- 1) LDC 25-8-301, Construction of a Roadway or Driveway. We are requesting a waiver for: 0.125 acres between 15% and 25%, 0.072 acres between 25% and 35%, and 0.021 acres over 35% for construction of driveways.
- 2) LDC 25-8-302, Construction of Building or Parking Area. We are requesting a waiver for: 0.306 acres above the 10% allowance for slopes between 15% and 25%, 0.16 acres on 25% and 35%, and 0.21 acres over 35% for construction of building and parking areas.

In accordance with LDC 25-2-1105, Waivers, a person applying for the waiver must demonstrate that the provision imposes an undue hardship on the development because of the location, topography, or peculiar configuration of the tract. Justification for approval of the waiver is as follows:

- 1) The slopes are primarily man-made due to the existing developed conditions of the site. The existing ponds and retaining systems are at 3:1 slopes to near vertical walls creating small areas with very large slopes. It is our opinion that LDC 25-2-1123 is not intended to regulate man-made slopes with existing development, but rather natural slopes on undeveloped tracts of land. It should

be noted that the current improvements were constructed prior to the enactment of the Construction on Slopes requirements. As a result, we believe the existing man-made topography of the site places an undue hardship on the redevelopment of the Project.

- 2) The slopes that are not man-made are located in the northwest corner of the tract. In this area a small portion of the driveway and portions of Buildings 24 and 25 are located on slopes between 15 and 25%.
  - a) The portion of the construction on slopes located under the driveway is necessary to access an area of at least two acres that is less than 15% slope. Additionally, the driveway is required to access a least five residential units. Therefore the area of driveway on slopes greater than 15% meets LDC 25-8-301(A). All cuts/fills will be sloped and revegetated pursuant to LDC 25-8-301(B).
  - b) The portion of slopes located under Buildings 24 and 25 are allowed as long as the amount of the sloped area located in the 15-25% category does not exceed 10% of the overall area of that slope category. If the amount of construction on slopes in this slope category for the construction on the man-made slopes is not counted towards the 10% maximum then the slopes located under these units will not exceed the 10% maximum of the balance of the slopes that are not man-made in the 15-25% category. All cuts/fills will be revegetated and slopes [pursuant to LDC 25-8-302(B)(2-4).

In addition, the above construction on slopes will meet the applicable sections of 25-2-1123(D-F) regarding terracing, sloping and revegetation of cuts and fills.

- 3) As mentioned above, if the site were not located in the Hill Country Roadway corridor, the Project would be exempt from the requirements of LDC 25-8, Subchapter A and particularly LDC 25-8-301 and 302. As a result, we believe the location of the site places an undue hardship on the redevelopment of the Project.


Furthermore, LDC 25-2-1105 (A)(3) requires that if the waiver is approved, the development will provide the following benefits over what would otherwise be required:

- 1) Environmental Protection. Currently the site provides a level of 0.93" of sand filtration water quality benefit with an average pollutant removal rate of 57.4%. The Project will provide 0.86" of retention/irrigation and 0.14" of extended detention which will provide an average pollutant removal rate of 90.5%. This decrease in pollutant loads will have a positive impact on the surrounding environment and the water quality of Barton Creek. In addition, the Project will provide the same increase in water quality benefit to the Chase Bank site located directly to the north of the Project. The additional water quality benefit provided to the Chase Bank site is over and above what the Project is required to provide.

- 2) Aesthetic Enhancement. Currently this site has an aging movie theater building that has been vacant for many years. The proposal is to redevelop the site as a mixed use project with residential, office, and retail use. The construction material used on the buildings will blend well into the Hill Country setting. Additionally, the architectural elements of the buildings will be aesthetically pleasing. Lastly, given the current conditions of the site, we believe that the mixed use project will serve to enhance the surrounding area.
- 3) Land Use Compatibility. Currently there is a vacant movie theater building located on the site. The surrounding land uses adjacent to the site consist of (i) to the north a bank and a residential neighborhood, (ii) to the east Barton Creek Mall, (iii) to the west vacant land, and a residential neighborhood, and (iv) to the south a cemetery and an office building. The site currently has existing entitlements which were approved with site plan SP-06-0464CR. These entitlements include (i) 232,000 square feet of office, (ii) 60,000 square feet of retail, and (iii) 12,000 square of restaurant. Given the surrounding land uses, the existing conditions of the site, and the existing entitlements approved with SP-06-0464CR, we believe that the residential, office, and retail components will fit well into the surrounding neighborhood. Please note, we have met with several of the neighborhood groups in the area, and so far we have received positive feedback on the Project.
- 4) Traffic Considerations. As shown by the TIA worksheet included with the Update #2 submittal, the proposed Project decreases traffic levels over the traffic generated by the permitted land uses approved by SP-06-0464CR.

Given the demonstration of undue hardships and the additional benefits listed above we respectfully request that the waiver from Construction on Slopes be granted. We appreciate your review of this waiver request. If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,  
LONGARO & CLARKE, L.P.

  
Alex G. Clarke, P.E.  
Vice President



cc: John Burnham, CRVI Loop 360, L.P.  
David Armbrust, Armbrust & Brown, L.L.P.  
Amanda Morrow, Armbrust & Brown, L.L.P.  
Joseph Longaro, Longaro & Clarke, L.P.

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ALLOWABLE INTERVENOUS COVER BREAKDOWN BY SLOPE CATEGORY:  
 TOTAL AREA: 15.558 = 1.44 AC @ 91% = 0.134 AC

LEGEND:	INTERVENOUS COVER		BUILDINGS AND OTHER IMPERVIOUS SURFACES		DRAINWAYS	
	AREA	AC	AREA	AC	AREA	AC
0-15% SLOPES	13.049 AC	0.46	79.8	0.75		
15-25% SLOPES	1.544 AC	0.16	30.9	0.073		
25-35% SLOPES	0.517 AC	0.19	6.7	0.021		
OVER 35% SLOPES	0.308 AC					
TOTAL HC AREA	15.418 AC					



WALSH TARLTON LANE  
(80' R.O.W.)

WALSH TARLTON LANE  
(80' R.O.W.)

TAMARION BOULEVARD  
(80' R.O.W.)

**TARLTON 360 TOWNHOMES**  
 WALSH TARLTON LANE, AUSTIN, TEXAS  
 JULY 29, 2010  
 CONSTRUCTION ON SLOPES

**EC LONGARO & CLARKE** **DICK CLARK**  
 Consulting Engineers  
 Land Development & Site Construction Management & Water Resources  
 728 West Capital of Texas Highway Building A, Suite 200 Austin, Texas 78701  
 (512) 391-0000 • www.ecclongaro.com • DICKCLARK@aol.com



July 14, 2010

Ms. Sue Welch  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
4<sup>th</sup> Floor  
Austin, Texas 78704

RE: Tarlton 360 Townhomes SPC-2010-0071C.MGA (Project)  
Waiver Request from LDC 25-2-1122, Floor-to-Area Ratio of a non-Residential Building  
Longaro & Clarke, L.P. Project #325-01-40

Dear Sue:

Pursuant to our conversation on April 5, 2010, we are requesting a waiver from provisions of LDC 25-2-1122(A)(2) limiting the Floor-to-Area Ratio (FAR) of a non-residential building in a moderate intensity zone. Please note that this waiver is limited to only Building 3 as shown on site plan SPC-2010-0071C.MGA. Buildings 1 and 2 and the townhome units are residential buildings and therefore are not subject to LDC 25-2-1122.

The particulars of the waiver are set forth below and should be considered a minimal departure from LDC 25-2-1122:

- 1) LDC 25-2-1122 (A)(2)(b), limiting FAR to 0.10 on property with a gradient more than 15% but not more than 25%. This waiver request is to allow an FAR of 0.36 for a building on property with a gradient more than 15% but not more than 25%.
- 2) LDC 25-2-1122 (A)(2)(c), limiting FAR to 0.05 on property with a gradient more than 25% but not more than 35%. This waiver request is to allow an FAR of 0.15 for a building on property with a gradient more than 25% but not more than 35%.
- 3) This waiver request is to allow an FAR of 0.08 for a building on property with a gradient more than 35%.

In accordance with LDC 25-2-1105, Waivers, a person applying for the waiver must demonstrate that the provision imposes an undue hardship on the development because of the location, topography, or peculiar configuration of the tract. Justification for approval of the waiver is as follows:

- 1) The slopes located within the area of the proposed Building 3 are entirely man-made and created when the Cinemark Theater was built. It should be noted that the Cinemark development was constructed in accordance with rules and regulations that predated the requirements of the Hill County Ordinance, thus the Cinemark development was not subject to the FAR limitation regarding construction on slopes. As a result, the grading associated with the construction

of the Cinemark development created numerous areas with slopes in excess of 15%, while the retaining systems created near vertical slopes in excess of 35%. It is our opinion that LDC 25-2-1122 is not intended to regulate man-made slopes with existing development, but rather natural slopes on undeveloped tracts of land. As a result, we believe the existing man-made topography of the site places an undue hardship on the redevelopment of the Project.

Furthermore, LDC 25-2-1105 (A)(3) requires that if the waiver is approved, the development will provide the following benefits over what would otherwise be required:

- 1) Environmental Protection. Currently the site provides a level of 0.93" of sand filtration water quality benefit with an average pollutant removal rate of 57.4%. The Project will provide 0.86" of retention/irrigation and 0.14" of extended detention which will provide an average pollutant removal rate of 90.5%. This decrease in pollutant loads will have a positive impact on the surrounding environment and the water quality of Barton Creek. In addition, the Project will provide the same increase in water quality benefit to the Chase Bank site located directly to the north of the Project. The additional water quality benefit provided to the Chase Bank site is over and above what the Project is required to provide.
- 2) Aesthetic Enhancement. Currently this site has an aging movie theater building that has been vacant for many years. The proposal is to redevelop the site as a mixed use project with residential, office, and retail use. The construction material used on the buildings will blend well into the Hill Country setting. Additionally, the architectural elements of the buildings will be aesthetically pleasing. Lastly, given the current conditions of the site, we believe that the mixed use project will serve to enhance the surrounding area.
- 3) Land Use Compatibility. Currently there is a vacant movie theater building located on the site. The surrounding land uses adjacent to the site consist of (i) to the north a bank and a residential neighborhood, (ii) to the east Barton Creek Mall, (iii) to the west vacant land, and a residential neighborhood, and (iv) to the south a cemetery and an office building. The site currently has existing entitlements which were approved with site plan SP-06-0464CR. These entitlements include (i) 232,000 square feet of office, (ii) 60,000 square feet of retail, and (iii) 12,000 square of restaurant. Given the surrounding land uses, the existing conditions of the site, and the existing entitlements approved with SP-06-0464CR, we believe that the residential, office, and retail components will fit well into the surrounding neighborhood. Please note, we have met with several of the neighborhood groups in the area, and so far we have received three letters of support from the various Associations.
- 4) Traffic Considerations. As shown by the TIA worksheet included with prior submittals, the proposed Project decreases traffic levels over the traffic that would be generated by the permitted land uses approved in accordance with site plan SP-06-0464CR and what the existing Cinemark Theater would generate if it were still operating.

Ms. Sue Welch  
City of Austin  
June 14, 2010  
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**Tarlton 360 Townhomes  
FAR on Slopes Waiver Request**

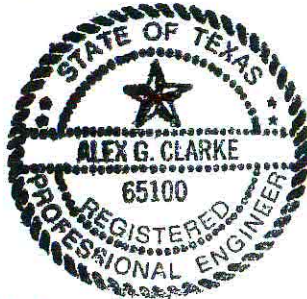
Given the demonstration of undue hardships and the additional benefits listed above, we respectfully request a waiver specifically for Building 3 from the requirements of LDC 25-2-1122.

If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,  
LONGARO & CLARKE, L.P.



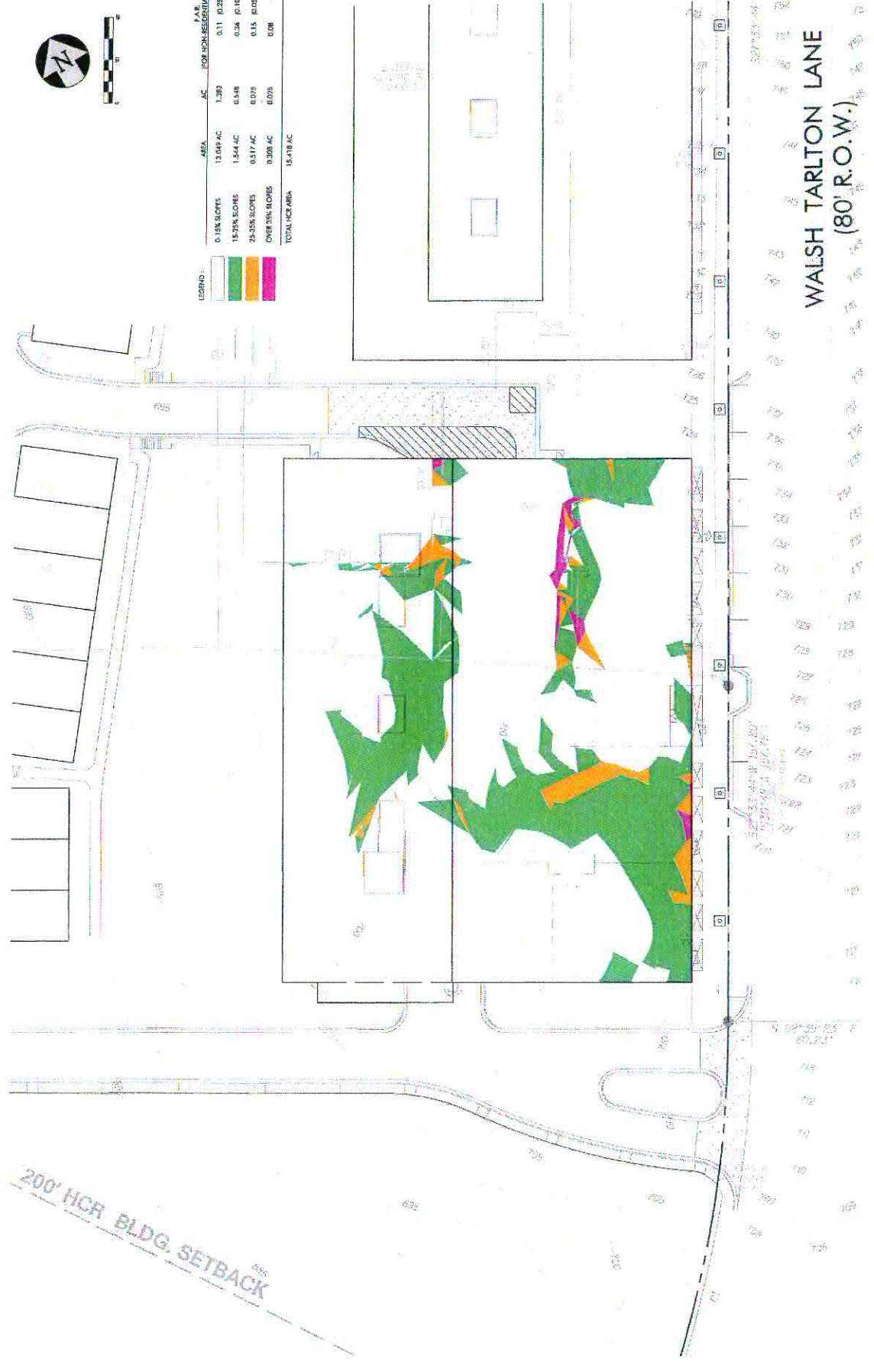
Alex Clarke, P.E.  
Vice President



cc: John Burnham, CRVI Loop 360, L.P.  
David Armbrust, Armbrust & Brown, L.L.P.  
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Joseph Longaro, Longaro & Clarke, L.P.

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200' HCR BLDG. SETBACK



LEGEND:

AREA	AC	FOR NON-RESIDENTIAL BUILDINGS
0-15% SLOPES	13.049 AC	1.382
15-25% SLOPES	1.544 AC	0.348
25-35% SLOPES	0.517 AC	0.075
OVER 35% SLOPES	0.358 AC	0.095
TOTAL HCR AREA	15.478 AC	0.08

**TARTLTON 360 TOWNHOMES**  
 WALSH TARTLTON LANE, AUSTIN, TEXAS  
 JULY 22, 2010  
 FLOOR TO AREA RATIO ON SLOPES

**EC LONGARO & CLARK DICK CLARK**  
**Consulting Engineers**  
 Local Development & Stormwater Management & Water Resources  
 700 West Central Expressway, Suite 200, Austin, Texas 78701  
 (512) 336-0978 • www.ecclark.com • D503000359.mxd



June 21, 2010

Ms. Sue Welch  
City of Austin  
Watershed Protection & Development Review Department  
505 Barton Springs Road  
Austin, Texas 78704

RE: Tarlton 360 Townhomes SPC-2009-0094C (Project)  
Updated Development Bonus Request Pursuant to LDC 25-2-1128

Dear Sue:

This letter is written to address site plan comments SP19-21 for the above-referenced Project. The site is located within the moderate intensity zone of the Hill Country Roadway corridor. As set forth in LDC 25-2-1124, a building may not be constructed that is more than 40 feet in height in a moderate intensity zone. However, Section 25-2-1128 of the Code permits the Land Use Commission to increase the building height to 53 feet in the moderate intensity zone if the Land Use Commission determines that: 1) an unusual circumstance exists, as defined in Subsection (C); and 2) the proposed development as constructed will comply with at least 50% of the criteria identified in LDC 25-2-1129. The following is our justification for the granting of the Development Bonus:

- 1) An unusual circumstance exists on this tract pursuant to LDC 25-2-1128(C)(2)(a)(b) that would allow the granting of the Development Bonus due to the use of innovative site planning and land use design. The purpose of the Project is to create a unique, pedestrian friendly, mixed-use project that will provide amenities for the residential tenants of the property and be compatible with nearby neighborhoods. The Project proposes to combine complementary uses of residential, office, and retail. Additionally, the Project will be the first to develop in accordance with the "Leffingwell" Ordinance, LDC 25-8-27. This section of the Code provides for a redevelopment exception for property with existing commercial development that is located in the Barton Springs Zone. As set forth by the requirements of LDC 25-8-27, impervious cover cannot be increased beyond existing site conditions, and an increased water quality benefit must be provided. The level of impervious cover for the Project will not be increased over the existing site conditions. Most importantly, the Project will provide a superior level of water quality benefit. This will be achieved by providing a retention/irrigation pond that will re-irrigate 0.86" of runoff over the site's open space. By providing this level of water quality benefit, an average of 90.5% pollutant removal rate will be accomplished. This will increase the water quality benefit of the tract to the Barton Creek watershed by almost 60% over what would be the minimum required level of 57.4% provided by a sedimentation/filtration pond. In addition, the Project will provide water quality benefit for the Chase Bank site located directly to the north of the Project. The additional water quality benefit to the Chase Bank site will also be increased by 60%, which is over and above what the Project is required to provide.

- 2) In addition, the Project will comply with at least 50 percent of the twelve criteria listed in LDC 25-2-1129, Criteria for Approval of a Development Bonus. The following list provides the criteria which are proposed as part of this development. Also included is a description of how each of those criteria will be met within the Project:

(1) Preserves a scenic vista and provides a place where the public can view the scenic vista. The proposed Project will preserve a scenic vista of the Barton Creek Greenbelt and the Barton Creek Wilderness Park. Presently, motorists traveling on Walsh Tarlton toward Loop 360 enjoy a view of Barton Creek open space which is partially obstructed by the Cinemark movie theater. In addition to maintaining this view, the Project will include a 20,000 sf Scenic Vista Plaza on top of the Building 3 parking garage. Building 3 includes retail, office and restaurant uses. The Scenic Vista Plaza will be accessible and open to the public by parking located within the Building 3 parking garage and on-street parking located on Walsh Tarlton Lane. The Scenic Vista Plaza will include plantings, benches and tables for the convenience of the public. This Scenic Vista overlook will provide a view to the south west of Barton Creek Greenbelt and the Barton Creek Wilderness Park. Attached are exhibits that illustrate the existing view from Walsh Tarlton Lane, along with an enhanced view of the proposed Scenic Vista from Building 3. It should be noted that on March 11, 2010, the City of Austin and the Nature Conservancy of Texas purchased 13 acres within the Barton Creek Wilderness Park that was slated for intense commercial development. Attached is a map that identifies the location of this parcel. With this recent purchase, the property located immediately to the south of the Tarlton 360 project will now be preserved as a greenbelt in perpetuity. A view of Barton Creek itself is not possible, due to steep topography and dense vegetation between the existing/preserved scenic vistas and Barton Creek.

(4) Increases a setback by more than 50% for the development. The Project is not proposing any buildings between the 100' Roadway Vegetative Buffer and the 200' building setback line. Within this area, construction of buildings no more than 28' in height is allowed. By not building within this area we have effectively increased the Vegetative Roadway Buffer by 100%.

(5) Provides a mixed-use development. The Project is proposing a mixed use development with approximately 229 residential units (including 89 Townhomes and 140 lofts), 75,819 square feet of office development, 8300 square feet of retail and 3500 sf of restaurant. Private community facilities, including swimming pool and recreation room, will be provided in Building 1 for the entire residential community, including the 89 townhome units.

(6) Reduces building mass by breaking up buildings. Instead of creating large mass buildings over the entire site the larger mixed-used buildings are located adjacent to and fronting on Walsh Tarlton Lane. The rest of the buildings are 89 residential Townhomes located interior to the project. Within this modified Site Plan there is no building massing along the HCR corridor of Loop 360.

(7) Uses pervious pavers. The project will use pervious pavers/pervious concrete on the pedestrian ways along Walsh Tarlton Lane and along the southern driveway to Loop 360. This amounts to 19,297 sf and an impervious cover credit of 20%, or 3,859 sf, which the project is not claiming but would otherwise be entitled to.

(9) Uses pitched roof design features. Pitched roof design features will be proposed for the residential structures and for the three large mixed use buildings.

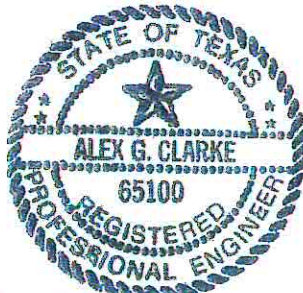
(12) Use of energy-conserving or water-conserving devices that reduce energy or water consumption below City requirements. The Project is proposing to use a One-Star Green Building rating to reduce energy consumption. In addition, the project is proposing to reduce the potable water demand for landscape irrigation by 1) providing a retention/irrigation water quality benefit that is above that required by the Leffingwell Ordinance and 2) providing a HCR Natural Area landscaping plan over 40% of the site. The re-irrigation of the stormwater will reduce potable irrigation water use and allow for infiltration of more stormwater into the aquifer. The use of HCR native vegetation will reduce potable irrigation demand by providing native vegetation that is more drought tolerant than that provided by the normal landscaping requirements. In addition, the project will provide an IPM Plan and a Grow Green/native landscaping program.

Given the innovative use of site planning and land use design and the additional criteria listed above we respectfully request that the Development Bonus be granted. We appreciate your review of this request. If you have any questions, or require any additional information, please do not hesitate to call.

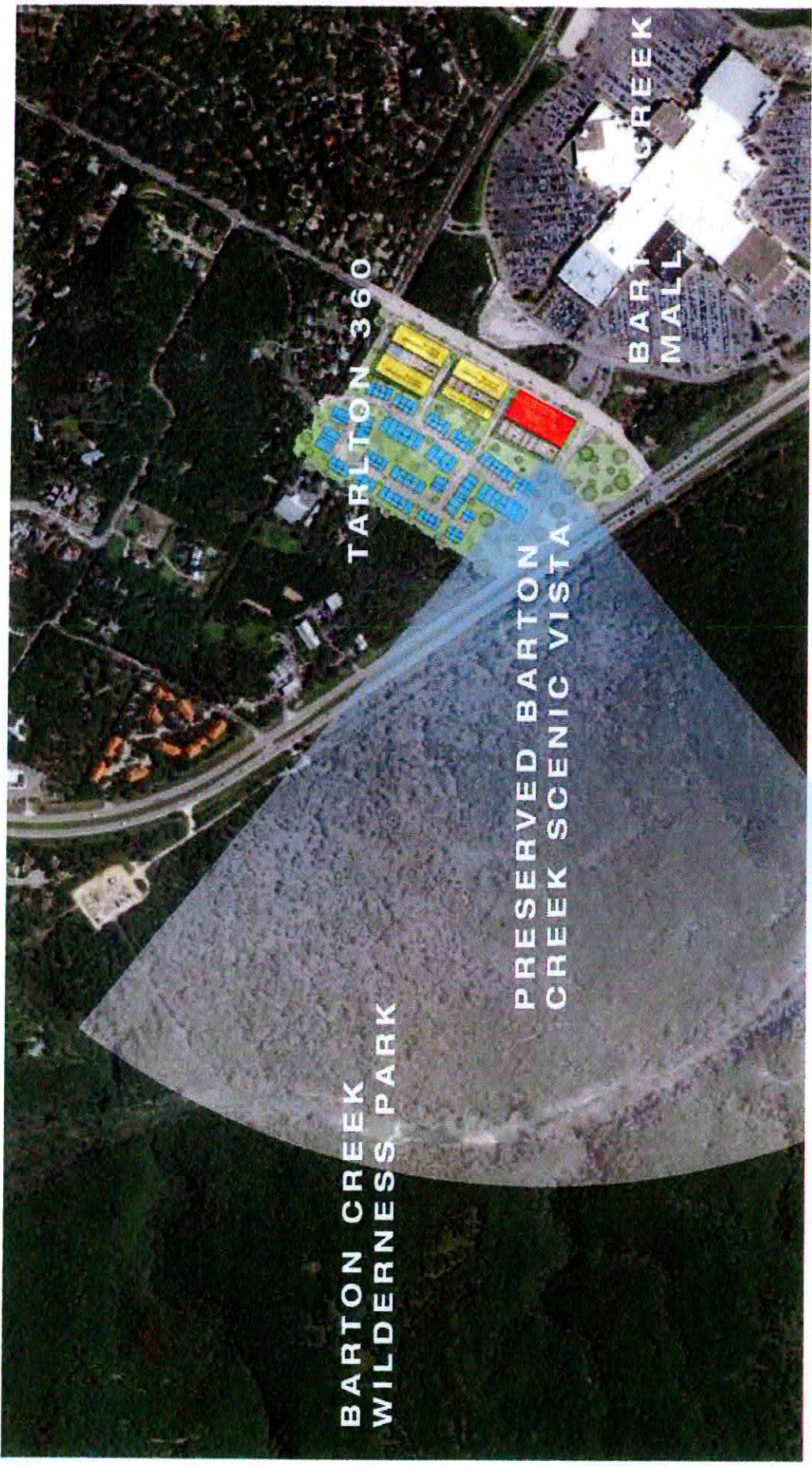
Very Truly Yours,  
LONGARO & CLARKE, L.P.



Alex Clarke, P.E.  
Vice President



cc: John Burnham – CRVI Loop 360, L.P.  
David Armbrust – Armbrust & Brown, L.L.P.  
Amanda Morrow – Armbrust & Brown, L.L.P.  
Joe Longaro - Longaro & Clarke, L.P.



BARTON CREEK  
WILDERNESS PARK

TARLTON 360

PRESERVED BARTON  
CREEK SCENIC VISTA

BARTON CREEK  
MALL

## TARLTON 360 TOWNHOMES

austin, texas  
june 18, 2010  
site views

DICK CLARK  
ARCHITECTURE  
www.dickclark.com



PRESERVED BARTON CREEK SCENIC VISTA

BARTON CREEK  
WILDERNESS PARK

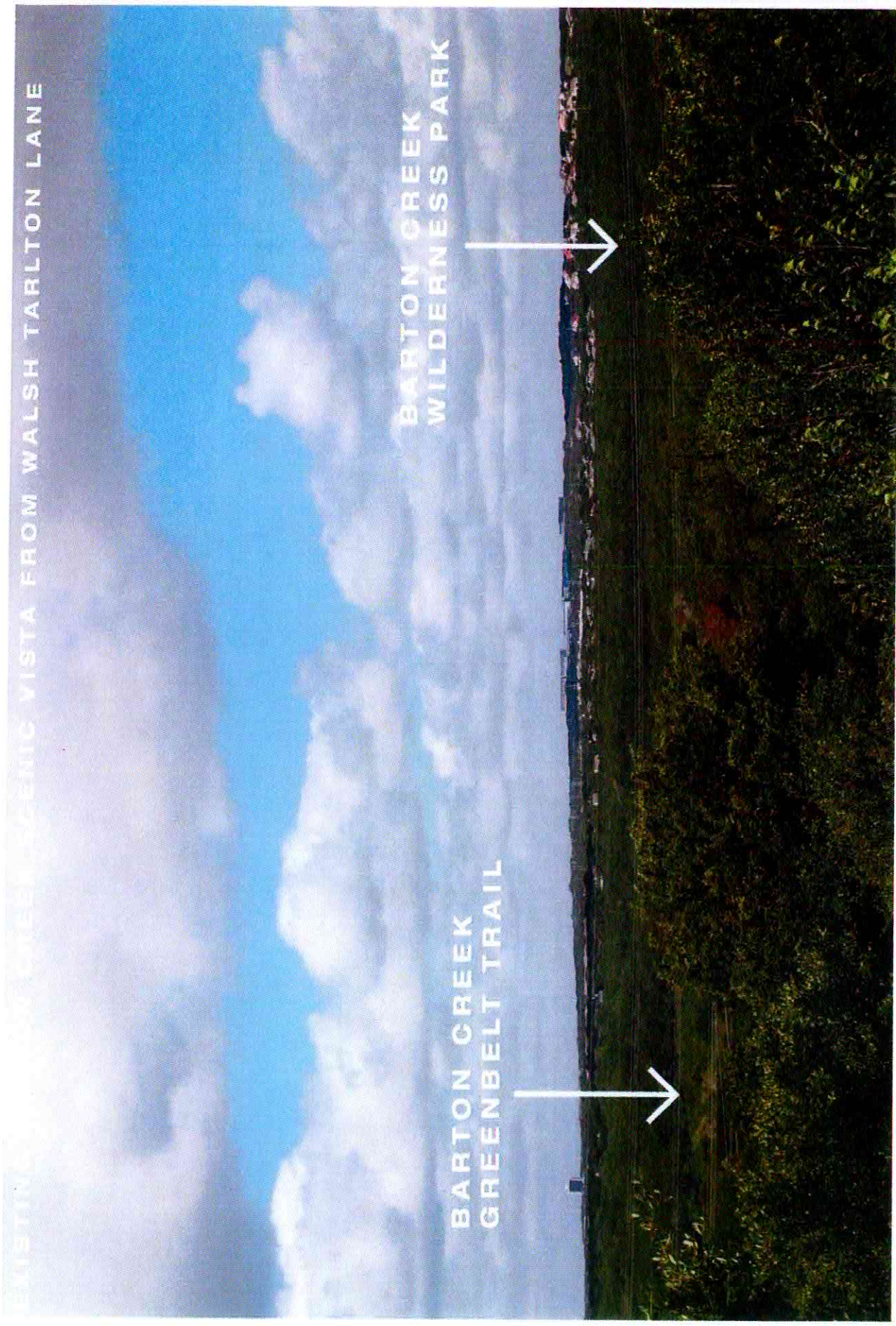


TARLTON 360 TOWNHOMES

austin, texas  
june 18, 2010  
site view A

DICK CLARK  
ARCHITECTURE  
www.dickclark.com





EXISTING

BARTON CREEK  
WILDERNESS PARK

BARTON CREEK  
GREENBELT TRAIL

# TARLTON 360 TOWNHOMES

austin, texas  
june 18, 2010  
site view b

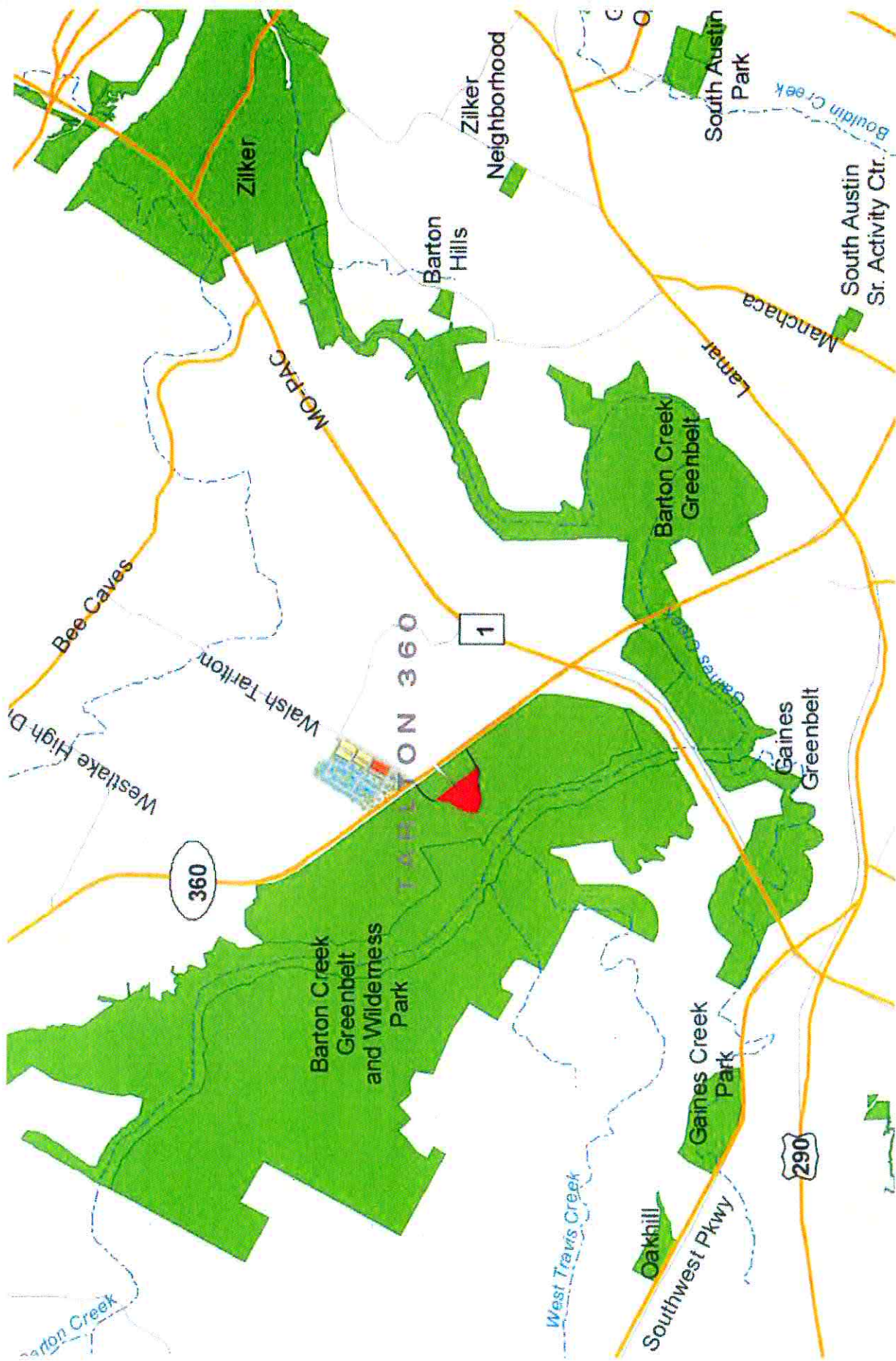




**TARLTON 360 TOWNHOMES**

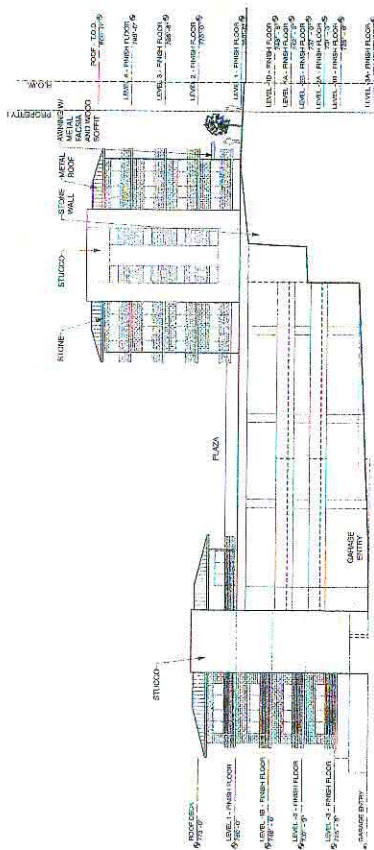
austin, texas  
june 18, 2010  
site view C





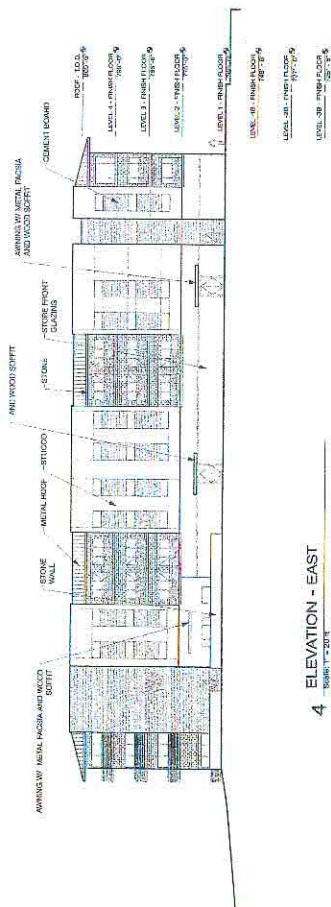
# TARLTON 360 TOWNHOMES

austin, texas  
june 18, 2010  
barton creek greenbelt expansion



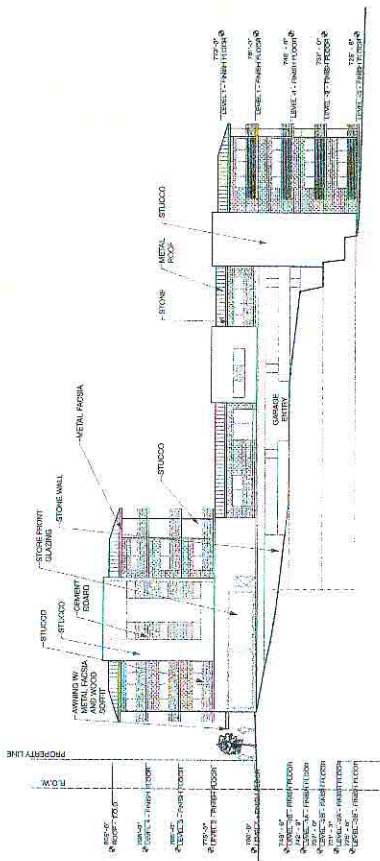
ELEVATION - SOUTH

NOTE: BUILDING(S) SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. IMPROVED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-120)



ELEVATION - EAST

(NOTE: BUILDING(S) SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. IMPROVED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-1126).)



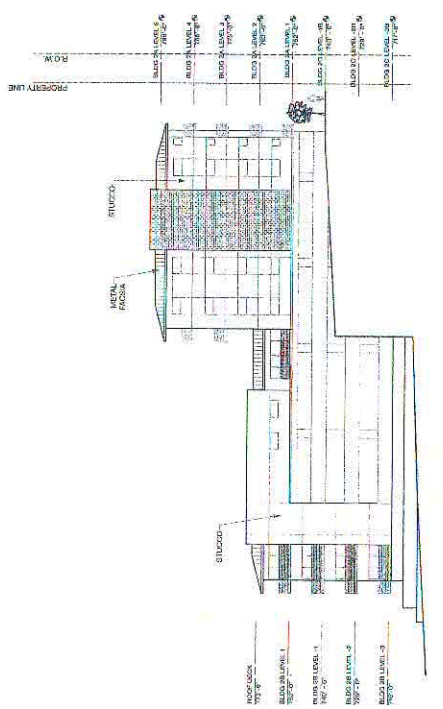
ELEVATION - NORTH

NOTE: BUILDING(S) SHALL BE DESIGNED TO UTILIZE THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MINOR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 26-2.112E)



ELEVATION - WEST

NOTE: BUILDING(S) SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORRED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 26.02.1195)



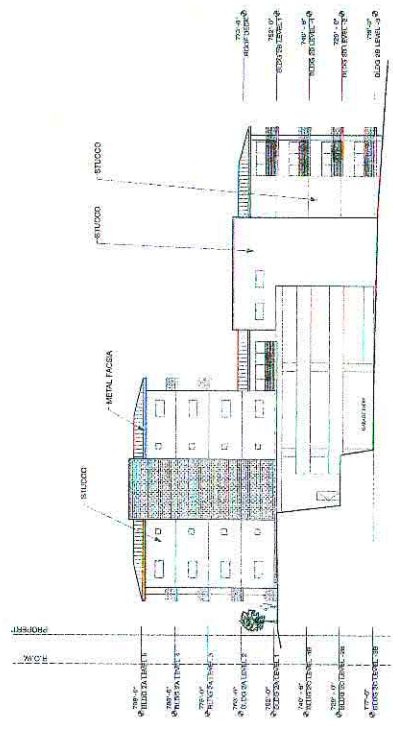
**2 ELEVATION - NORTH**  
SCALE: 1/8" = 1'-0"

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-11.28)



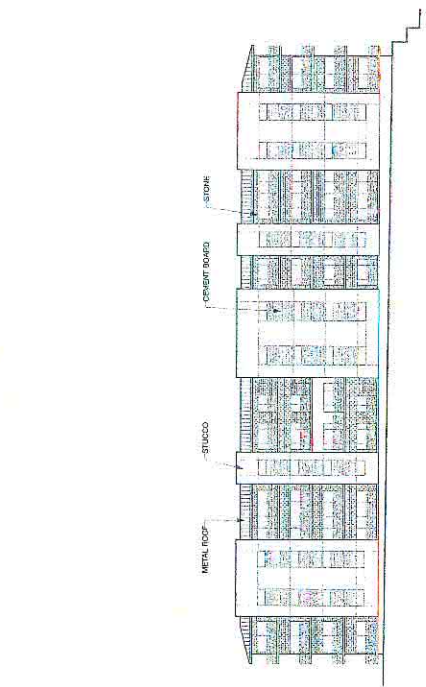
**4 ELEVATION - EAST**  
SCALE: 1/8" = 1'-0"

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-11.28)



**1 ELEVATION - SOUTH**  
SCALE: 1/8" = 1'-0"

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-11.28)



**3 ELEVATION - WEST**  
SCALE: 1/8" = 1'-0"

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-11.28)

SEAL  
PROJECT  
DATE: 04/10/10

TARLTON 360  
TOWNHOMES  
AUSTIN, TEXAS

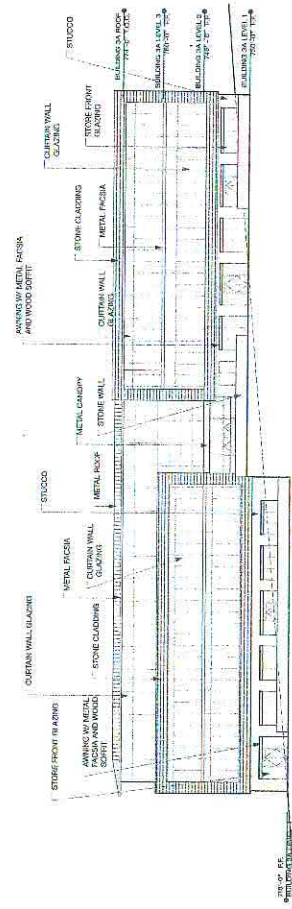
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SET / ISSUE	02/15/10
REVISIONS	

SHEET TITLE  
ELEVATIONS  
BLDG. 2

SHEET 15/123  
**A 2.2**

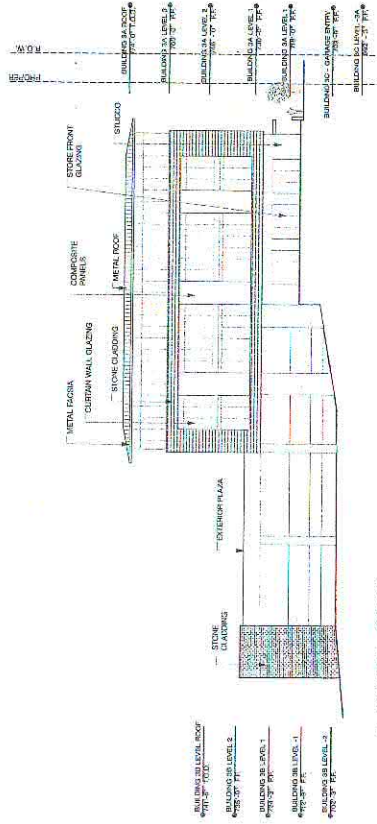
SITE PLAN RELEASE	
DATE RELEASED	04/10/10
BY	ARCHITECT
DATE RELEASED	04/10/10
BY	ARCHITECT
DATE RELEASED	04/10/10
BY	ARCHITECT

DESIGNED BY: DICK CLARK ARCHITECTURE  
DRAWN BY: DICK CLARK ARCHITECTURE  
CHECKED BY: DICK CLARK ARCHITECTURE  
DATE: 04/10/10  
PROJECT: TOWNHOMES, 360 TARLTON  
SHEET: 15/123  
SCALE: AS SHOWN  
NOTES: SEE ALL SHEETS FOR COMPLETE SET OF DRAWINGS.  
THIS SET OF DRAWINGS IS THE PROPERTY OF DICK CLARK ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DICK CLARK ARCHITECTURE.



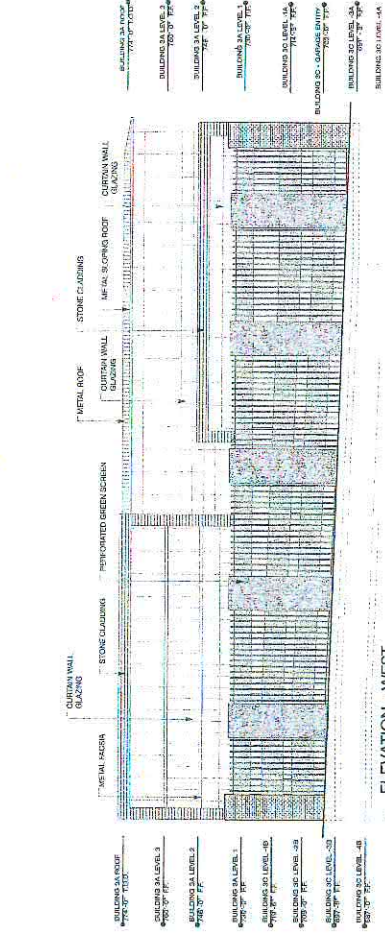
**4 ELEVATION - EAST**  
SHEET 11-2011

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE TO THE GREATEST EXTENT FEASIBLE BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORING GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-112).



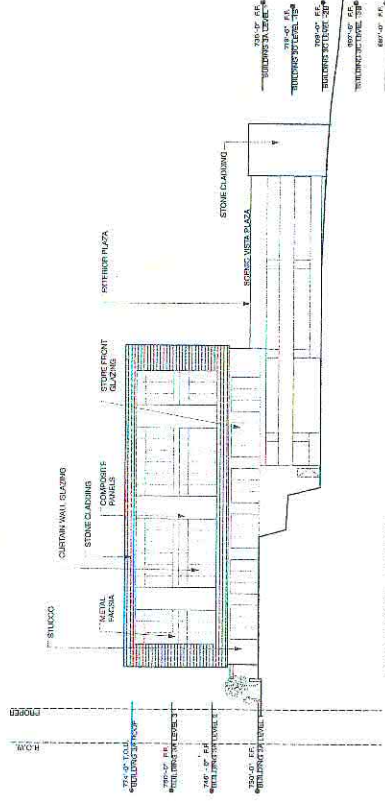
**3 ELEVATION - SOUTH**  
SHEET 11-2011

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE TO THE GREATEST EXTENT FEASIBLE BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORING GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-112).



**3 ELEVATION - WEST**  
SHEET 11-2011

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE TO THE GREATEST EXTENT FEASIBLE BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORING GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-112).



**1 ELEVATION - NORTH**  
SHEET 11-2011

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE TO THE GREATEST EXTENT FEASIBLE BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORING GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-112).

NOTE: COMPLIANCE WITH BUILDING STANDARDS, ARTICLE 5 OF OUR CHAPTER 5, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

STAMP RELEASE  
I, the undersigned, hereby certify that the above is a true and correct copy of the original as filed in my office.  
DATE: 11/26/2011  
BY: [Signature]  
TITLE: [Title]  
OFFICE: [Office]  
COUNTY: [County]  
STATE: [State]

**A 2.3**

SHEET 26/123

BUILDING 3 ELEVATIONS

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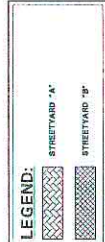
SET ISSUE







REVISIONS

TARLTON 360  
TOWNHOMES  
AUSTIN, TEXAS



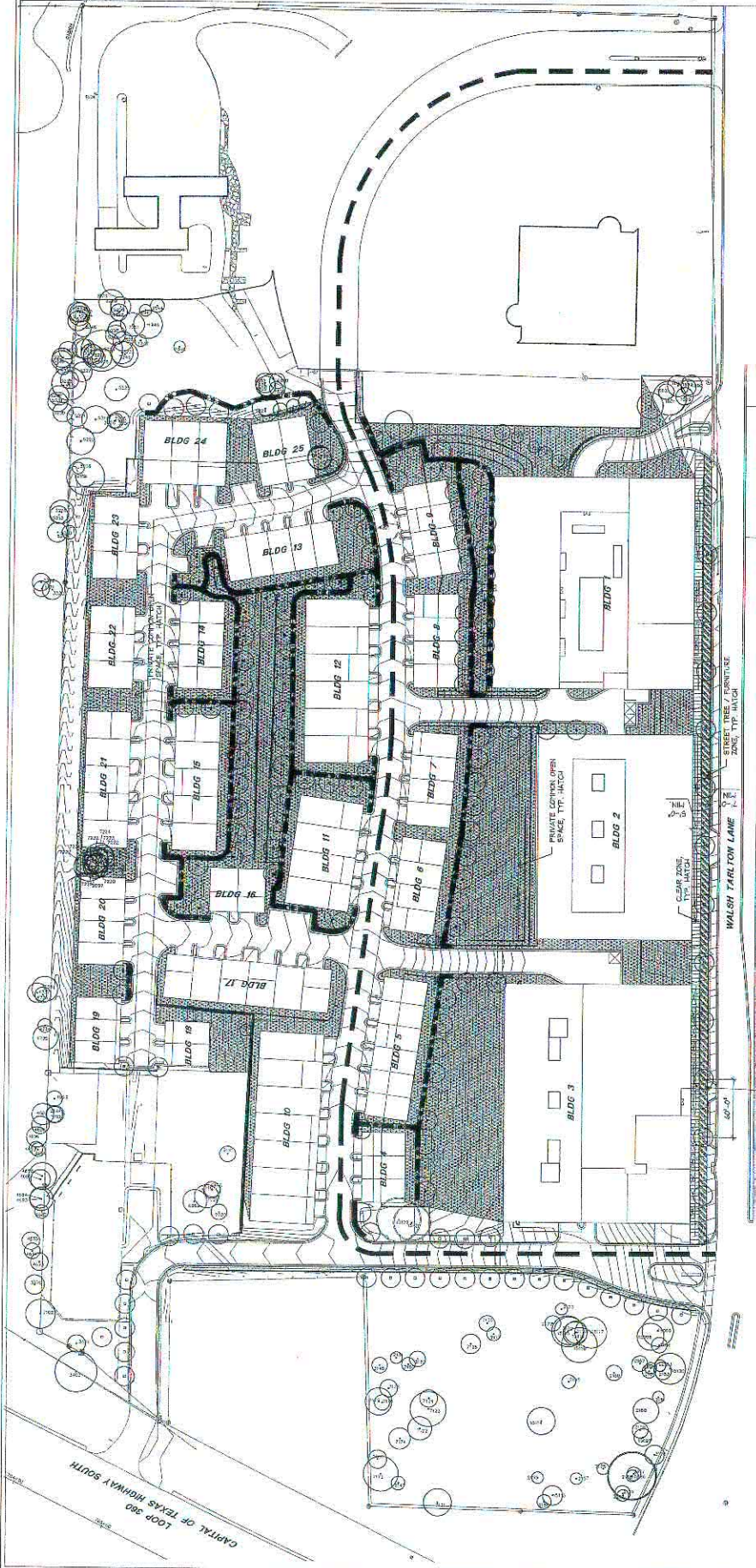




PROPOSED TREES			PROPOSED SHRUBS		
SYMBOL	QUANTITY	PLANT SPECIES	SYMBOL	QUANTITY	PLANT SPECIES
	21	GERARD EUM. 5' GAL. 10' HT.		20	UNDERBURY NAKY 5 GAL.
	77	TEXAS NAKY 3" GAL. 10' HT.		17	TEXAS NAKY 5 GAL. 10' HT. FOR BUFFER SOURROUND
	40	SHAMARD NAKY 2 GAL. 10' HT.	 REMOVED		
			REMOVED TREES		

[illegible]

LANDSCAPE CALCULATIONS:			
STREET VARD	REQUIRED N/A	PROPOSED 75 (11 E.F.)	
TOTAL SITE AREA	N/A	22,003.8 <sup>2</sup>	
TOTAL STREET VARD W/ AREA	N/A	6,863.5 <sup>2</sup> (31%)	
TOTAL STREET VARD W/ LANDSCAPE	N/A	20,140.3 <sup>2</sup> (91%)	
TOTAL STREET VARD W/ AREA	N/A	20,140.3 <sup>2</sup> (91%)	
TOTAL STREET VARD W/ LANDSCAPE	N/A	20,140.3 <sup>2</sup> (91%)	
THREE STREET VARD "A"	REQUIRED 18	PROPOSED 27	
THREE STREET VARD "B"	N/A	N/A	
THREE STREET VARD "C"	N/A	N/A	
THREE STREET VARD "D"	N/A	N/A	
THREE STREET VARD "E"	N/A	N/A	
THREE STREET VARD "F"	N/A	N/A	
THREE STREET VARD "G"	N/A	N/A	
THREE STREET VARD "H"	N/A	N/A	
THREE STREET VARD "I"	N/A	N/A	
THREE STREET VARD "J"	N/A	N/A	
THREE STREET VARD "K"	N/A	N/A	
THREE STREET VARD "L"	N/A	N/A	
THREE STREET VARD "M"	N/A	N/A	
THREE STREET VARD "N"	N/A	N/A	
THREE STREET VARD "O"	N/A	N/A	
THREE STREET VARD "P"	N/A	N/A	
THREE STREET VARD "Q"	N/A	N/A	
THREE STREET VARD "R"	N/A	N/A	
THREE STREET VARD "S"	N/A	N/A	
THREE STREET VARD "T"	N/A	N/A	
THREE STREET VARD "U"	N/A	N/A	
THREE STREET VARD "V"	N/A	N/A	
THREE STREET VARD "W"	N/A	N/A	
THREE STREET VARD "X"	N/A	N/A	
THREE STREET VARD "Y"	N/A	N/A	
THREE STREET VARD "Z"	N/A	N/A	
THREE STREET VARD "AA"	N/A	N/A	
THREE STREET VARD "AB"	N/A	N/A	
THREE STREET VARD "AC"	N/A	N/A	
THREE STREET VARD "AD"	N/A	N/A	
THREE STREET VARD "AE"	N/A	N/A	
THREE STREET VARD "AF"	N/A	N/A	
THREE STREET VARD "AG"	N/A	N/A	
THREE STREET VARD "AH"	N/A	N/A	
THREE STREET VARD "AI"	N/A	N/A	
THREE STREET VARD "AJ"	N/A	N/A	
THREE STREET VARD "AK"	N/A	N/A	
THREE STREET VARD "AL"	N/A	N/A	
THREE STREET VARD "AM"	N/A	N/A	
THREE STREET VARD "AN"	N/A	N/A	
THREE STREET VARD "AO"	N/A	N/A	
THREE STREET VARD "AP"	N/A	N/A	
THREE STREET VARD "AQ"	N/A	N/A	
THREE STREET VARD "AR"	N/A	N/A	
THREE STREET VARD "AS"	N/A	N/A	
THREE STREET VARD "AT"	N/A	N/A	
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THREE STREET VARD "AV"	N/A	N/A	
THREE STREET VARD "AW"	N/A	N/A	
THREE STREET VARD "AX"	N/A	N/A	
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THREE STREET VARD "BC"	N/A	N/A	
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THREE STREET VARD "BI"	N/A	N/A	
THREE STREET VARD "BJ"	N/A	N/A	
THREE STREET VARD "BK"	N/A	N/A	
THREE STREET VARD "BL"	N/A	N/A	
THREE STREET VARD "BM"	N/A	N/A	
THREE STREET VARD "BN"	N/A	N/A	
THREE STREET VARD "BO"	N/A	N/A	
THREE STREET VARD "BP"	N/A	N/A	
THREE STREET VARD "BQ"	N/A	N/A	
THREE STREET VARD "BR"	N/A	N/A	
THREE STREET VARD "BS"	N/A	N/A	
THREE STREET VARD "BT"	N/A	N/A	
THREE STREET VARD "BU"	N/A	N/A	
THREE STREET VARD "BV"	N/A	N/A	
THREE STREET VARD "BW"	N/A	N/A	
THREE STREET VARD "BX"	N/A	N/A	
THREE STREET VARD "BY"	N/A	N/A	
THREE STREET VARD "BZ"	N/A	N/A	
THREE STREET VARD "CA"	N/A	N/A	
THREE STREET VARD "CB"	N/A	N/A	
THREE STREET VARD "CC"	N/A	N/A	
THREE STREET VARD "CD"	N/A	N/A	
THREE STREET VARD "CE"	N/A	N/A	
THREE STREET VARD "CF"	N/A	N/A	
THREE STREET VARD "CG"	N/A	N/A	
THREE STREET VARD "CH"	N/A	N/A	
THREE STREET VARD "CI"	N/A	N/A	
THREE STREET VARD "CJ"	N/A	N/A	
THREE STREET VARD "CK"	N/A	N/A	
THREE STREET VARD "CL"	N/A	N/A	
THREE STREET VARD "CM"	N/A	N/A	
THREE STREET VARD "CN"	N/A	N/A	
THREE STREET VARD "CO"	N/A	N/A	
THREE STREET VARD "CP"	N/A	N/A	
THREE STREET VARD "CQ"	N/A	N/A	
THREE STREET			



# TARLTON 360 TOWNHOMES SITE IMPROVEMENTS 2500 WALSH TARTLTON LANE SUBCHAPTER E REQUIREMENT PLAN

DATE: 04/23/19  
DRAWN BY: [blank]  
CHECKED BY: [blank]  
APPROVED BY: [blank]



**T.B.G.**  
T. B. G. ENGINEER  
98123

LP2  
98123

**LEGEND:**

[Pattern]	PRIVATE COMMON OPEN SPACE AND PEDESTRIAN CIRCULATION ROUTE
[Pattern]	ALTERNATIVE COMPLIMENT POSTERIOR COMMUNITY TAIL VISION
[Pattern]	ALTERNATIVE COMPLIMENT VEHICULAR CIRCULATION ROUTE
[Pattern]	STREET TREE / FURNITURE ZONE
[Pattern]	CLEAR ZONE

**TREE LEGEND**

NOTE: TREES SHOWN ARE FUELING REQUIREMENTS AS WELL AS SUBCHAPTER E REQUIREMENTS

[Symbol]	SHAWANO OAK 8" CAL. @ 10' HT.
[Symbol]	CELANO OAK 8" CAL. @ 10' HT.
[Symbol]	LOVE OAK 8" CAL. @ 10' HT.

**SECTION 2.7 - PRIVATE COMMON OPEN SPACE AND PEDESTRIAN AMENITIES**

2.7.1	AMENITY REQUIRED: 25' (4148 SF) AMENITY PROVIDED: SEE (41448 SF)
2.7.2	COPIATION OF LANDSCAPE AREA PLEASE WITH OUTDOOR SWATING

**SECTION 2.3 - CONNECTIVITY**

2.3.1	LANDSCAPE BUFFER INTERNAL BLOCK SIDE AND 30'
2.3.1.1	DEVELOPMENT SITES OVER 5 ACRES

**SECTION 2.2 - RELATIONSHIP OF BUILDINGS TO STREETS AND WALKWAYS**

2.2.2.1	STREET TREE / FURNITURE ZONE SHALL HAVE MINIMUM WIDTH OF 7 FEET
2.2.2.1.1	ZONE SHALL BE PLANTED WITH SPACING INTO 5' PLANTING CENTER WITH ADJACENT WALKWAY (PREFERENT TO SECTION 2.2.2.1.1)
2.2.2.1.2	UNSTRUCTURED CLEAR ZONE TO BE MINIMUM WIDTH OF 5 FEET, ADJACENT TO STREET TREE / FURNITURE ZONE

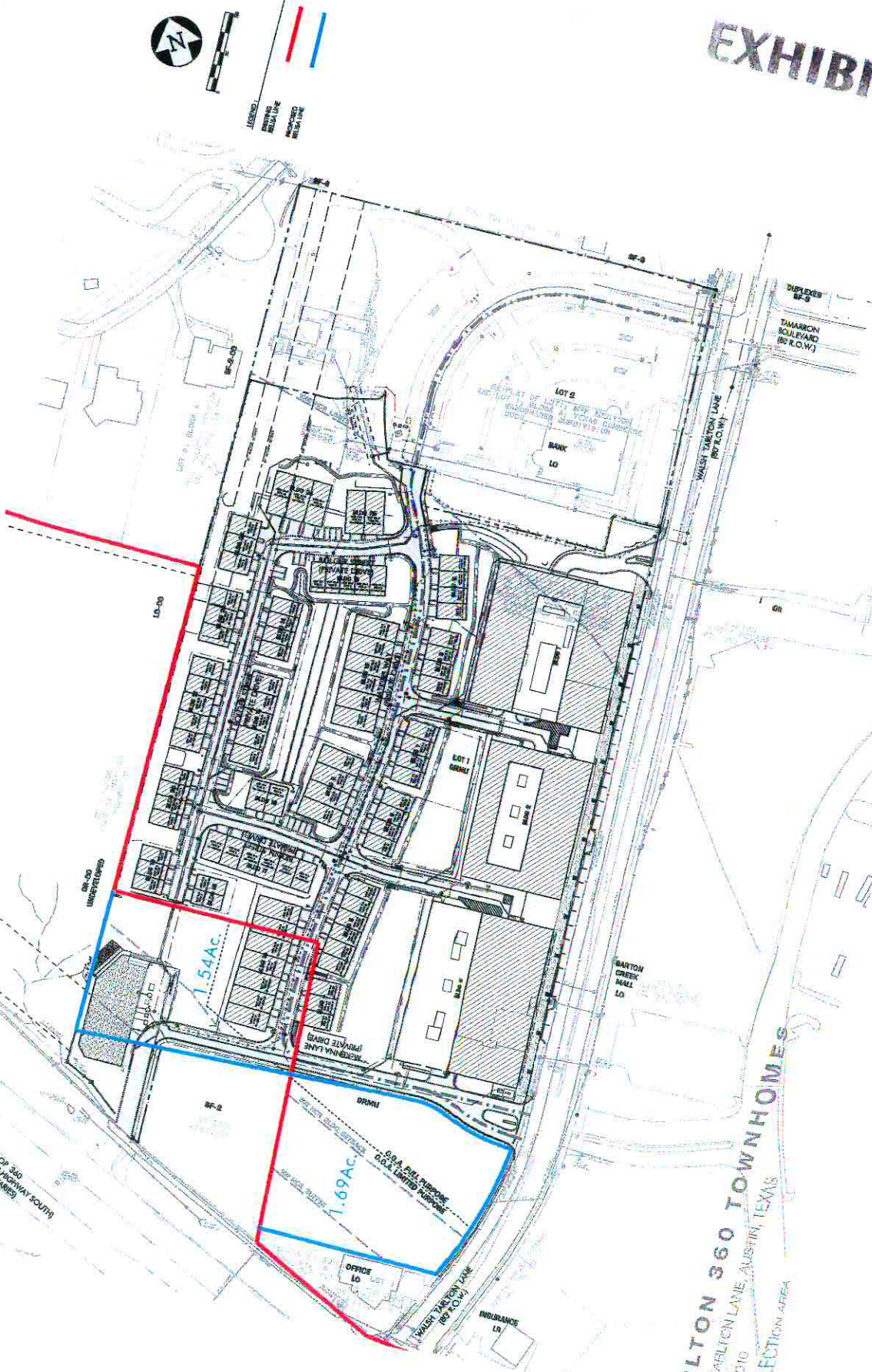




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# EXHIBIT D

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 www.ecclongaro.com



**TARLTON 360 TOWNHOMES**  
 WALSH TARTON LANE, AUSTIN, TEXAS  
 JULY 5, 2016  
 COA COLLECTION AREA