

1	CV1	COVER SHEET
2		FINAL PLAT
3-3	GN1-GN3	GENERAL NOTES
0	ES1	EXISTING EASEMENT LAYOUT
7	ES2	PROPOSED EASEMENT LAYOUT
8	SL1	SLOPE MAP
9	PL0	OVERALL PROJECT LAYOUT
10	PL1	SITE PLAN NOTES & CALCULATIONS
11	PL2	SITE PLAN DETAILS
12	CS1	COMPATABILITY CROSS SECTION
13	DP1	DEMOLITION & UTILITY CONSTRUCTION PHASING PLAN
14-18	SP1-SP3	SITE PLAN
17-37	A0.1-A3.2	ARCHITECTURAL PLANS
38-40	EC1-EC3	PRE-CONSTRUCTION EROSION/SEDIMENTATION CONTROL PLAN
41-43	EC4-EC6	MID-CONSTRUCTION EROSION/SEDIMENTATION CONTROL PLAN
44-46	EC7-EC9	POST-CONSTRUCTION EROSION/SEDIMENTATION CONTROL PLAN
47	EC10	EROSION CONTROL & TREE PROTECTION NOTES
48	EC11	EROSION CONTROL & TREE PROTECTION DETAILS
49	DM0	EXISTING CONDITIONS DRAINAGE AREA MAP
50	DM1	INTERNAL CONDITIONS DRAINAGE AREA MAP
51	DM2	DRAINAGE CALCULATIONS
52-55	GP1-GP4	GRADING PLAN
56	DR1	DRIVEWAY PLAN & PROFILES
57	WQ1	WATER QUALITY POND PLAN
58	WQ2	WATER QUALITY POND SPLITTER BOX DETAILS
59	WQ3	WATER QUALITY POND WET WELL DETAILS
60	LS1	PRIVATE LIFT STATION PLAN
61	LS2	PRIVATE LIFT STATION DETAILS
62	LS3	PRIVATE LIFT STATION DETAILS AND CALCULATIONS
63	LS4	CHASE BANK PRIVATE LIFT STATION DETAILS
64	LS5	CHASE BANK PRIVATE LIFT STATION DETAILS AND CALCULATIONS
65-66	IR1-IR2	REIRRIGATION WATER IRRIGATION LINE LAYOUT
67-69	SS1-SS3	STORM SEWER LINE LAYOUT
70	SS4	STORM SEWER LINE A PROFILE
71	SS5	STORM SEWER LINES A0, A1, A2, A3, A5 & A10 PROFILES
72	SS6	STORM SEWER LINE B PROFILE
73	SS7	STORM SEWER LINES B2, B4, & B5 PROFILES
74	SS8	STORM SEWER LINES B7 & B8 PROFILES
75	SS9	STORM SEWER LINES C, C1, C2 & C3 PROFILES
76	CH1	CHANNEL A PLAN & PROFILE
77-79	WL1-WL3	WATER LINE LAYOUT
80	WL4	WATER LINE A PLAN & PROFILE
81-83	WW1-WW3	WASTEWATER LINE LAYOUT
84	WW4	WASTEWATER FORCEMAIN A STA 3+18.33 TO END
85	WW5	WASTEWATER LINE B PROFILE
86	WW6	WASTEWATER LINE C PROFILE
87	WW7	WASTEWATER LINE D, E, F & G PROFILES
88	WW8	WASTEWATER FORCEMAIN H PROFILE WASTEWATER LINE J & K PROFILES
89	TC1	TRAFFIC CONTROL PLAN
90-93	DT1-DT4	GENERAL DETAILS
94-96	DT5-DT7	TRAFFIC CONTROL DETAILS
97-101	LP1-LP3	LANDSCAPE SHEETS
102	S1	STRUCTURAL GENERAL NOTES & SPECIFICATIONS
103	S2	OVERALL SITE PLAN
94-113	S3 - S14	PARTIAL SITE PLAN
116	S15	SITE RETAINING WALL SECTIONS & SCHEDULE
117-118	S16 - S17	SITE RETAINING WALL SECTIONS & DETAILS
119	S18	WATER QUALITY POND PLANS
120-121	S19 - S20	WATER QUALITY POND SECTIONS & DETAILS
122-123	S21 - S22	LIFT STATION PLANS & SECTIONS

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Land Development • Stormwater Management • Water Resources

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(512) 306-0228 • www.LongaroClarke.com • TPE Reg. No. F-544

Architect:



DICK CLARK
ARCHITECTURE

207 WEST 4th STREET
AUSTIN, TEXAS 78701
TEL 512.472.4880
FAX 512.472.4881

Surveyor:

Chaparral Professional Land Surveying
3500 McCall Lane
Austin, TX 78744
(512) 443-1724

Landscape Architect:

TBG Partners
901 S. Mo-Pac, Building II, Suite 350
Austin, TX 78746
(512) 327-1011

Address:
Bldg 1 - 2500 Walsh Tarlton Lane
Bldg 2 - 2520 Walsh Tarlton Lane
Bldg 3 - 2530 Walsh Tarlton Lane

Legal Description:
Amended Plat of Lot 1, M-P Addition
and Lot 1 Block A, Texas Commerce Bancshares Subdivision
Doc. No.

NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM.
2. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MAY RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. ALL EXISTING UTILITIES ARE SHOWN PER RECORD. CONTRACTOR SHALL VERIFY LOCATIONS & ELEVATIONS OF EXISTING UTILITIES.
4. THE CITY OF AUSTIN HAS REVIEWED AND APPROVED THE PLANS FOR CONFORMANCE WITH THE CITY OF AUSTIN ORDINANCES.
5. THIS PROJECT HAS PRIVATE FIRE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE.
6. ALL STORM SEWER INLETS LOCATED ON COMMERCIAL AND MULTI-FAMILY SITES SHALL BE STERILIZED BY THE OWNER WITH A SIGN WHICH INDICATES THAT THE INLET DRAWS TO LOCAL CREEKS OR WATERWAYS AND THAT NO WASTES SHOULD BE DUMPED. THE COST OF THE SIGN SHALL BE APPROVED BY THE DIRECTOR OF THE WPD PRIOR TO ITS USE ON THE SITE PER ECH 1.5.5.B.4.
7. THIS SITE IS LOCATED IN THE DRINKING WATER PROTECTION ZONE.
8. THIS PROJECT IS LOCATED IN THE BARTON CREEK WATERSHED, AND IS CLASSIFIED AS BARTON SPURNS ZONE.
9. THE PROJECT IS SUBJECT TO THE BARTON CREEK WATERSHED FLOOD MITIGATION PLAN (ECH 1.6.0 AND CDA TITLE 16B, CHAP. 16B.05) OF THE SSWM PROVISION THAT ALL THICKENING GREATER THAN FIVE (5) FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.E.) OR A GEOLOGIST'S REPRESENTATIVE.
10. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER C OF THE LAND DEVELOPMENT CODE (LDMCHORD), DESIGN STANDARDS, COMPLIANCE WITH BUILDING DESIGN CODE, ARTICLE 3 OF SUBCHAPTER C, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
11. PARALLEL FEES HAVE BEEN PAID FOR E28 UNITS.
12. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED.
13. THE PROJECT WILL CONTINUE TO BE IN COMPLIANCE WITH THE SUBMITTED LANDSCAPE IN ACCORDANCE WITH LDC SECTION 25-8-0.0.
14. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENT ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
15. WITH THE CITY OF AUSTIN'S APPROVAL, THE PROJECT WILL BE REVIEWED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
16. DEVELOPMENT BONUS PURSUANT TO LDC 25-2-1128 & 1128 HAS BEEN GRANTED TO ALLOW A MAXIMUM BUILDING HEIGHT OF 53' IN A MODERATE INTENSITY ZONE PURSUANT TO THE FOLLOWING CONDITIONS:
 - a. A SCENIC VISTA OF BARTON CREEK GREENBELT WILL BE PRESERVED. THE VISTS WILL BE LOCATED IN BUILDING 3.
 - b. THE SCENIC VISTA IS NOT AN OUTCROP.
 - c. IF THE PROJECT WILL INCREASE SETBACK BY MORE THAN 50% BY INCREASING THE 100' VEGETATIVE SETBACK FROM LOOP 360 TO 200' AND NOT PLACING ANY BUILDINGS WITHIN THIS AREA.
 - d. THE PROJECT WILL PROVIDE A MIXED-USE DEVELOPMENT INCLUDING RESIDENTIAL, OFFICE, RETAIL, & RESTAURANT USES.
 - e. A PRIVATE COMMUNITY PARKING LOT WITH 100 SPACES WILL BE PROVIDED IN BUILD 1 WITH ACCESS PROVIDED TO ALL RESIDENTIAL UNITS IN THE DEVELOPMENT INCLUDING THE 80 TOWHOMES UNITS.
 - f. THE PROJECT WILL REDUCE BUILDING MASS ALONG THE HOR LOOP 360 BY LOCATING THE THREE LARGER BUILDINGS ALONG WALSH TARTON LAKE AND PROVIDING 80 TOWHOMES UNITS UTTERIOR TO THE PROJECT.
 - g. THE PROJECT PROVIDES PERVIOUS PAVEMENT/PERVIOUS CONCRETE FOR PEDESTRIAN ROUTES.
 - h. THE PROJECT WILL PROVIDE PITCHED ROOF DESIGNS ON ALL BUILDINGS.
 - i. THE PROJECT WILL PROVIDE A GREEN BUILDING ONE STAR RATING, A GIOR GREEN PROGRAM/NATIVE LANDSCAPING AND INTEGRATED PEST MANAGEMENT PLAN.
17. A WALKER FROM LDC 25-8-1128.1, CONSTRUCTION ON SLOPES HAS BEEN GRANTED.
18. A WALKER FROM LDC 25-2-1128.2, PAR. OF A 30% RESIDENTIAL BUILDING IN A MODERATE INTENSITY ZONE HAS BEEN GRANTED.

17. STATIC PRESSURES:

MAXIMUM STATIC PRESSURE: 121 PSI
MINIMUM STATIC PRESSURE: 92 PSI

- ALL TOWNHOME BUILDINGS SHALL HAVE A PRRV INSTALLED AT THE SERVICE LINE TO THE STRUCTURE. BUILDINGS 1-3 SHALL HAVE PRRVS INSTALLED INTERNALLY.
10. FOR MAINTENANCE OF THE WATER QUALITY FACTOR, REFERENCE RESTRICTIVE COVENANT ATTACHED TO DEED, NO. _____ O.P.R.C.T.# _____
11. PROJECT INTENDS TO COMPLETE RESTORATION OF VEGETATION WITHIN 18 MONTHS. IF RESTORATION CANNOT BE ACCOMPLISHED IN THIS TIME FRAME A PROJECT PHASING PLAN WILL BE PREPARED AS A CORRECTION/REVISION TO THE PLAN.
12. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS AWARDED FOR THIS SUBDIVISION ON JULY 17, 2009 BY THE TEXAS COMMISSION ON ENVIRONMENTAL PROTECTION AND ENGINEERING DESIGN. BAN #_____
13. THIS SITE IS SUBJECT TO THE INTEGRATED PEST MANAGEMENT PLAN RECORDED AS A RESTRICTIVE COVENANT DOC. NO. _____ O.P.R.C.T.# _____
14. SIGNAGE ALONG LOOP 360 MUST MEET REQUIREMENTS OF THE SAID ORDINANCE, LOC. ES-10.
15. THE GEOTECHNICAL REPORT FURNISHED BY MSA LLSA, INC., OCTOBER 2009, ENTITLED "GEOTECHNICAL INVESTIGATIVE PAVEMENT RECOMMENDATION PLAN AND FOUNDATIONS" IS INCORPORATED INTO THESE PLANS BY REFERENCE.
16. ALTERNATIVE EQUIVALENT COMPLIANT TO THE COMMERCIAL DESIGN STANDARDS HAS BEEN GRANTED FOR VARIATIONS IN THE BLOCK LENGTH AND INTERNAL CIRCULATION ROUTE BY PROVIDING SHADOL BALCONIES FROM THE TOWNHOMES TO THE THREE LARGE MIXED USE BUILDINGS 1-3.
17. PROVIDING A 6' SIDE SETBACK TO THE STREET FOR THE 1-PURPOSE DRIVEWAY.
18. TREE REMOVAL PERMITS REQUIRED FOR THE REMOVAL OF TREES ON THE PROPERTY.
19. TREE APPROVAL OF ORGANIZED SCS REQUIRED PRIOR TO CONSTRUCTION OF WASTEWATER IMPROVEMENTS.
20. IMPERVIOUS COVER IS LIMITED TO 35% ON THE 5.889 ACRES OF THIS TRACT PREVIOUSLY KNOWN AS LOT 1, BLOCK 4 TEXAS COVERAGE BANKSHARES SUBDIVISION, CD-19-106-D-PRIV, VOL. 81, PGS. 341-349.
21. THUS FAR.

PHASE ONE WILL CONSIST OF ALL THE WATER SERVICE AND SANITARY SEWER SERVICE TO THE CHASE BANK SITE. THIS GENERALLY CONSISTS OF THE GRAVITY SANITARY PLUMBING LINES, LIFT STATION, FORCE MAIN, WATER SERVICE PLUMBING LINES, METERS, CONNECTIONS TO THE PUBLIC SYSTEM AND ANY OTHER IMPUTANCES REQUIRED TO BRING WATER TO THE BANK. PHASE TWO WILL BE TO PROVIDE ALL PUBLIC SANITARY AND WATER IMPUTANCES LOCATED WITHIN WALSH TOWN LANE NECESSARY TO BRING UPDATED WATER AND SANITARY SERVICE TO THE BANK AND THE SANITARY SERVICE TO THE TARTAN 360 TOWNSHIPS SITE.

PHASE TWO CONSISTS OF ALL OTHER IMPROVEMENTS ASSOCIATED WITH THE TAYLTON 360 TOWNHOMES PLAN.

28. SUBSEQUENT TO THE CONSTRUCTION OF THE WATER QUALITY POND AND STORM SEWER FACILITIES, AND ACCEPTANCE BY THE CITY OF AUSTIN, THE FOLLOWING DOCUMENTS SHALL BE TERMINATED:
- * DPEA DRAINAGE DITCH OR ENCLOSED STORM SEWER EASEMENT, RECORDED IN VOLUME 9434, PAGE 0058.
 - * WATER QUALITY POND AGREEMENT, RECORDED IN VOLUME 1259, PAGE 0001.
29. UPON THE RECONSTRUCTION OF A TEMPORARY BLANKET EASEMENT GRANTED TO THE AUSTIN ENERGY, THE FOLLOWING DOCUMENT SHALL BE RELEASED:
- * TEMPORARY ELECTRICAL EASEMENT, RECORDED IN VOLUME 7985, PAGE 379.
 - * 7.5' PUBLIC UTILITY EASEMENT, RECORDED IN VOLUME 81, PAGE 133 AND
 - * 7.5' PUBLIC UTILITY EASEMENT, RECORDED IN VOLUME 81, PAGE 133.

30. THE SITE WILL IMPLEMENT THE FOLLOWING TRAFFIC DEMAND MEASURES (TDM) IN ORDER TO MINIMIZE NEW TRIPS THAT ARE ADDED TO THE SURROUNDING ROADWAY NETWORK AND TO IMPROVE THE OVERALL LEVEL OF SERVICE ON THE ROADWAYS.

- EMPLOYER WILL ENCOURAGE FLEXIBLE WORK SCHEDULES FOR THE WORKERS TO REDUCE AM/PM PEAK TRAVEL.
- FREE BUS PASSES WILL BE MADE AVAILABLE TO ALL EMPLOYEES WHO GIVE UP THEIR PARKING SPACE IN THE GARAGE.
- FIFTEEN 151 SPACES WILL BE RESERVED FOR CAR-Pooling VEHICLES AND THREE 131 SPACES WILL BE RESERVED FOR THE CITY OF AUSTIN'S CAR SHARING PROGRAM. THESE SPACES WILL BE LOCATED IN PRIME SPOTS NEAR THE STATION AND ELEVATOR.
- TWELVE 112 MONTHS AFTER THE CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED, A STUDY WILL BE CONDUCTED TO DETERMINE THE SUBSEQUENT REDUCTION OF AUTO TRIPS DUE TO THE PROVISIONS OF THESE TDM MEASURES. THE RESULTS OF THE STUDY WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW.

SPC-2010-0071C.MGA
SITE PLAN / DEVELOPMENT PERMIT NUMBER

C8J-2009-0122.0A
SUBDIVISION FILE NUMBER

Applicable Watershed Ordinance: 20071108-121 (LDC 25-8-27)
Operating Permit Where Applicable Under 25-8-27 (F)(5): OP-07-06108
PDRD Sign-Off and Date:

REVIEWED BY:

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT	DATE
APPROVED BY:	

AUSTIN WATER UTILITY
REVIEWED BY:

TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES DATE _____

TRAVIS COUNTY DEVELOPMENT PERMIT NUMBER

AUSTIN FIRE DEPARTMENT
6/18/10
INDUSTRIAL WASTE
Sarg W moved 5/25/10
TEXAS DEPARTMENT OF TRANSPORTATION
#2 09/1999 5/33/10
TRAVIS COUNTY FIRE MARSHALL/ESD

L. ALEX G. CLARKE, TEXAS LICENSE NUMBER 65900, CERTIFY THAT THE
DAM IN THIS SET OF PLANS CAN SAFELY PASS 100-PERCENT OF THE
PROBABLE MAXIMUM FLOOD BASED ON THE HYDRAULIC & HYDROLOGIC
ANALYSES USING STANDARD ACCEPTED ENGINEERING PRACTICES.

I, LARRY WU, TEXAS LICENSE NUMBER 88630, CERTIFY THAT THE DAM IN THIS SET OF PLANS CAN SAFELY PASS 100-PERCENT OF THE PROBABLE MAXIMUM FLOOD BASED ON THE STRUCTURAL ANALYSIS USING STANDARD ACCEPTED ENGINEERING PRACTICES.

SITE PLAN NOTES

APPS PLAN APPROVAL

FILE NUMBER	PROJECT NAME	THREAT	DI
APPROVED BY FORUM/ISSN		APPLICATION DATE	
Number Number	of Chapters	of the Title of Approved Plan	
EXPIRATION DATE (DD-MM-YY)		ISSUE NUMBER	
PROJECT EXPIRATION DATE (DD-MM-YY)		DI/PP	DD/YY

Director Plans will be responsible for the following:

RELEASES FOR GENERAL COMMENTS

Row	Comments
Row-1	Comments
Row-2	Comments
Row-3	Comments

FINAL PLAN MUST BE SUBMITTED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT ITS PLANS WHICH DO NOT COMPLY WITH THE CONSENSUS AT THE TIME OF FILING, AND ALL SUBSEQUENT SUBSEQUENT RELEASES AND A NOTICE OF CONSTRUCTION OF A HOLDING PLAN IS NOT SUBMITTED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 22, 2010

AERIAL PHOTO



TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 22, 2010

AERIAL PHOTO

EC LONGARO & CLARKE DICK CLARK
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Lead Development & Stormwater Management & Water Resources
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TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN TEXAS

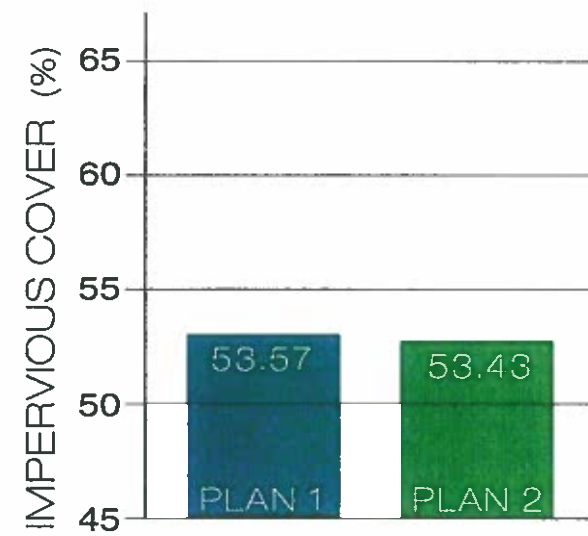
JULY 22, 2010

RENDERED SITE PLAN

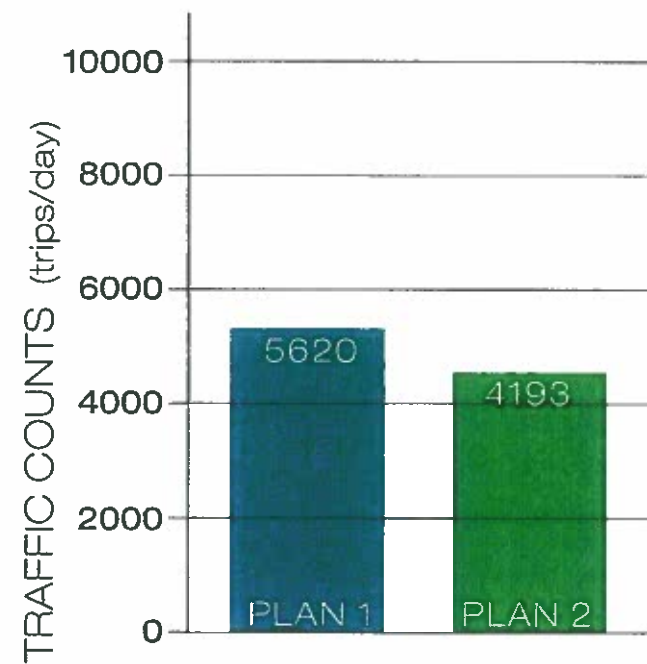
DICK CLARK
ARCHITECTURE
512.472.4980
www.ccarch.com



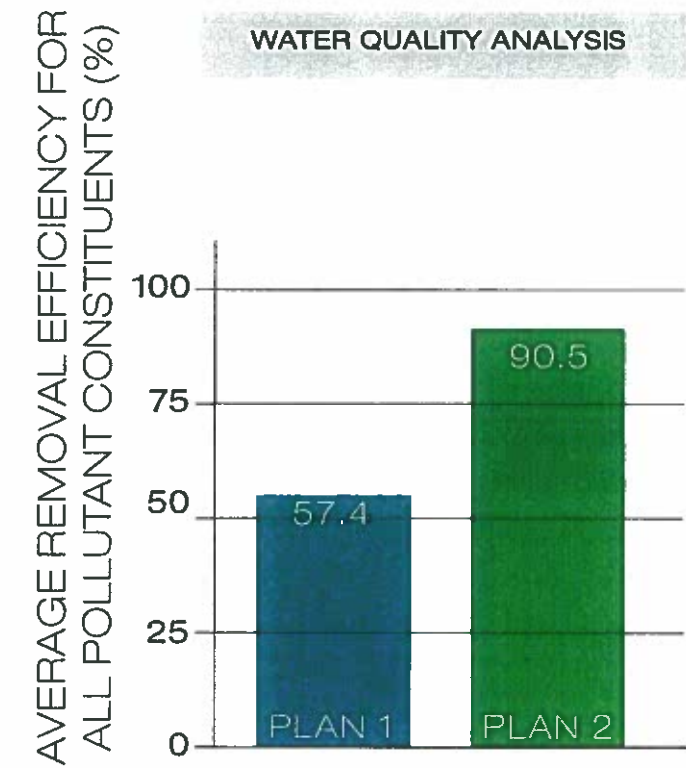
IMPERVIOUS COVER ANALYSIS



TRAFFIC ANALYSIS



WATER QUALITY ANALYSIS



PLAN 1: Existing Site Conditions
 PLAN 2: Mixed Use Plan

TARLTON 360 TOWNHOMES

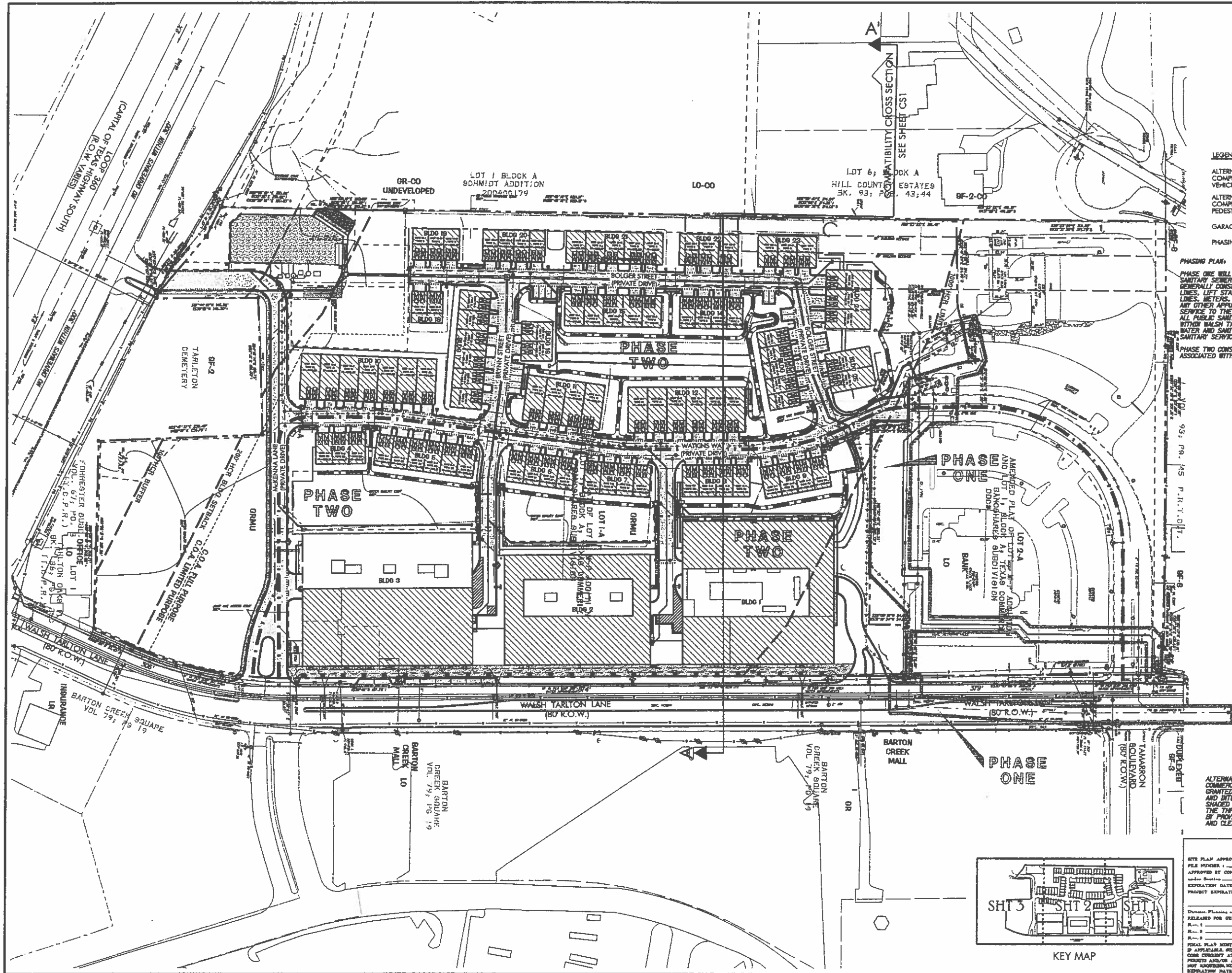
WALSH TARLTON LANE, AUSTIN, TEXAS

APRIL 01, 2011

GRAPHIC ANALYSIS

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 200 North Capital of Texas Highway • Building A • Suite 500 Austin, Texas 78728
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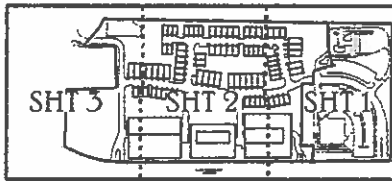
DICK CLARK
 ARCHITECTURE
512.472.4860
www.dickclark.com

- LEGEND:
- ALTERNATIVE COMPLIANCE VEHICULAR ICR
 - ALTERNATIVE COMPLIANCE PEDESTRIAN ICR
 - GARAGE SPACE
 - PHASING LINE

PHASING PLAN:
PHASE ONE WILL CONSIST OF ALL THE WATER SERVICE AND SANITARY SEWER SERVICE TO THE CHASE BANK SITE. THIS GENERALLY CONSISTS OF THE GRAVITY SANITARY PLUMBING LINES, LIFT STATION, FORCE MAIN, WATER SERVICE PLUMBING LINES, METERS, CONNECTIONS TO THE PUBLIC SYSTEM AND ANY OTHER APPURTENANCES REQUIRED TO BRING UPDATED SERVICE TO THE BANK. PHASE ONE WILL ALSO INCLUDE ALL PUBLIC SANITARY AND WATER IMPROVEMENTS LOCATED WITHIN WALSH TARLTON LANE NECESSARY TO BRING UPDATED WATER AND SANITARY SERVICE TO THE BANK AND THE SANITARY SERVICE TO THE TARLTON 360 TOWNHOMES SITE.
PHASE TWO CONSISTS OF ALL OTHER IMPROVEMENTS ASSOCIATED WITH THE TARLTON 360 TOWNHOMES PLAN.

ALTERNATIVE EQUIVALENT COMPLIANCE TO THE COMMERCIAL DESIGN STANDARDS HAS BEEN GRANTED FOR VARIATIONS IN THE BLOCK LENGTH AND INTERNAL CIRCULATION ROUTE BY PROVIDING SHADED WALKWAYS FROM THE TOWNHOMES TO THE THREE LARGE MIXED USE BUILDINGS 1-3 AND BY PROVIDING A 12' STREET TREE / FURNITURE AND CLEAR ZONES ALONG WALSH TARLTON LANE.



SITE PLAN RELEASE

SITE PLAN APPROVAL: _____ OF _____
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY: _____ OF THE CITY OF AUSTIN, TEXAS
EXPIRATION DATE: _____ CARE MANAGER: _____
PROJECT EXPIRATION DATE: _____

Division Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____
R-1: _____ Correction: _____
R-2: _____ Correction: _____
R-3: _____ Correction: _____

THIS PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLAN VARIATIONS DO NOT CONFLICT WITH THE COM. CODE AT THE TIME OF FILING AND ALL EXISTING HOLDINGS MUST BE RELEASED AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

REVISION BLOCK	
DATE	DESCRIPTION

DATE	DESCRIPTION

TARLTON 360 TOWNHOMES
SITE IMPROVEMENTS
2500 WALSH TARLTON LANE
OVERALL PROJECT LAYOUT

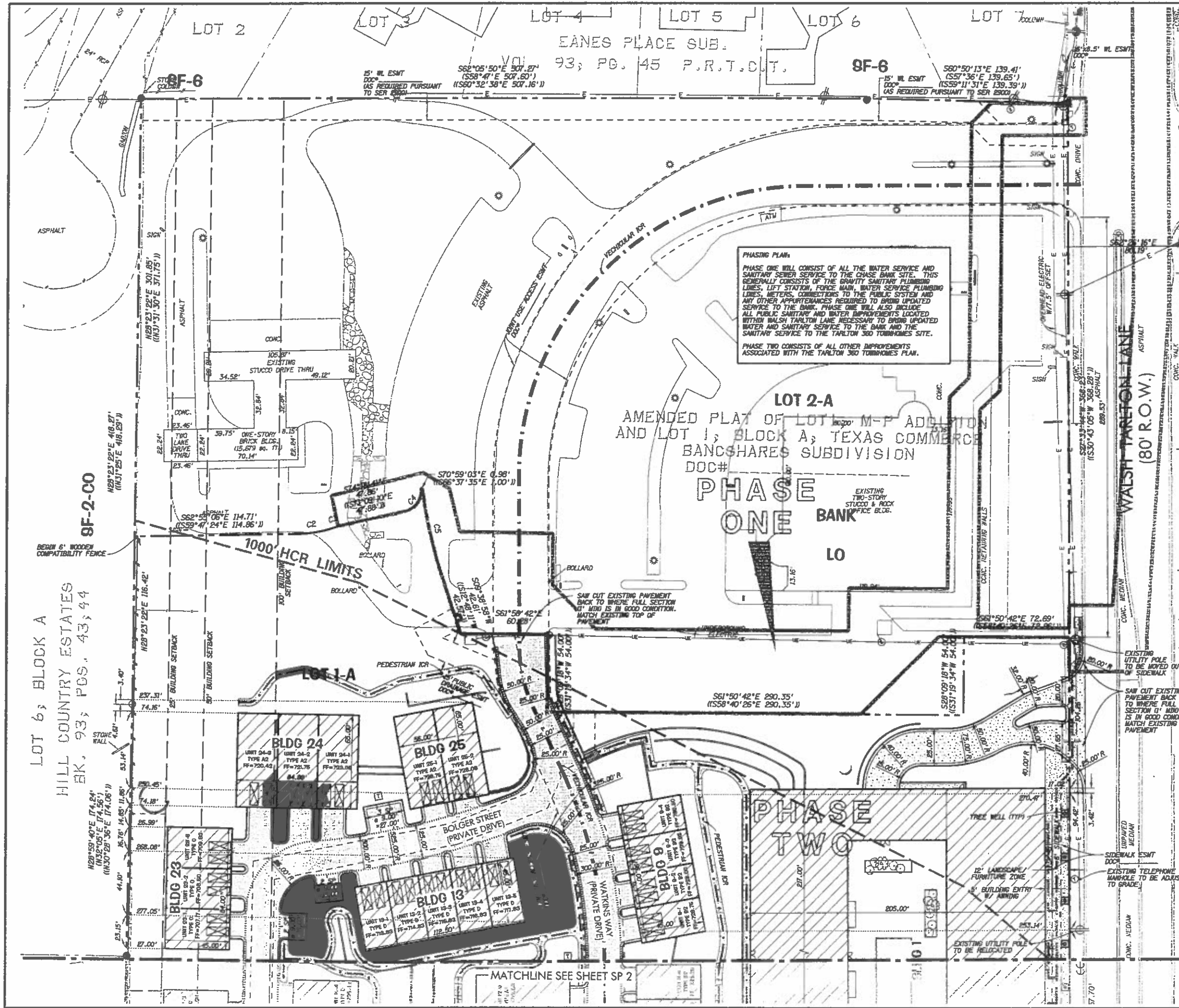
STATE OF TEXAS
ALEX G. CLARK
65100
REGISTERED PROFESSIONAL ENGINEER
4/6/11

EC LONGARGO & CLARKE
Consulting Engineers
Lead Development: © Stormwater Management © Water Resources
7501 N. Loop West, Suite 200, Houston, Texas 77024
D001300-0098 © 2008 Longargo & Clarke - TSPS Reg. No. 1254

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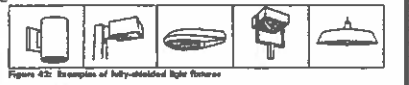
9
123

SPC-2010-0011C.MGA



- LEGEND:
- ACCESSIBLE ROUTE
 - CURB & GUTTER
 - FIRE LANE
 - SIDEWALK (PERVIOUS CONCRETE)
 - PERVIOUS GRAVEL
 - TRAIL SYSTEM FOR ALTERNATIVE COMPLIANCE FOR ICR
 - CONCRETE PAVEMENT (IMPERVIOUS)
 - ASPHALT
 - ACCESSIBLE RAMP
 - TRANSFORMER PAD
 - BUILDING CORNER DIMENSION LINE
 - ALTERNATIVE COMPLIANCE VEHICULAR ICR
 - ALTERNATIVE COMPLIANCE PEDESTRIAN ICR
 - GARAGE SPACE
 - PHASING LINE

- NOTES:
1. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-3 OR MORE RESTRICTIVE. (SECTION 25-2-106)
 2. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. (SECTION 25-2-106)
 3. THE ROSE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED TO 8' IN THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. (SECTION 25-2-106)
 4. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CONCRETE CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH EOM, SECTION 2.4.3, "PROTECTION OF LANDSCAPE AREAS".
 5. PROPOSED SIDEWALK TO BE PLACED TO GO AROUND EXISTING UTILITY MANHOLES, POLES, GUY WIRES, ETC.
 6. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5. AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP FLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
 7. ALL EXTERIOR LIGHTING WILL BE HODDED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-106)
 8. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE 60, 1A, 6A, 6S, OR 6S-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-3 OR MORE RESTRICTIVE ZONING DISTRICT. (SECTION 25-2)
 9. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
 10. THE NATURAL AREA IS TO REMAIN UNDISTURBED EXCEPT FOR THE INSTALLATION OF THE IRRIGATION SYSTEM FOR THE RETENTION/IRRIGATION WATER QUALITY POND.
 11. 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 COUNTRY ENVIRONMENT. HORIZONTAL GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED.
 12. REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT OPTIONS.
 13. NO TREES, FURNITURE OR OTHER IMPROVEMENTS REQUIRING LICENSE AGREEMENT WILL BE PLACED IN THE 6' SIDEWALK EASEMENT.
 14. ALTERNATIVE EQUIVALENT COMPLIANCE TO THE COMMERCIAL DESIGN STANDARDS HAS BEEN GRANTED FOR VARIATIONS IN THE BLOCK LENGTH AND INTERNAL CIRCULATION ROUTE BY SHADING BALCONIES FROM THE TOWNHOMES TO THE THREE LARGE MIXED USE BUILDINGS 1-3 AND BY PROVIDING A 12' STREET TREE / FURNITURE AND CLEAR ZONES ALONG WALSH TARLTON LANE.



BARTON CREEK SQUARE
VOL 79, PG 9

SITE PLAN RELEASE

FILE PLAN APPROVAL: _____

FILE NUMBER: _____ APPLICATION DATE: _____

APPROVED BY: _____

EXPIRATION DATE: _____

PROJECT EXPIRATION DATE: _____

REVISIONS:

Rev.	Description	By	Date
1	Initial		
2			
3			

FINAL PLAT MUST BE SUBMITTED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLAN VARIATIONS DO NOT COMPLY WITH THE CODE ENACTED AT THE TIME OF FLOWLAND. ALL REQUIRED BUILDING PERMITS AND/OR VARIATIONS OF A FLOWLAND PERMIT IS NOT SUBMITTED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

REVISION BLOCK

NO.	DESCRIPTION	DATE	BY

DESIGNED: _____

DRAWN: _____

CHECKED: _____

DATE: _____

QUALITY: _____

TARLTON 360 TOWNHOMES
SITE IMPROVEMENTS
2500 WALSH TARLTON LANE
SITE PLAN

STATE OF TEXAS
ALEX S. CLARKE
65100
REGISTERED PROFESSIONAL ENGINEER

LONGARGO & CLARKE
Consulting Engineers

Lead Development: Stormwater Management & Water Resources
7501 North Capital of Texas Highway, Building A, Suite 600, Austin, Texas 78758
(512) 340-0028 - www.longargoandclark.com - Type Reg. No. 7-544

SP 1

14 123

SPC-9010-007C.WCA

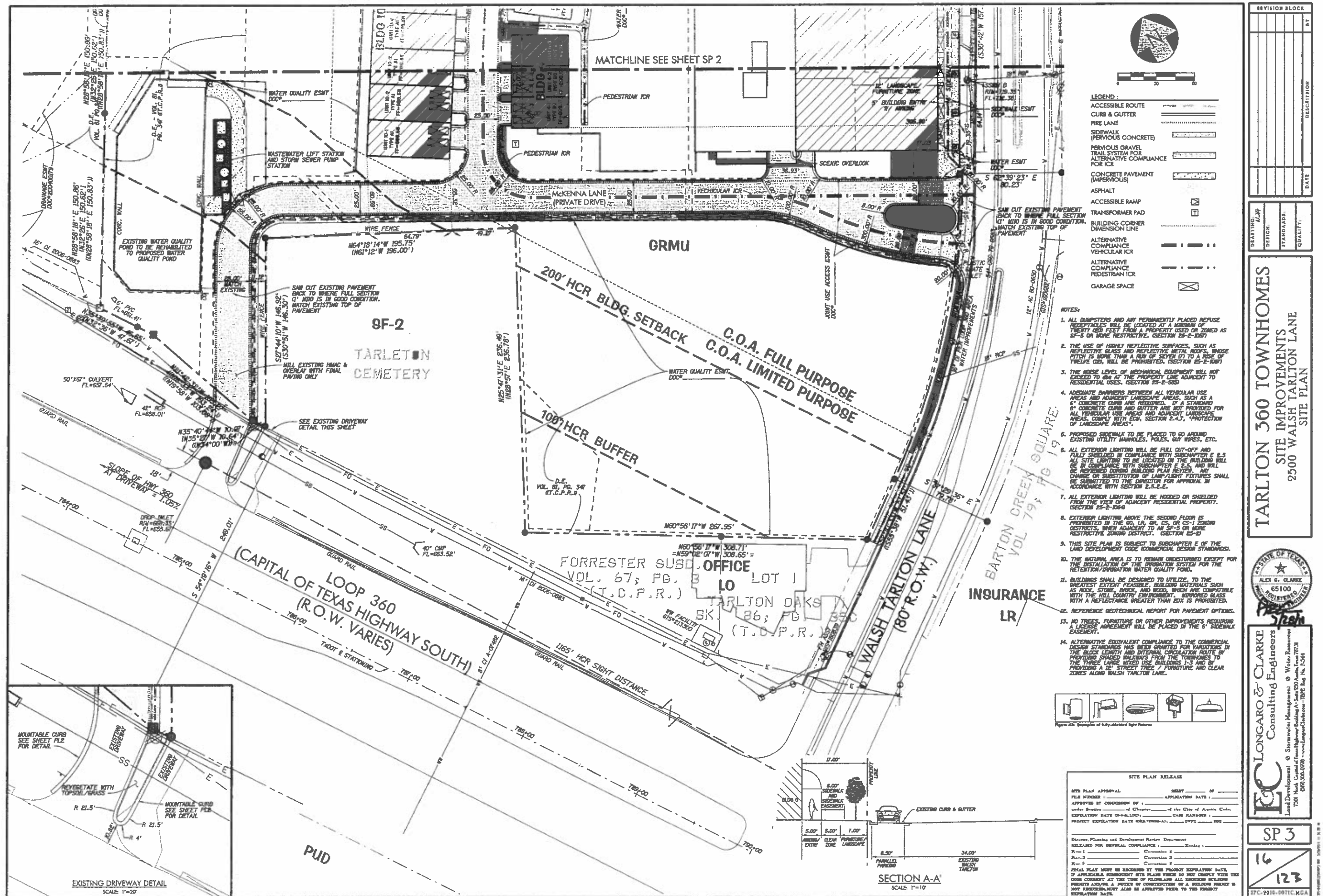


EXHIBIT B



LONGARO & CLARKE
Consulting Engineers

TBPEReg.No.F-544

7501 North Capital of Texas Highway Building A, Suite 250 Austin, Texas 78751 Tel: (512) 306-0228 Fax: (512) 306-0338

June 15, 2010

Ms. Sue Welch
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th 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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TARLTON 360 TOWNHOMES

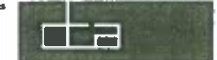
WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 22, 2010

CONSTRUCTION ON SLOPES

EC LONGARO & CLARKE
Consulting Engineers
Land Development • Stormwater Management • Water Resources
1501 North Capital of Texas Highway • Building A • Suite 200 Austin, Texas 78738
512.305.0285 • www.LongaroClarke.com • 512.305.0336 fax

DICK CLARK
ARCHITECTURE
512.472.4989
www.dickclark.com



July 14, 2010

Ms. Sue Welch
City of Austin
Planning and Development Review Department
505 Barton Springs Road
4th 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
Page 3 of 3

**Tarleton 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.

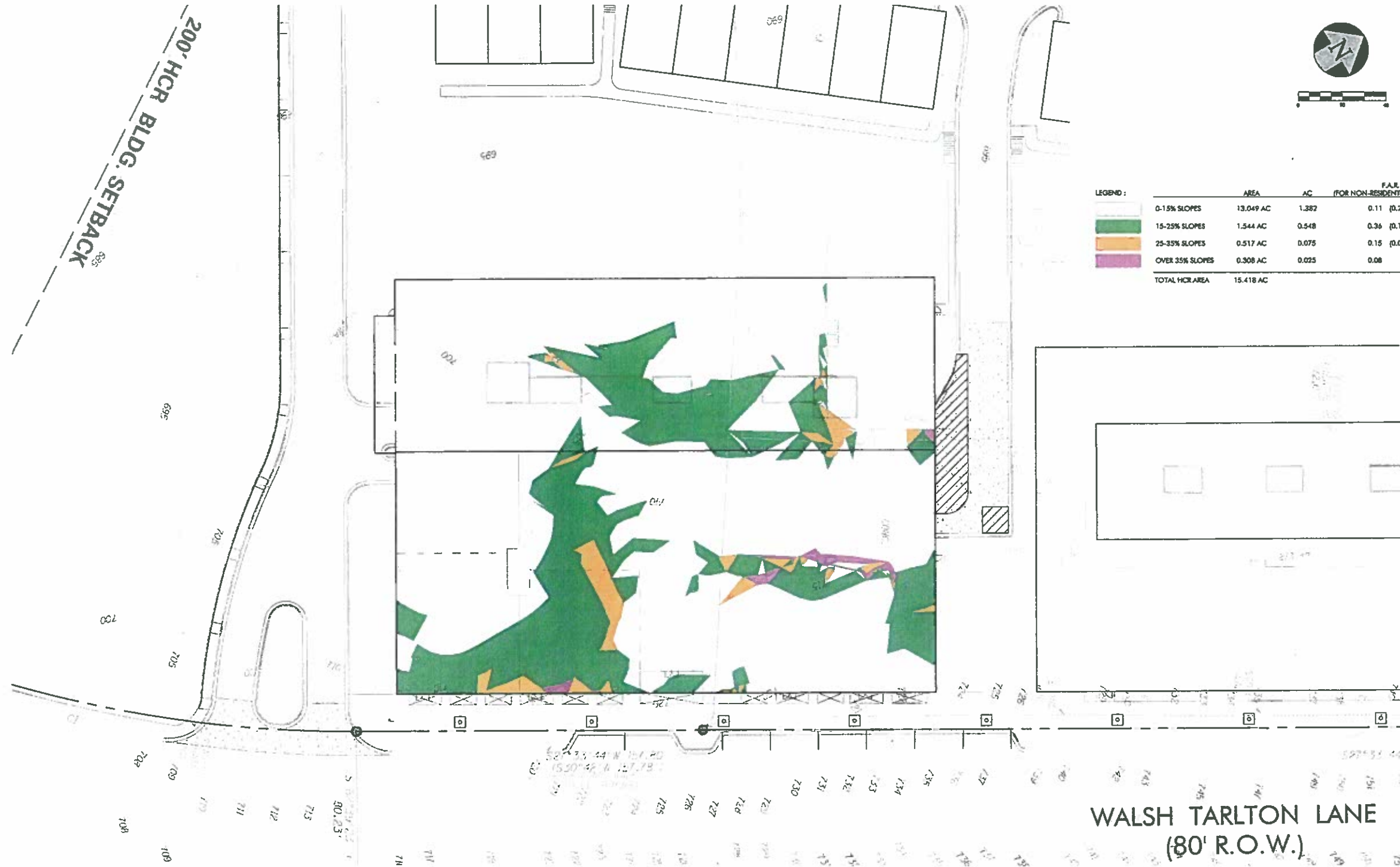


Alex Clarke, P.E.
Vice President



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

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TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 22, 2010

FLOOR TO AREA RATIO ON SLOPES

EC LONGARO & CLARKE
Consulting Engineers

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(512) 500-0288 • www.LongaroClarke.com • DICKCLARK.COM

DICK CLARK
ARCHITECTURE
312-512-4380
www.dickclark.com



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.

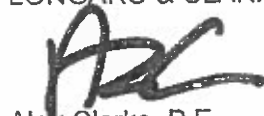
(7) Uses pervious pavers. The project will use pervious pavers/pervious concrete on the pedestrian ways along Walsh Tarlton Lane and along the southern driveway to Loop 360. This amounts to 19,297 sf and an impervious cover credit of 20%, or 3,859 sf, which the project is not claiming but would otherwise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



TARLTON 360 TOWNHOMES

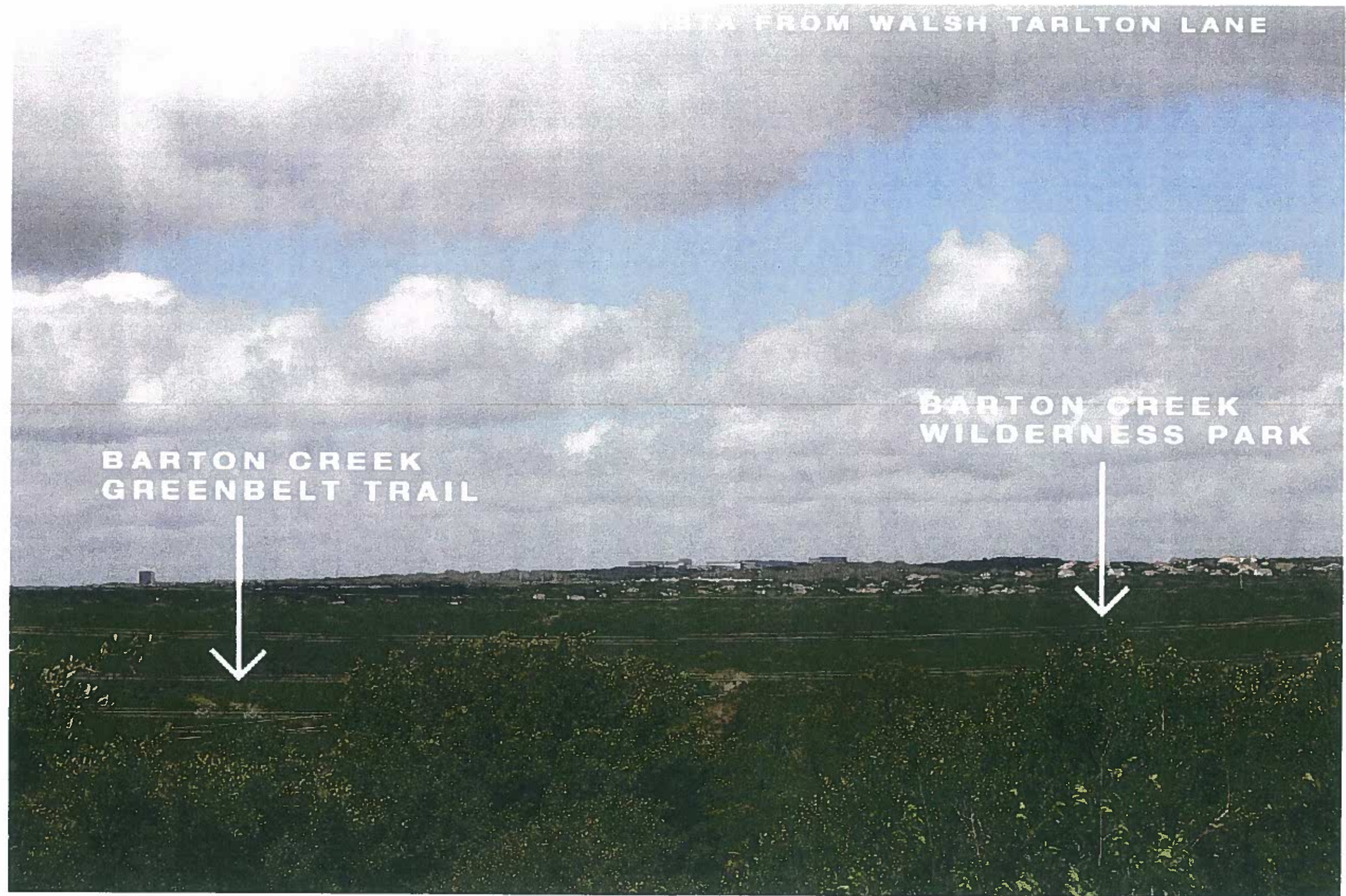
Austin, Texas
June 12, 2010
Site Views

DICK CLARK

Architect

www.dickclark.com





TARLTON 360 TOWNHOMES

austin, texas
june 16, 2010
site view c

DICK CLARK
ARCHITECTS
www.dickclark.com
dca

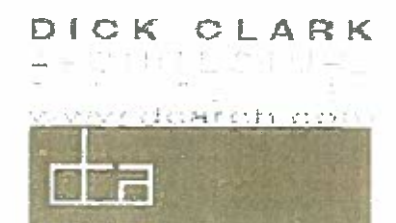
PRESERVED BARTON CREEK SCENIC VISTA

BARTON CREEK
WILDERNESS PARK



TARLTON 360 TOWNHOMES

Austin, Texas
June 18, 2010
8:15 AM



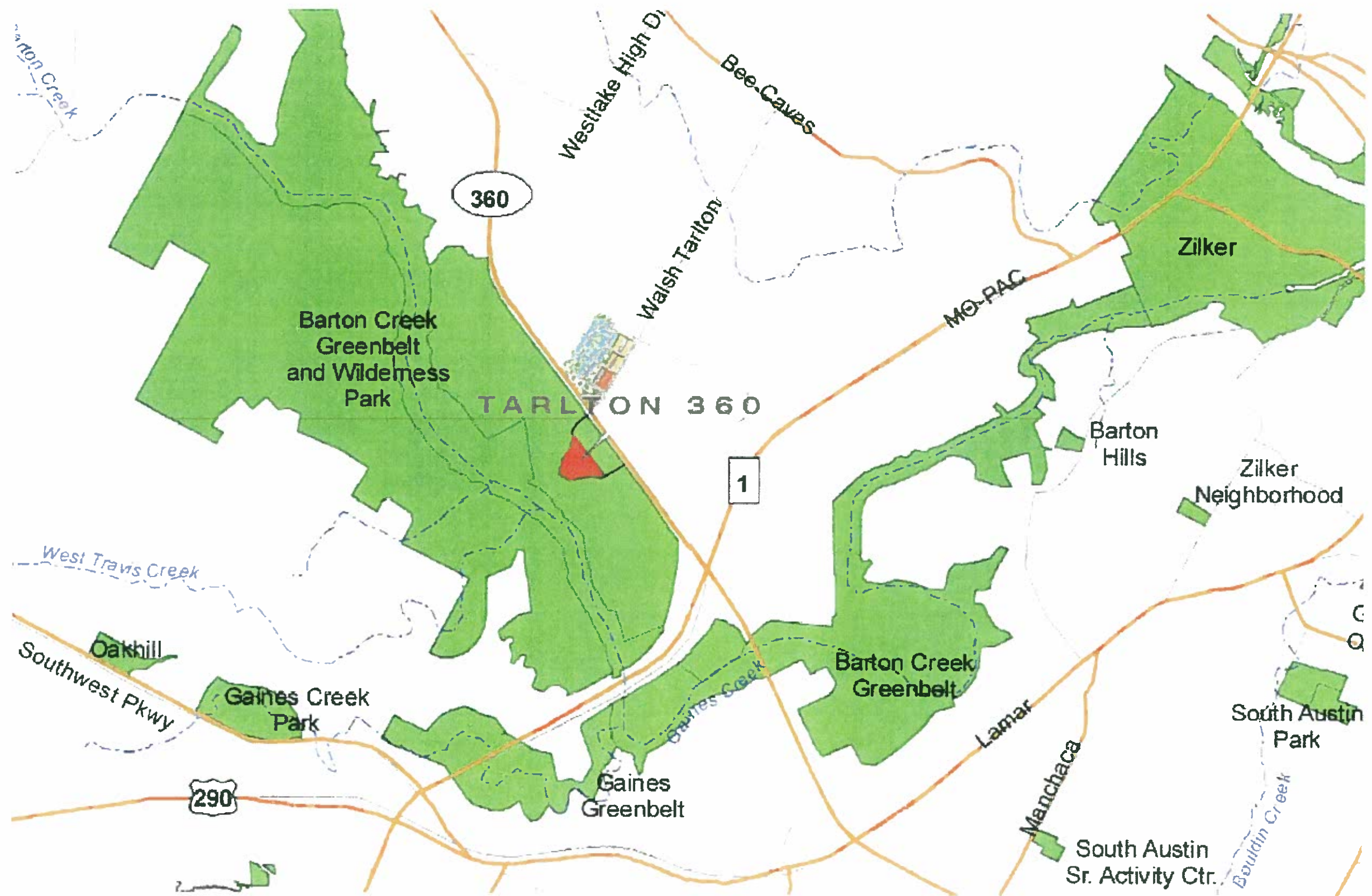


VIEWING VISTA FROM PUBLIC PLAZA

TARLTON 360 TOWNHOMES

AUSTIN, TEXAS
JUNE 18, 2010
SITE VISIT

DICK CLARK
ARCHITECTS
www.dickclark.com



TARLTON 360 TOWNHOMES

austin, texas
 july 18, 2010
 barton creek greenbelt expansion





Architectural elevation drawing of the south side of a building. The drawing shows a multi-story structure with a central section labeled "PLAZA" and a lower section labeled "GARAGE ENTRY". The building features various materials like stone, stucco, and metal. A roof deck is shown on the left. The drawing includes level markers on the left and right sides, ranging from Level 1 to Level 3A. A vertical line on the right indicates the "PROPERTY" line. The drawing is labeled "ELEVATION - SOUTH" at the bottom.

2 ELEVATION - SOUTH

3 ELEVATION - WEST

PROPERTY LINE

808'-0" ROOF - 1ST FLOOR

788'-0" LEVEL 1 - FIRST FLOOR

788'-0" LEVEL 2 - FIRST FLOOR

778'-0" LEVEL 3 - FIRST FLOOR

768'-0" LEVEL 4 - FIRST FLOOR

748'-0" LEVEL 5 - FIRST FLOOR

748'-0" LEVEL 6 - FIRST FLOOR

738'-0" LEVEL 7 - FIRST FLOOR

728'-0" LEVEL 8 - FIRST FLOOR

718'-0" LEVEL 9 - FIRST FLOOR

708'-0" LEVEL 10 - FIRST FLOOR

STUCCO

STUCCO

STORE FRONT GLAZING

STONE WALL

METAL FASCIA

CEMENT BOARD

STUCCO

STONE

METAL ROOF

STUCCO

GARAGE ENTRY

LEVEL 1 - FIRST FLOOR

LEVEL 2 - FIRST FLOOR

LEVEL 3 - FIRST FLOOR

LEVEL 4 - FIRST FLOOR

LEVEL 5 - FIRST FLOOR

LEVEL 6 - FIRST FLOOR

LEVEL 7 - FIRST FLOOR

LEVEL 8 - FIRST FLOOR

LEVEL 9 - FIRST FLOOR

LEVEL 10 - FIRST FLOOR

1 ELEVATION - NORTH

[illegible]

**ARTLTON 360
TOWNHOMES
AUSTIN, TEXAS**

DRAWN BY _____

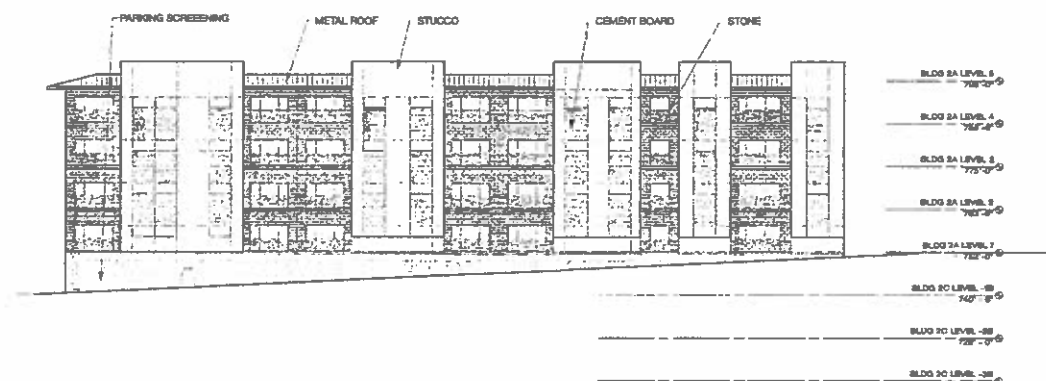
SET ISSUE _____

06_15_10

SHEET TITLE
ELEVATION
BLDG. 1

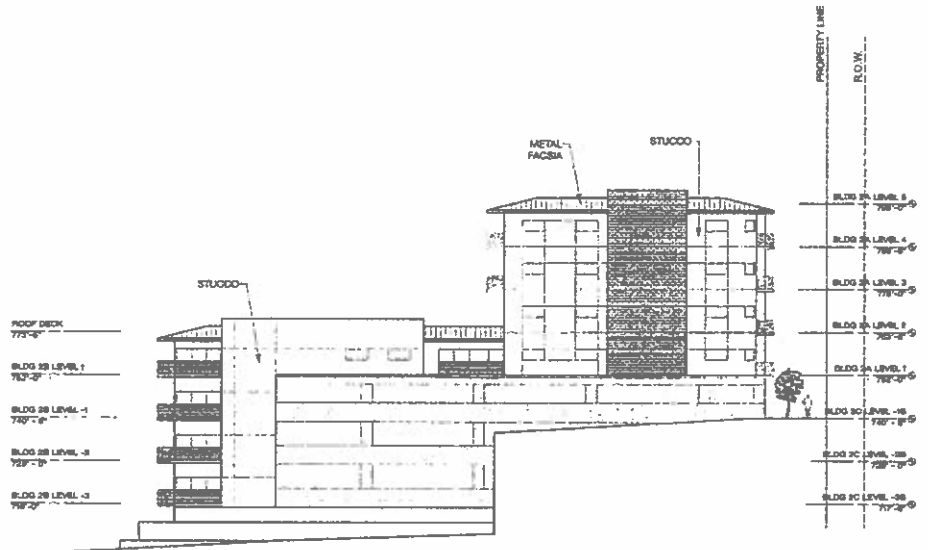
SHEET 24/123
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CAUTION: DO NOT TOUCH TERMINALS
THESE TERMINALS ARE THE PROPERTY
OF THE AIRCRAFT AND ARE CAPABLE OF



4 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. MIRRORRED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-1126]

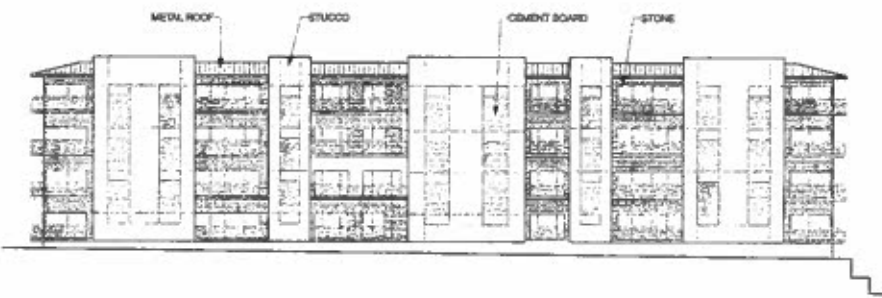
2. ELEVATION - NORTH

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 25-2-1126)



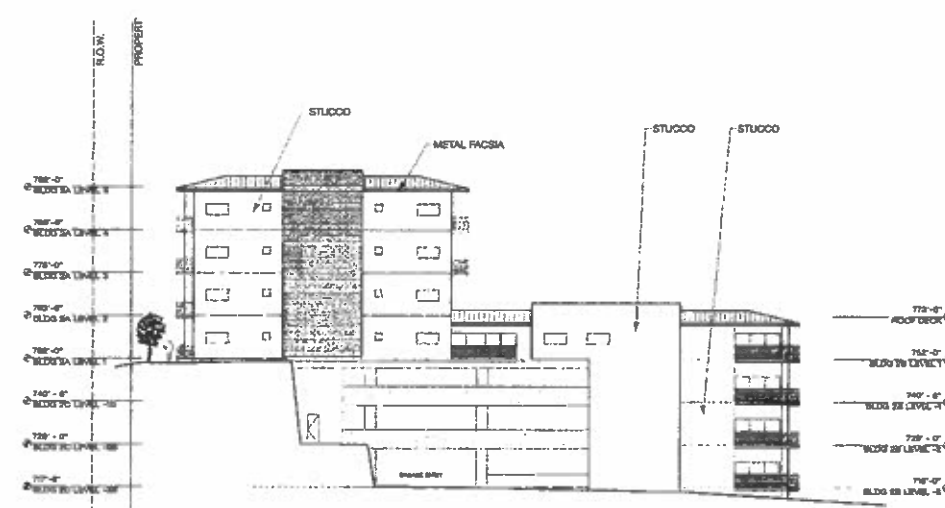
PROJECT

**TARLTON 360
TOWNHOMES**
AUSTIN, TEXAS



3 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. MIRROR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-112G]



1 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. MIRROR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-112B)

NOTE: COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUB-CHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

DRAWN BY

RET ISSUE
06_15_10

REVISIONS

SHEET TITLE

ELEVATIONS
BLDG. 2

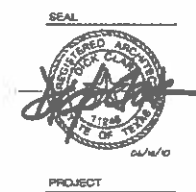
SHEET 25 / 123

A 2.2

[illegible]

EPC-207D-007/CJMSL

**CAUTION: DO NOT SCALE BRIMMING
THIS GUARANTEES THE PROTECTION OF
THE SUBJECT AND THE ORDER OF WORK
BY CONSTRUCTION WITH THIS PROJECT**



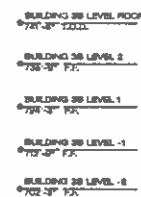
BUILDING 36 LEVEL 000
721-3" F.F.

BUILDING 36 LEVEL 2
735-3" F.F.

BUILDING 36 LEVEL 1
794-3" F.F.

BUILDING 36 LEVEL -1
712-2" F.F.

BUILDING 36 LEVEL -2
702-3" F.F.



3 ELEVATION - SOUTH

STUDIO

BUILDING 3A ROOF
77'-0" x 100'-0"

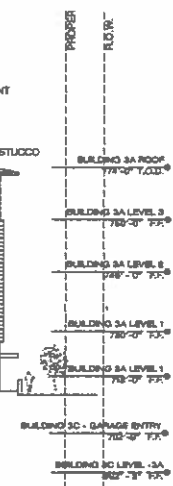
BUILDING 3A LEVEL 3
77'-0" x 75'-0"

BUILDING 3A LEVEL 2
77'-0" x 75'-0"

BUILDING 3A LEVEL 1
77'-0" x 75'-0"

BUILDING 3C - GARAGE ENTRY
77'-0" x 75'-0"

BUILDING 3C - LEVEL - 3A
82'-0" x 75'-0"



BUILDING 3A POOF
77°-22' 73.11"

BUILDING 3A LEVEL 1
78°-22' 73.11"

BUILDING 3A LEVEL 2
78°-22' 73.11"

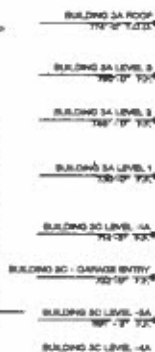
BUILDING 3A LEVEL 1
78°-22' 73.11"

BUILDING 3C LEVEL 3A
78°-22' 73.11"

BUILDING 3C - GARAGE ENTRY
78°-22' 73.11"

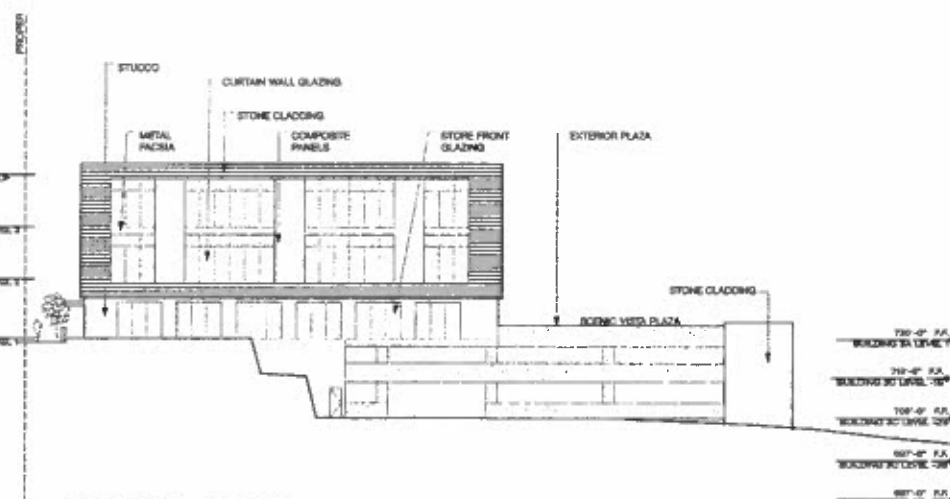
BUILDING 3C LEVEL 3A
78°-22' 73.11"

BUILDING 3C LEVEL 3A
78°-22' 73.11"



1 ELEVATION - NORTH

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



1 ELEVATION - NORTH

**TARLTON 360
TOWNHOMES**
AUSTIN, TEXAS

DRAWN BY _____

SET ISSUE _____

08_13_10

REVISIONS _____

SHEET TITLE

**BUILDING 3
ELEVATIONS**

DATE 26/12/2019
A 2.3

[illegible]



LANDSCAPE CALCULATIONS:

STREET YARD		
TOTAL SITE AREA	REQUIRED N/A	PROVIDED 707,414 S.F.
TOTAL STREET YARD "A" AREA	N/A	22,802 S.F.
STREET YARD "A" LANDSCAPE	4,560 S.F. (20%)	6,333 S.F. (28%)
TOTAL STREET YARD "B" AREA	N/A	52,637 S.F.
STREET YARD "B" LANDSCAPE	10,527 S.F. (20%)	32,809 S.F. (62%)
TREES (STREET YARD "A")		
EXISTING TREES CREDIT 2" DIA. - 6" DIA.	REQUIRED 15	PROVIDED 41
6" DIA. OR GREATER	N/A	N/A
PROPOSED TREES (STREET YARD)		27
TREES (STREET YARD "B")		
EXISTING TREES CREDIT 2" DIA. - 6" DIA.	REQUIRED 27	PROVIDED 27
6" DIA. OR GREATER	N/A	N/A
PROPOSED TREES (STREET YARD)		5

REPLACEMENT TREES		
TOTALS	REQUIRED 440' TOTAL	PROVIDED 441' TOTAL
MINIMUM REPLACEMENT VALUES:		
PROTECTED TREES, CLASS I-H:	96" @ 50% = 48"	
PROTECTED TREES, CLASS II-IV:	0" @ 20% = 0"	
NON-PROTECTED TREES, CLASS I-H:	1415" @ 25% = 354"	
NON-PROTECTED TREES, CLASS II-IV:	378" @ 10% = 38"	
NUMBER & SIZE OF REPLACEMENT TREE:		
		147 @ 3" = 441"
ISLANDS, MEDIANS & PENINSULAS		
STREET YARD AREA (NO PROPOSED PARKING SPACES)	REQUIRED 128 S.F.	PROVIDED >128 S.F.
NON-STREET YARD AREA	80 S.F.	>80 S.F.

TOTAL HILL COUNTRY ROADWAY SITE AREA		
30.0% EXISTING NATURAL AREA	671,808 S.F. (15.418 ACRES)	201,482 S.F. (4.625 ACRES)
40.0% TOTAL NATURAL AREA REQUIRED	268,643 S.F. (6.167 ACRES)	
NATURAL AREA LEFT UNDISTURBED	106,183 S.F.	
NATURAL AREA RESTORED	162,460 S.F.	
40.4% TOTAL NATURAL AREA PROVIDED	271,643 S.F. (6.236 ACRES)	
RESTORATION PLANTING SCHEDULE		
RESTORATION AREA	REQUIRED N/A	PROVIDED 165,482 S.F.
NATIVE LARGE TREES (2" CALIPER MIN.)	1 PER 200 S.F.	**91
NATIVE SMALL TREES (6" HT. MIN.)	2 PER 200 S.F.	**36
NATIVE SHRUBS (5 GALLON MIN.)	6 PER 200 S.F.	**1,308
PLANT MATERIAL:		
NATIVE TREES AND SHRUBS WILL BE IN ACCORDANCE WITH THE PREFERRED PLANT LIST, APPENDIX N OF THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL		

HILL COUNTRY NATURAL AREA REVEGETATION NOTES:	
UNDISTURBED NATURAL AREA: NATURAL AREAS CONTAINING A SIGNIFICANT NUMBER OF TREES AND OTHER VEGETATION HAVE BEEN HIGHLIGHTED ON THIS PLAN. THESE "NATURAL" AREAS WILL BE PROTECTED IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS AND CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.	
NATURAL AREA RESTORATION: RESTORATION AREAS WHERE PREVIOUS DEVELOPMENT HAS OCCURRED HAVE BEEN HIGHLIGHTED ON THIS PLAN. THESE RESTORED "NATURAL" AREAS WILL BE PLANTED IN ACCORDANCE WITH CITY OF AUSTIN SPECIAL REVEGETATION CRITERIA FOR HILL COUNTRY ROADWAY SITES WITH THE QUANTITIES SHOWN IN THE RESTORATION PLANTING SCHEDULE.	
NATIVE GRASS SEEDING: ALL DISTURBED AREAS IN HCR BETWEEN IMPERVIOUS COVER AND LIMITS OF CONSTRUCTION TO BE SEED WITH A MIXTURE CONTAINING A MINIMUM OF 3 DIFFERENT SPECIES OF NATIVE GRASS AND 5 DIFFERENT SPECIES OF WILDFLOWER SEED PROVIDING COMPLETE COVERAGE.	

LEGEND	
SYMBOL	SPECIES
	PROPOSED TREE
	EXISTING TREE
	NATURAL AREA TO REMAIN UNDISTURBED
	NATURAL AREA TO BE RESTORED



TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 19, 2010

ARTIST'S RENDERING STREETScape





TARLTON 360 TOWNHOMES
 WALSH TARLTON LANE, AUSTIN, TEXAS
 JULY 22, 2010
 ARTIST'S RENDERING LOOKING SW

DICK CLARK
 ARCHITECTURE
 912 474 1100
 WWW.DICKCLARK.COM





TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN TEXAS

JULY 09, 2010

ARTIST'S RENDERING LOOKING NE



OVERALL PROJECT BENEFITS

- **Water Quality**
Increased water quality benefit by providing a retention/irrigation pond which will provide an average pollutant removal rate of 90.5%. This is well above the current removal rate of 57.4%, or that would otherwise be required under the Redevelopment Ordinance.
- **Re-irrigation**
Irrigation of storm water and use of pervious pavers allows for more infiltration of waters into the aquifer and reduction of potable water demand.
- **Integrated Pest Management Plan**
Compliance with an IPM Plan.
- **Grow Green**
Compliance with the Grow Green native landscaping program.
- **Natural Area**
Increasing the natural area of the site from 30% to 40% through vegetative restoration.
- **Wastewater**
The new lift station will provide enhanced safety features to better protect the environment.
- **Traffic**
Significant reduction in traffic.
- **Mixed Use**
The nature of the mixed use project will be more compatible with the surrounding land uses.
- **Impervious Cover**
Lower impervious cover than allowed under current ordinance.
- **Public Space**
A large scenic vista will be provided atop Building 3 over looking the Barton Creek Greenbelt.
- **Commercial Design Standards**
Pedestrian access will be encouraged along Walsh Tarlton Lane by creating an inviting streetscape with benches, large sidewalks and street trees.
- **Parkland Dedication**
Compliance with parkland dedication requirement.
- **Barton Springs Zone Mitigation Fee:**
In addition to the enhanced water quality pond, Tarlton 360 Townhomes will pay \$410,525 into the BSZ Mitigation Fund.