ZONING & PLATTING COMMISSION

~~MEETING~~ Handouts

DECEMBER 17, 2013

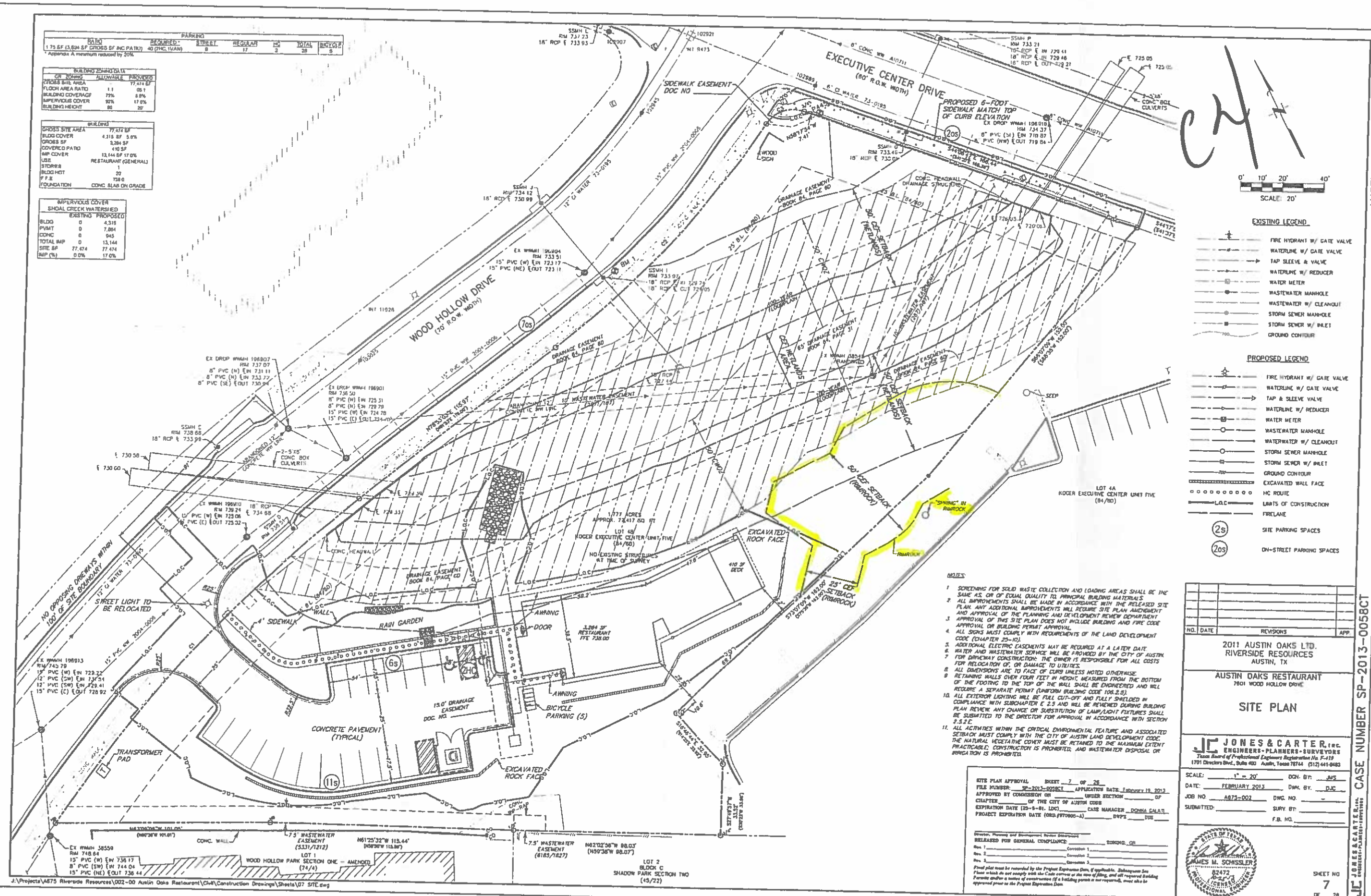
PARKING						
RATIO	REQUIRED*	STREET	REGULAR	HC	TOTAL	BICYCLE
1 75 SF (3,894 SF GROSS SF INC PATIO)	40 (2HC, 1VAN)	8	17	2	28	5

* Appendix A minimum reduced by 20%

BUILDING ZONING DATA		
CR ZONING	ALLOWABLE	PROVIDED
GROSS SITE AREA		77,474 SF
FLOOR AREA RATIO	1.1	05 1
BUILDING COVERAGE	75%	5 8%
IMPERVIOUS COVER	90%	17 0%
BUILDING HEIGHT	60	20'

BUILDING	
GROSS SITE AREA	77,474 SF
BLDG COVER	4,315 SF 5.6%
GROSS SF	3,284 SF
COVERED PATIO	410 SF
IMP COVER	13,144 SF 17 0%
USE	RESTAURANT (GENERAL)
STORIES	1
BLDG HGT	20
F F.E	738 0
FOUNDATION	CONC SLAB ON GRADE

IMPERVIOUS COVER SHOAL CREEK WATERSHED		
	EXISTING	PROPOSED
BLDG	0	4,315
PVMT	0	7,884
CONC	0	945
TOTAL IMP	0	13,144
SITE SF	77,474	77,474
IMP (%)	0 0%	17 0%



EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- TAP SLEEVE & VALVE
- WATERLINE W/ REDUCER
- WATER METER
- WASTEWATER MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER MANHOLE
- STORM SEWER W/ INLET
- GROUND CONTOUR

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- TAP & SLEEVE VALVE
- WATERLINE W/ REDUCER
- WATER METER
- WASTEWATER MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER MANHOLE
- STORM SEWER W/ INLET
- GROUND CONTOUR
- EXCAVATED WALL FACE
- HC ROUTE
- LOC — LIMITS OF CONSTRUCTION
- FIRELANE
- (2s) SITE PARKING SPACES
- (20s) ON-STREET PARKING SPACES

NOTES:

1. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
2. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
3. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL OR BUILDING PERMIT APPROVAL.
4. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
6. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
7. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
8. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
9. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2.8).
10. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
11. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

SITE PLAN APPROVAL SHEET 7 OF 28
FILE NUMBER: SP-2013-0058CT APPLICATION DATE: FEBRUARY 19, 2013
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER DONNA GALATI
PROJECT EXPIRATION DATE (ORD.970905-A) _____ DWPZ _____ DUE _____

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: CR _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	DATE	REVISIONS	APP.

2011 AUSTIN OAKS LTD.
RIVERSIDE RESOURCES
AUSTIN, TX

AUSTIN OAKS RESTAURANT
7801 WOOD HOLLOW DRIVE

SITE PLAN

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9493

SCALE: 1" = 20' DGN. BY: JMS
DATE: FEBRUARY 2013 DWN. BY: DJC
JOB NO. A875-002 DWG. NO. –
SUBMITTED: _____ SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS
JAMES M. SCHISSLER
82472
LICENSED
PROFESSIONAL ENGINEER

SHEET NO 7 OF 28

AUSTIN OAKS RESTAURANT

CASE NUMBER SP-2013-0058CT

J:\Projects\A875 Riverside Resources\002-00 Austin Oaks Restaurant\Civil\Construction Drawings\Sheets\07 SITE.dwg

ROADWAY IMPACT IMPERVIOUS COVER
DEBBA DRIVE

1/2 PVMNT WDTH = 10

1/2 R.O.W. WDTH = 30

10'/30' = 33% ROADWAY IMPER COVER

ALLOWABLE WATERSHED IC LIMIT = 20%

33%>20%, THEREFORE IMPACT

636.67 x 30 = 19,100 19,100 x 20% = 3,820

636.67 x 10 = 6,367 6,367 − 3,820 = 2,547

2,547 s.f. IMPACT

NET SITE AREA CALCULATIONS

Total gross site area = 276,785 s.f. (6.354 Acres)
Site Deductions: Critical Water Quality Zone (CWQZ) = 0.00 Acres
Water Quality transition =Zone (WQTZ) = 0.00 Acres
Wastewater irrigation areas = 0.00 Acres
Deduction subtotal = 0.00 Acres

Upland area (Gross area minus total deductions) = 276,785 s.f. (6.354 ac.)

Net Site Area Calculation:
Area of Uplands with Slopes 0-15% 271,855 s.f. x 100% = 271,855 s.f.
Area of Uplands with Slopes 15-25% 4,930 s.f. x 40% = 1,972 s.f.
Area of Uplands with Slopes 25-35% 0 s.f. x 20% = 0 s.f.
Area of Uplands with Slopes 35% + 0 s.f. x 0% = 0 s.f.
Net Site Area (subtotal) = 273,827 s.f. (6.29 ac.)

IMPERVIOUS COVER

Allowable Impervious Cover
Impervious cover allowed at 0% X WQTZ = 0.000
Acres impervious cover allowed at 20% X 273,827 = 54,765 s.f. (1.257 ac.)
Deductions for perimeter roadway = 2,547 s.f.
Total impervious cover allowed = 52,218 s.f. (1.2 ac.)

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY
Total acreage 15-25% 4,930 x 20% = 986 s.f.

EXISTING IMPERVIOUS COVER
Total existing impervious cover = 185,613 s.f. (16.603 s.y. TO BE REVEGETATED)

PROPOSED TOTAL IMPERVIOUS COVER
Impervious cover in WQTZ = 0.000 Acres = 0.00%
Impervious cover in Uplands Zone = 3,083 s.f. (BLDG) + 49,135 s.f. (BASE MATERIAL) = 52,218 s.f.
Total proposed impervious cover = 52,218 s.f. (18.87% G.S.A.) (19.07% N.S.A.)

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	Area (ac)	BLDGS/ Area (sf)	OTHER IMPERVIOUS % of Category (%)	COVER DRIVES, ROADS, ETC Area (sf)
0-15%	6.246	3083	0.01%	51,845
15-25%	0.033	0.00	0.00%	0.00
25-35%	0.007	0.00	0.00%	0.00
>35%	0.068	0.00	0.00%	0.00
Total Site Area	6.354			

BUILDING COVERAGE = 3,083 s.f. F.A.R. = 3,083 s.f. F.A.R.= 1:0.011 1.1%

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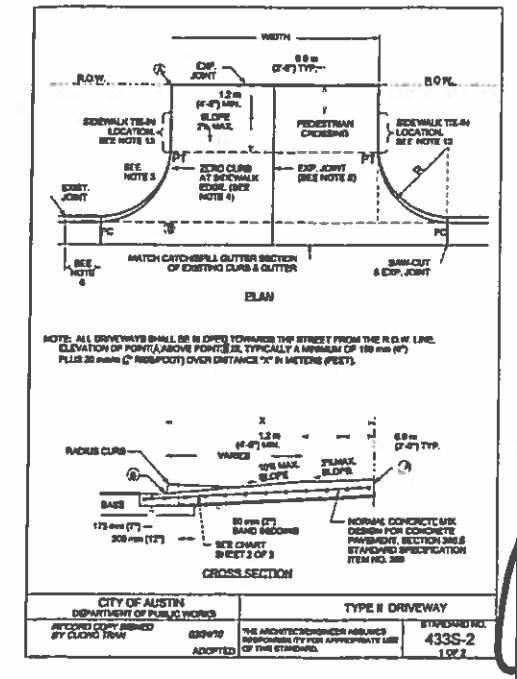
LEGEND

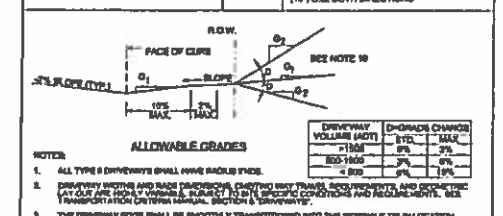
- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- 60D NAIL FOUND
- 60D NAIL SET
- SPINDLE FOUND
- CAPPED REBAR FOUND
- BARB WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. SURFACE DRAINAGE EASEMENT
- W/WW WATER/WASTEWATER
- E.E. ELECTRIC EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- EM ELECTRIC METER
- FH FIRE HYDRANT
- ( ) PER PLAT
- POWER POLE
- O.H. OVERHEAD UTILITIES
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.L. POINT ON LINE
- P.O.B. PLACE OF BEGINNING



NOTE: ALL DRIVEWAYS SHALL BE IN OPEN TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT (A) ABOVE POINT (B) IS TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (2" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
REVISED COPY SIGNED BY CLICKS TRAN 03/04/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	120 mm (5") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 455 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	135 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS



ALLOWABLE GRADES

DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE	
	TYP.	MAX.
<150	5%	7%
800-1500	3%	6%
> 800	2%	10%

NOTES:

1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS KNEE.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, CONTROL WAY TRAVEL SPEED, VEHICLE TYPE, AND GEOMETRIC LAY OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 6 "DRIVEWAYS".
3. THE DRIVEWAY SIDE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS NO LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.8 M(6FEET) OR IS FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 6m OF FRONTAGE, FRONTAGE AT 30 METERS (100 FEET), WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHEN THE PROPERTY OWNER REPAIRS RESPONSIBLE FOR DAMAGE OBSERVED WITHIN PRIVATE PROPERTY, THE AREA DOWNSTREAM SHALL BE CHECKED TO SEE WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND CAN BE GRADED TO THE ROAD.
11. USE TO MATCH EXISTING BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK AT THE R.O.W. LINE AND AT MIDDEPTH, SEE NOTE 8.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 6 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. DRIVEWAY METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY APPROACHES.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
REVISED COPY SIGNED BY CLICKS TRAN 03/04/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2

THIS SITE IS COMPOSED OF 3 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. UDA DOC. #_____

SCALE 1" = 40'

The seal appearing on this document was authorized by:

Kurt M. Prossner, P.E.
Texas Reg. No. 58191

on

AREA FOR CITY USE ONLY!

SITE PLAN RELEASE Sheet ___ of ___

FILE NUMBER:_____ EXPIRATION DATE:_____
CASE MANAGER:_____ APPLICATION DATE:_____
APPROVED ADMINISTRATIVELY ON:_____
APPROVED BY PLANNING COMMISSION ON:_____
APPROVED BY CITY COUNCIL ON:_____
Under Section_____ on Chapter_____ of the Austin City Code.

Signing for Director, Planning and Development Review Department

DATE OF RELEASE_____ of_____ ZONING:_____
Rev. 1._____ Correction 1._____
Rev. 2._____ Correction 2._____
Rev. 3._____ Correction 3._____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

STATE OF TEXAS
KURT M. PROSSNER
58191
PROFESSIONAL ENGINEER
04/13

Revision No. – Date of Revision – Revision Description – Approved By

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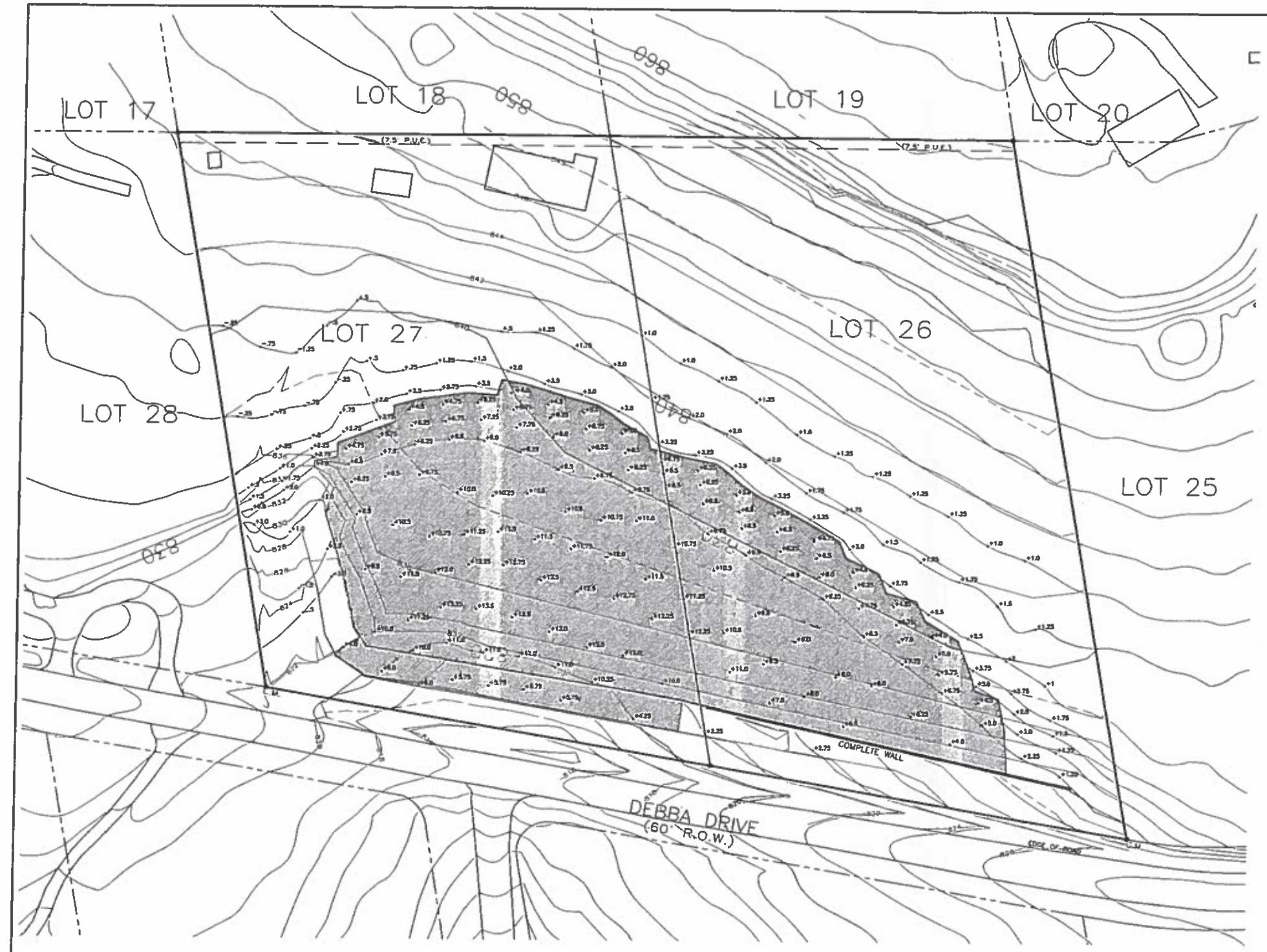
Prossner and Associates, Inc.
Consulting Engineers
TBPE FIRM#F-1508
13777 Ford Bridge Rd. Suite 104
Austin, Texas 78729
Phone:(512) 918-2343
Fax:(512) 918-4431

C5

MARC PATE
15101 DEBBA DRIVE, AUSTIN TEXAS 78734
SITE PLAN/DIMENSION CONTROL PLAN

SP-2013-0110D

SHEET 4 OF 6



DENOTES AREA OF FILL OVER 4.0 FEET.
83,229 s.f.

MAX. FILL +13.50
AVERAGE FILL + 8.25

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- ROD NAIL FOUND
- ROD NAIL SET
- SPINDLE FOUND
- CAPPED REBAR FOUND
- BARB WIRE FENCE
- CHAIN LINK FENCE
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- METAL FENCE
- B.L. BUILDING LINE
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- D.E. DRAINAGE EASEMENT
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- WM WATER METER
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- FH FIRE HYDRANT
- ( ) PER PLAT
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- O.H. OVERHEAD UTILITIES
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.L. POINT ON LINE
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AREA FOR CITY USE ONLY!

SITE PLAN RELEASE Sheet ____ of ____

FILE NUMBER_____ EXPIRATION DATE_____
CASE MANAGER_____ APPLICATION DATE_____
APPROVED ADMINISTRATIVELY ON_____
APPROVED BY PLANNING COMMISSION ON_____
APPROVED BY CITY COUNCIL ON_____
Under Section_____ on Chapter_____ of the Austin City Code.

Signing For Director, Planning and Development Review Department

DATE OF RELEASE_____ of ____ ZONING:_____
Rev. 1_____ Correction 1_____
Rev. 2_____ Correction 2_____
Rev. 3_____ Correction 3_____

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SCALE 1" = 40'

The seal appearing on this document was authorized by:

Kurt M. Prossner, P.E.
Texas Reg. No. 58181

on

STATE OF TEXAS
KURT M. PROSSNER
58181
REGISTERED
PROFESSIONAL ENGINEER

3/8/13

Revision No. – Date of Revision – Revision Description – Approved By

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Fax(512) 918-2433

MARC PATE
15101 DEBBA DRIVE, AUSTIN TEXAS 78734
CUT AND FILL

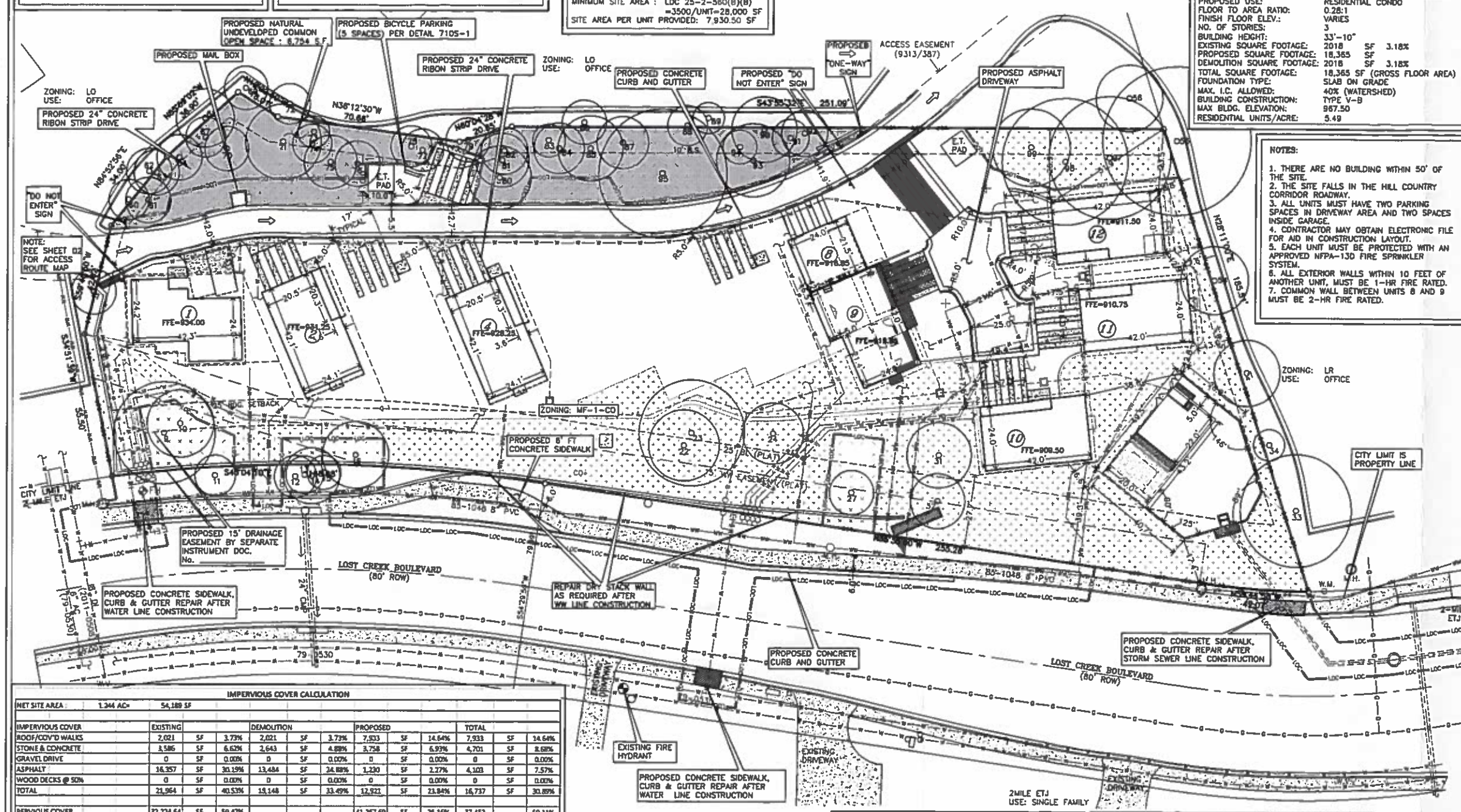
SP-2013-0110D

SHEET 5 OF 6

NOTE: SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME OR EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS

HILL COUNTRY ROADWAY CORRIDOR LIMITS
THE WHOLE SITE FALLS WITHIN THE HILL COUNTRY CORRIDOR CAPITAL OF TEXAS HIGHWAY LIMITS WHICH EXTENDS 1000 FEET FROM THE CAPITAL OF TEXAS HIGHWAY PROPERTY LINE.

SITE DATA:
SITE AREA: 63,444 SF
NUMBER OF UNITS: 8
MINIMUM SITE AREA : LDC 25-2-560(B)(B) =3500/UNIT=28,000 SF
SITE AREA PER UNIT PROVIDED: 7,930.50 SF



BUILDING SUMMARY TABLE

EXISTING USE:	VACANT (PREVIOUS USE: BANK)
PROPOSED USE:	RESIDENTIAL CONDO
FLOOR TO AREA RATIO:	0.28:1
FINISH FLOOR ELEV.:	VARIES
NO. OF STORIES:	3
BUILDING HEIGHT:	33'-10"
EXISTING SQUARE FOOTAGE:	2018 SF 3.18%
PROPOSED SQUARE FOOTAGE:	18,365 SF
DEMOLITION SQUARE FOOTAGE:	2018 SF 3.18%
TOTAL SQUARE FOOTAGE:	18,365 SF (GROSS FLOOR AREA)
FOUNDATION TYPE:	SLAB ON GRADE
MAX. I.C. ALLOWED:	40% (WATERSHED)
BUILDING CONSTRUCTION:	TYPE V-B
MAX BLDG. ELEVATION:	967.50
RESIDENTIAL UNITS/ACRE:	5.49

NOTES:

1. THERE ARE NO BUILDING WITHIN 50' OF THE SITE.
2. THE SITE FALLS IN THE HILL COUNTRY CORRIDOR ROADWAY.
3. ALL UNITS MUST HAVE TWO PARKING SPACES IN DRIVEWAY AREA AND TWO SPACES INSIDE GARAGE.
4. CONTRACTOR MAY OBTAIN ELECTRONIC FILE FOR AID IN CONSTRUCTION LAYOUT.
5. EACH UNIT MUST BE PROTECTED WITH AN APPROVED NFPA-13D FIRE SPRINKLER SYSTEM.
6. ALL EXTERIOR WALLS WITHIN 10 FEET OF ANOTHER UNIT, MUST BE 1-HR FIRE RATED.
7. COMMON WALL BETWEEN UNITS 8 AND 9 MUST BE 2-HR FIRE RATED.

SCALE: 1"=20'

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- CONCRETE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- OVERHEAD UTILITIES
- TREE
- WATER LINE
- WASTEWATER LINE
- UNDISTURBED AREA
- AREA TO BE REVEGETATED WITH 6045.6
- OPEN SPACE

ZONING DATA TABLE

SITE AREA:	63,444 SF
ZONING:	MF-1-CO
BUILDING COVERAGE:	7,930 SF (12.50%)
BUILDING GROSS FLOOR AREA:	18,365 SF (28.94%)
FAR:	0.28 : 1
TOTAL IMPERVIOUS COVER:	17,855 SF (28.14%)

COMPATIBILITY NOTES

A) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-1064).
B) 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-5 OR MORE RESTRICTIVE. (SECTION 25-2-1067).
C) 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 25-2-1067).
D) THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. (SECTION 25-2-1067).

ENGINEER'S CERTIFICATION

A CIVIL ENGINEER REGISTERED IN TEXAS MUST CERTIFY A PLAN OR PLAT AS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH THE REQUIREMENTS OF THIS SUBCHAPTER THE DIRECTOR OF WATERSHED PROTECTION DEPARTMENT MAY WAIVE THIS REQUIREMENT AFTER MAKING A DETERMINATION THAT THE PLAN OR PLAT INCLUDES ONLY MINOR ALTERATIONS OR IMPROVEMENTS THAT DO NOT REQUIRE THE SERVICES OF AN ENGINEER.

IMPERVIOUS COVER CALCULATION

NET SITE AREA: 1.344 AC= 54,189 SF

IMPERVIOUS COVER	EXISTING			DEMOLITION			PROPOSED			TOTAL		
ROOF/COV'D WALKS	2,021	SF	3.73%	2,021	SF	3.73%	7,933	SF	14.64%	7,933	SF	14.64%
STONE & CONCRETE	3,586	SF	6.62%	2,643	SF	4.88%	3,758	SF	6.93%	4,701	SF	8.68%
GRAVEL DRIVE	0	SF	0.00%	0	SF	0.00%	0	SF	0.00%	0	SF	0.00%
ASPHALT	16,357	SF	30.19%	13,484	SF	24.88%	1,230	SF	2.27%	4,103	SF	7.57%
WOOD DECKS @ 50%	0	SF	0.00%	0	SF	0.00%	0	SF	0.00%	0	SF	0.00%
TOTAL	21,964	SF	40.53%	18,148	SF	33.49%	12,921	SF	23.84%	16,737	SF	30.89%
PERVIOUS COVER	32,224.64	SF	59.47%				41,267.69	SF	76.16%	37,453		69.11%
GOOD GRASS												

UNDISTURBED AREA CALCULATIONS

NATURAL UNDISTURBED AREA = 9,138 S.F.
SITE AREA REVEG WITH 6045.6 = 18,362 S.F.
TOTAL UNDISTURBED AREA = 27,500 S.F. (43.34%)
GROSS SITE AREA = 63,444 S.F.

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED = 5% OF 63,444 S.F. = 3,172 S.F.
OPEN SPACE PROVIDED = 6,754 S.F. (10.64%)

EXTERIOR LIGHTING

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW.
ANY CHANGE OR SUBTITUTION OF LAMP/LIGTH FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E
FIGURE 42 FROM SECTION 2.5.

NOTES

1. ALL HANDICAP RAMPS AND PARKING SPACES SHALL MEET STATE AND ADA STANDARDS. EACH HANDICAP PARKING SPACE SHALL HAVE REQUIRED IDENTIFYING SIGNAGE AS REQUIRED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL RE-VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT, UNO.
3. GENERAL CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
4. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
5. EACH COMPACT SPACE MUST BE IDENTIFIED BY A SIGN STATING "SMAL CAR ONLY" AND SIGNS POSTED ON SITE DIRECTING MOTORIST TO SUCH SPACES.
6. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED (SECTION 25-2-1125).

PARKING TABLE

USE	# BEDROOMS	# UNITS	RATIO	SPACES REQUIRED	SPACES PROVIDED	
RESIDENTIAL CONDO	2	1	2.0	2.00	ACCESSIBLE	0
	3	7	2.5	17.50	REGULAR	38
					COMPACT	0
			TOTAL	19.50		38

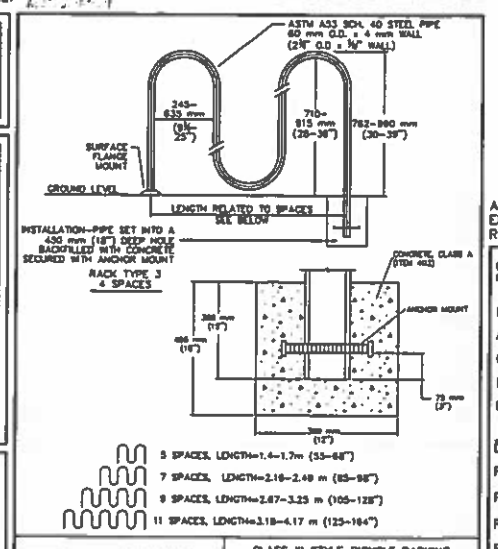
BICYCLE PARKING TABLE

MAX OF 5% VEHICULAR SPACES OR 5 SPACES = (5% OF 42= 2.10)

THEN MINIMUM 5 SPACES REQUIRED SPACES PROVIDED = 5 SPACES

LANDSCAPE PROTECTION NOTE

ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS"



ALL RESPONSIBILITY FOR THE ADEQUACY THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

SITE PLAN APPROVAL Sheet 23 of 23

FILE NUMBER: SPC-2013-0039C APPLICATION DATE:
APPROVED BY COMMISSION ON: UNDER SECTION: OF
CHAPTER: OF THE CITY OF AUSTIN CODE
EXPIRATON DATE (25-5-81,LDC) CASE MANAGER:
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ
Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: Zoning:
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

SITE PLAN NUMBER: SPC-2013-0039C

SUMMARY TABLE PER UNIT

UNIT No.	No. STORIES	HEATED SF	NO. BEDS	PROVIDE PARKING SPACES	REQUIRED PARKING SPACES	USE	HEIGTH (FT)	HEIGTH (MSL)	GARAGE SF	GROSS FLOOR AREAS	BUILDING COVERAGE SF	IMP COVER PER UNIT %	NO. BATHS	1ST FLOOR HEATED SF	2ND FLOOR HEATED SF	3RD FLOOR HEATED SF	COVERED PARKING AREA SF	A/C PAD SF	DRIVEWAY SF	SIDEWALKS SF
1	3	2591	3	4	2.5	RES. CONDO	34.17	968.17	480	2591	1240	0.02341	4	488	1135	968	649.33	9	203.89	29.73
2	3	2364	3	4	2.5	RES. CONDO	33.83	965.08	400	2364	1013.5	0.01954	3	519	1015	830	405.83	9	181.46	39.05
3	NOT	USED										NOT USED								
4	3	2364	3	4	2.5	RES. CONDO	33.83	962.08	400	2364	1013.5	0.01954	3	519	1015	830	405.83	9	202.85	37.50
5	NOT	USED										NOT USED								
6	NOT	USED										NOT USED								
7	NOT	USED										NOT USED								
8	3	1551	2	2	1.5	RES. CONDO	33.83	949.68	0	1551	517	0.01	3	517	1015	830	0	9	185.48	20.00
9	3	2377	3	4	2.5	RES. CONDO	33.83	949.68	996	2377	1110	0.03018	3	488	1041	848	1011.00	9	329.57	37.19
10	3	2390	3	4	2.5	RES. CONDO	33.83	943.33	400	2390	1012	0.01954	3	488	1017	885	520.84	9	124.00	49.82
11	3	2364	3	4	2.5	RES. CONDO	33.83	944.58	400	2364	1012	0.01954	3	519	1015	830	405.80	9	125.24	38.57
12	3	2364	3	4	2.5	RES. CONDO	33.83	946.58	400	2364	1012	0.01954	3	519	1015	830	405.80	9	124.96	38.46

REVISIONS/CORRECTIONS

No.	DESCRIPTION

NOV-21-2013

LOC Consultants, LLP
Civil, Structural, & Environmental Engineers
FIRM No. 4758
1000 EAST CESAR CHAVEZ ST.
AUSTIN, TEXAS 78702-4008
PH: (512) 499-0908
FAX: (512) 499-0907

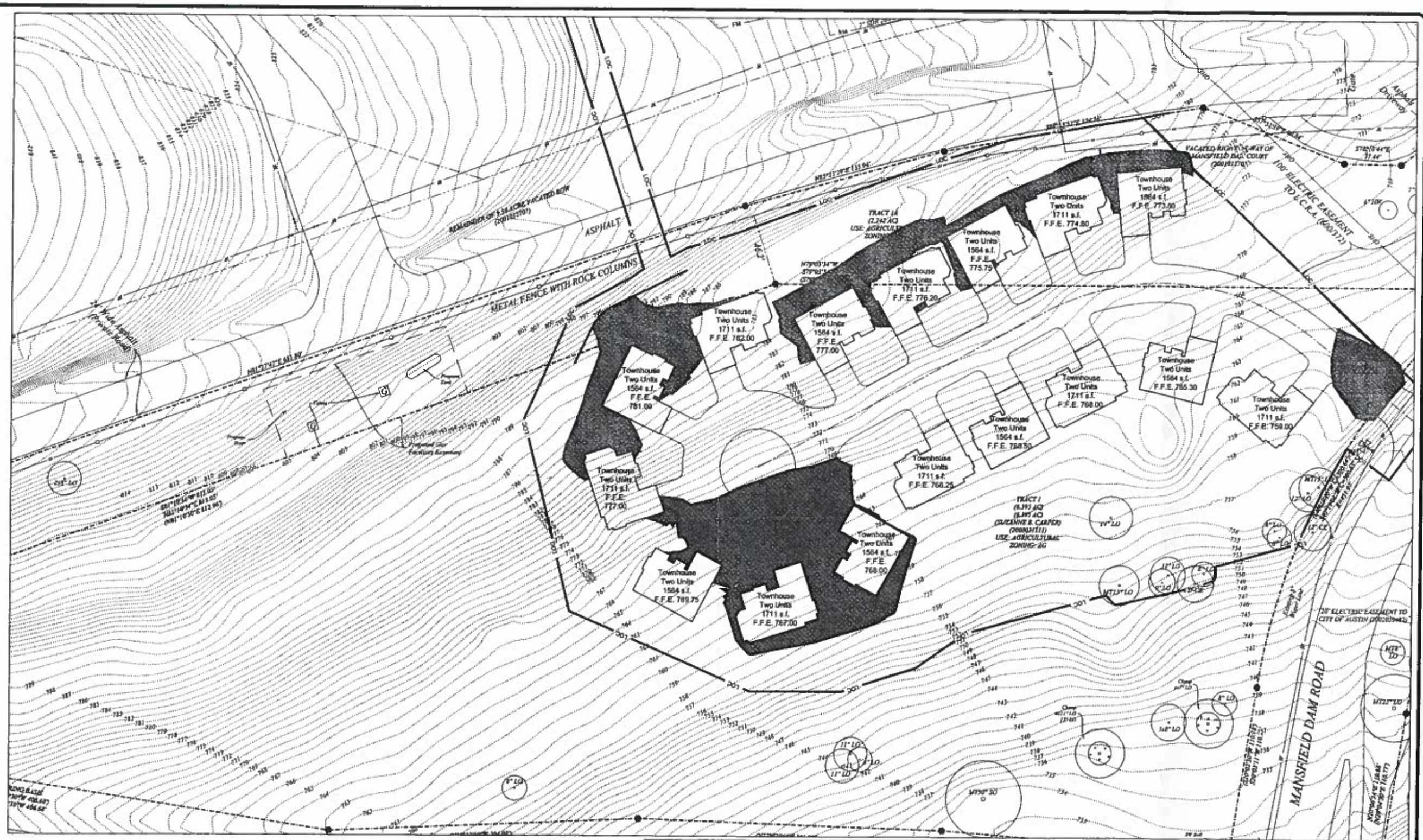
LOST CREEK VIEWS
1142 LOST CREEK BOULEVARD, AUSTIN, TEXAS 78746

SITE PLAN

SHEET: 03 OF 23

SEP 2013

PLOT CREEK



Variance Note

Variances from the following ordinances have been requested for this site:

- LDC Section 25-8-341(A) (Cut Requirements)
- LDC Section 25-8-342(A) (Fill Requirements)

** This exhibit only delineates areas that exceed the allowable cut/fill per the above referenced ordinances.*

Cut Fill West			
Number	Minimum Elevation	Maximum Elevation	Color
1	-8.027	-4.000	
2	4.000	7.967	

Scale 1" = 30'

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

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

SP-2013-0092D

DATE: March 2013
DESIGNED: JP
DRAWN: JP, LM
CHECKED: JRB
JOB NO: MCB 13038

REVISIONS/CORRECTIONS

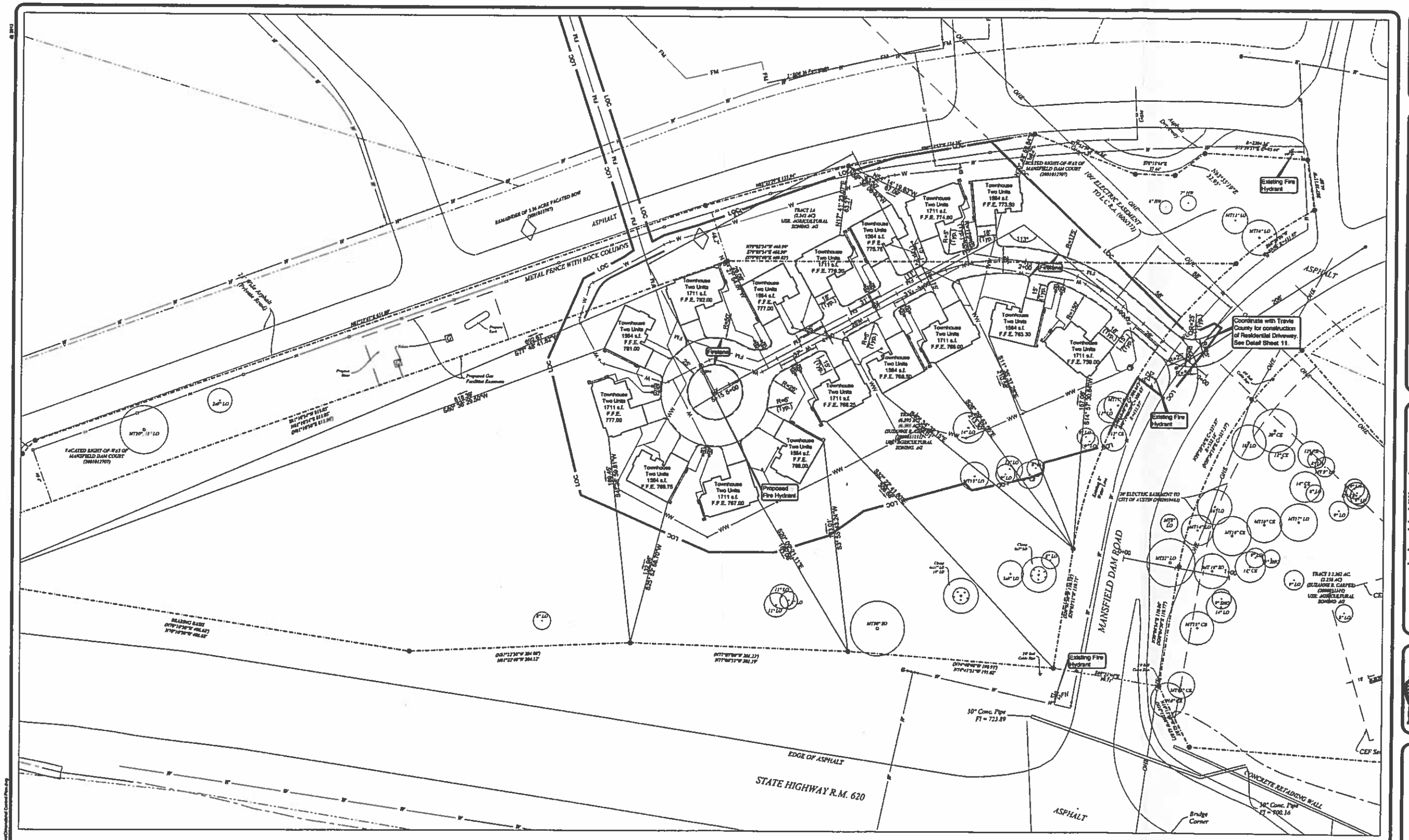
NO.	DESCRIPTION	CITY APPROVAL DATE

Lakeside Villas I
4300 Mansfield Dam Road
Austin, Texas 78734

CUT AND FILL PLAN

GARRETT-IHNEN CIVIL ENGINEERS
12007 TECHNOLOGY BLVD.
AUSTIN, TEXAS SUITE 150
TELEPHONE: (512) 454-2727
FACSIMILE: (512) 454-2420
TBPE FIRM No. F-830

SHEET NUMBER
8 OF 11



Note:
All proposed buildings are townhouses.
Total # of Units: 33

Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.

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

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Legal Description
Abstract 2434 Survey 164 Eck L T 8.8370 acres

DATE: March 2013
DESIGNED: JP
DRAWN: JP, Lef
CHECKED: JGR
JOB NO: MCS 12026

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	CITY APPROVAL/DATE

Lakeside Villas I
4300 Mansfield Dam Road
Austin, Texas 78734

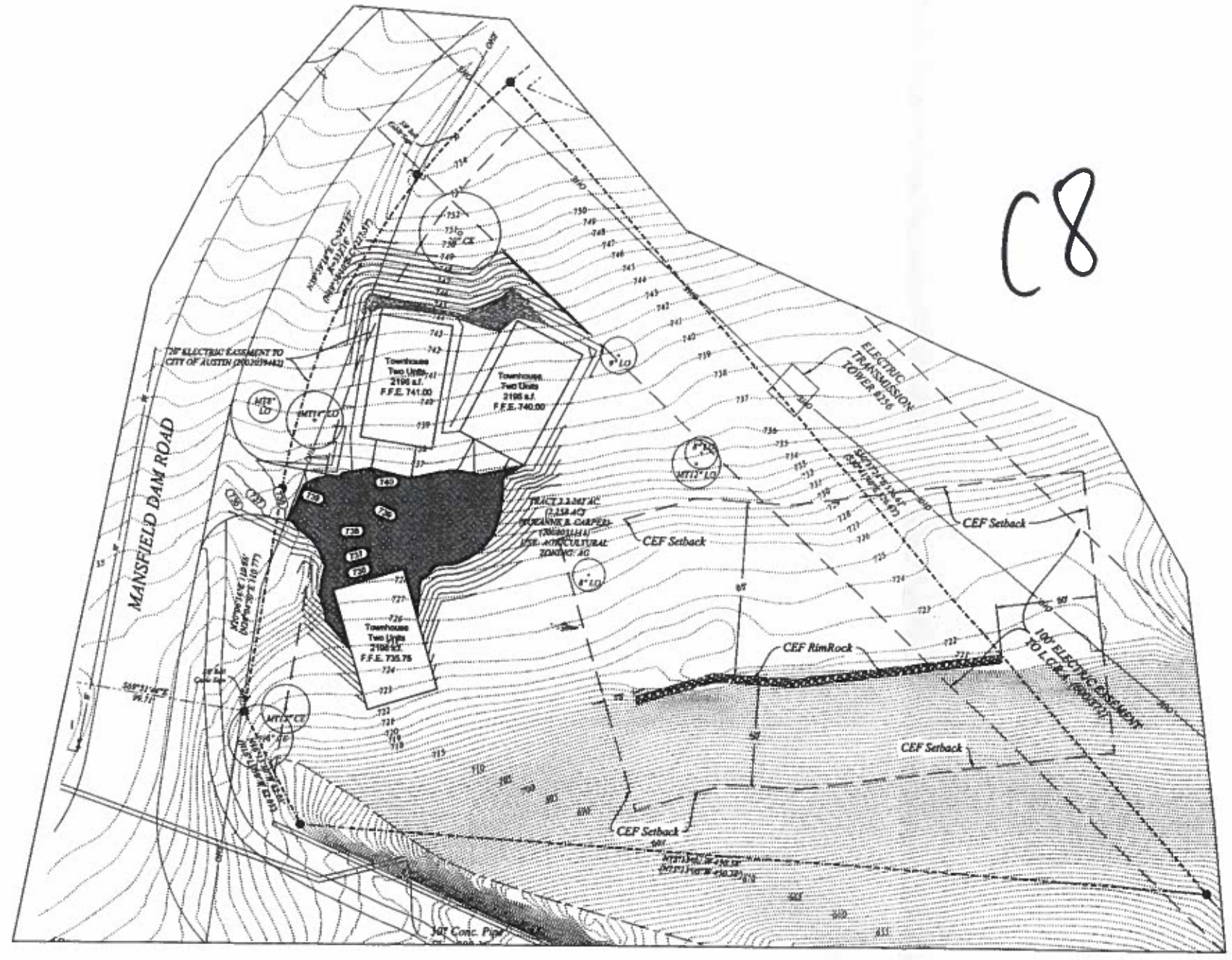
DIMENSIONAL CONTROL PLAN

GARRETT-IHNEN CIVIL ENGINEERS
12007 TECHNOLOGY BLVD. SUITE 150
AUSTIN, TEXAS 78727
TELEPHONE: (512) 454-2400
FACSIMILE: (512) 454-2401
TBPE FIRM NO. F-930

SHEET NUMBER
5 OF 11

SP-2013-0092D

C8



Variance Note

Variances from the following ordinances have been requested for this site:

- LDC Section 25-8-341(A) (Cut Requirements)
- LDC Section 25-8-342(A) (Fill Requirements)

** This exhibit only delineates areas that exceed the allowable cut/fill per the above referenced ordinances.*

Cut Fill Exst			
Number	Minimum Elevation	Maximum Elevation	Color
1	-5.828	-4.000	
2	4.000	7.588	

Scale 1" = 30'

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

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SP-2013-0093D

DATE: March 2013
DESIGNED: JP
DRAWN: JP, LM
CHECKED: JRG
JOB NO: 8126.13208

REVISIONS/CORRECTIONS

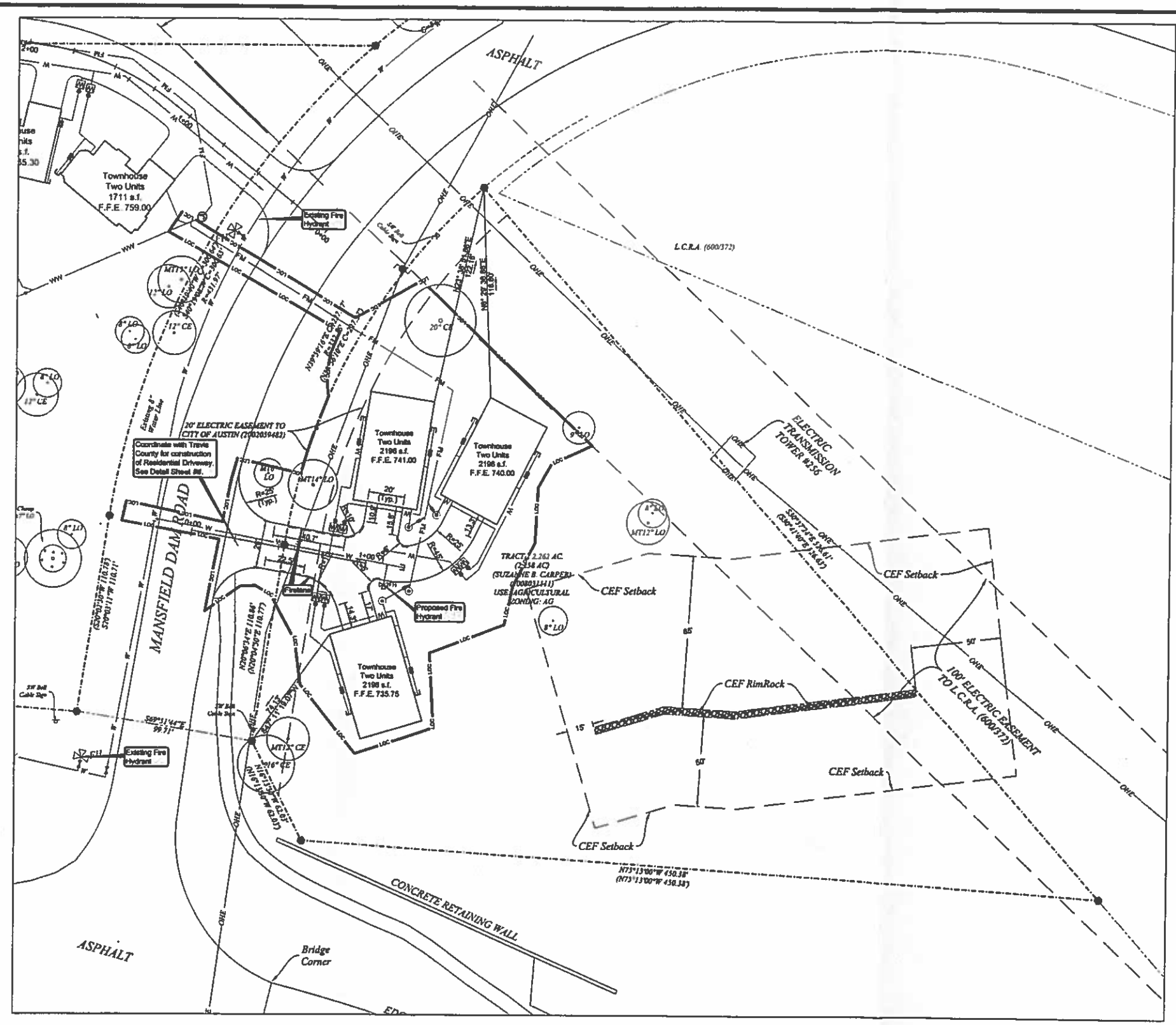
NO.	DESCRIPTION	CITY APPROVAL DATE

Lakeside Villas II
4301 Mansfield Dam Road
Austin, Texas 78734

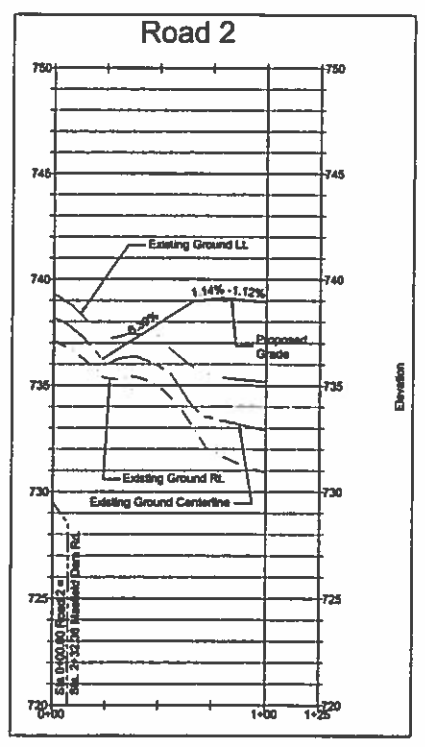
CUT AND FILL PLAN

GARRETT-IHNEN CIVIL ENGINEERS
13007 TECHNOLOGY BLVD. SUITE 150
AUSTIN, TEXAS 78727
TELEPHONE: (512) 454-2400
FACSIMILE: (512) 454-2401
TBPE FIRM NO. F-439

SHEET NUMBER
8 OF 10



Scale 1" = 40'
Vertical 1" = 4'



Scale 1" = 30'

Legal Description
Abstract 371 Survey 472 Hudson W. & Abstract 2346 Survey 530 Moore W.P. & Var. Surs. 2.2620 acres

Note:
All proposed buildings are townhouses.
Total # of Units: 8

Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.

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

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

DATE: March 2013
DESIGNED: JP
DRAWN: JP, Lef
CHECKED: JKG
JOB NO: MCR 12038

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	CITY APPROVAL/DATE

Lakeside Villas II
4301 Mansfield Dam Road
Austin, Texas 78734
DIMENSIONAL CONTROL PLAN

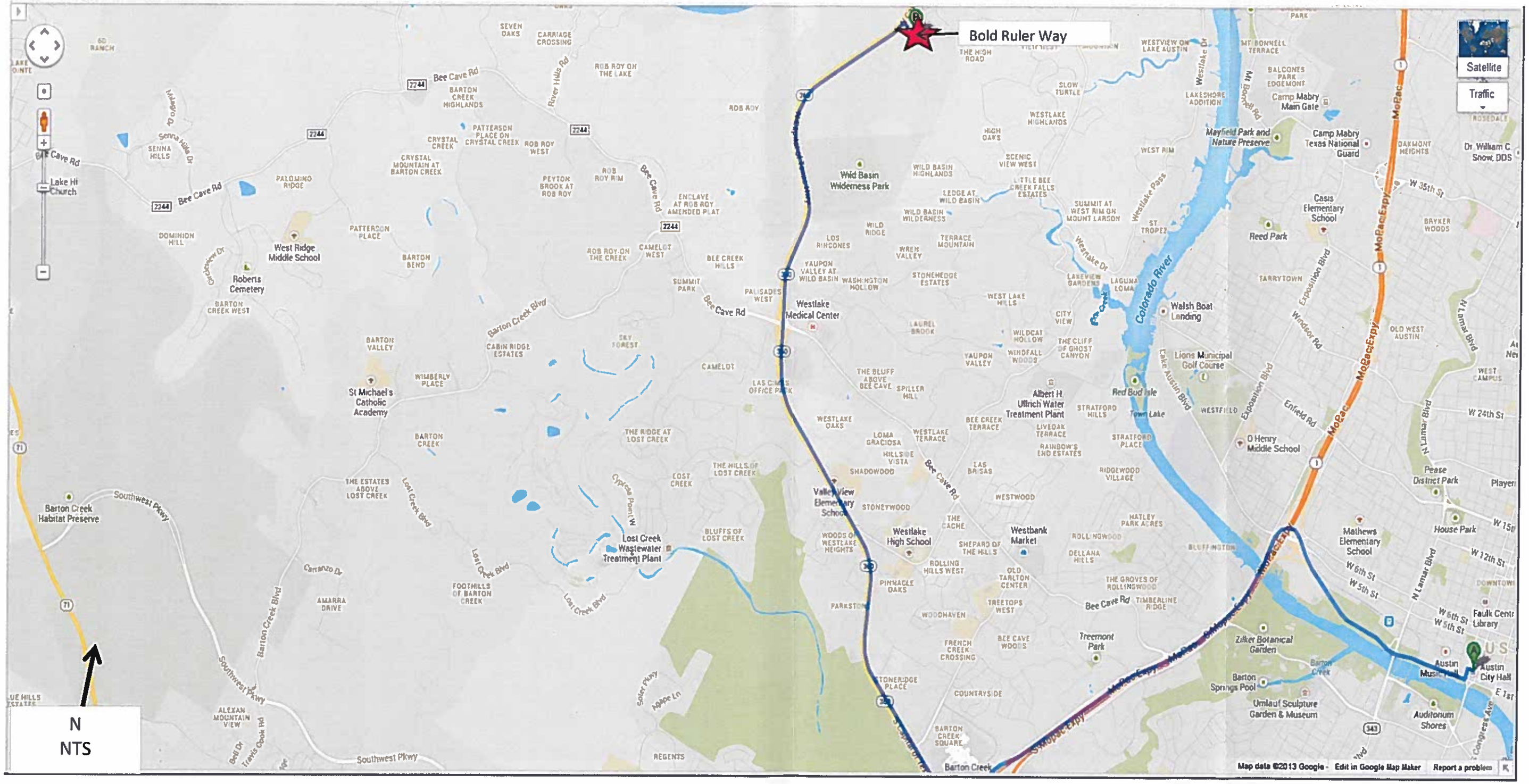
GARRETT-IHNEN CIVIL ENGINEERS
12007 TECHNOLOGY BLVD.
SUITE 150
AUSTIN, TEXAS 78727
TELEPHONE: (512) 454-4320
FACSIMILE: (512) 454-3920
TBPE FIRM No. F-630

SHEET NUMBER
5 OF 10

SP-2013-0093D

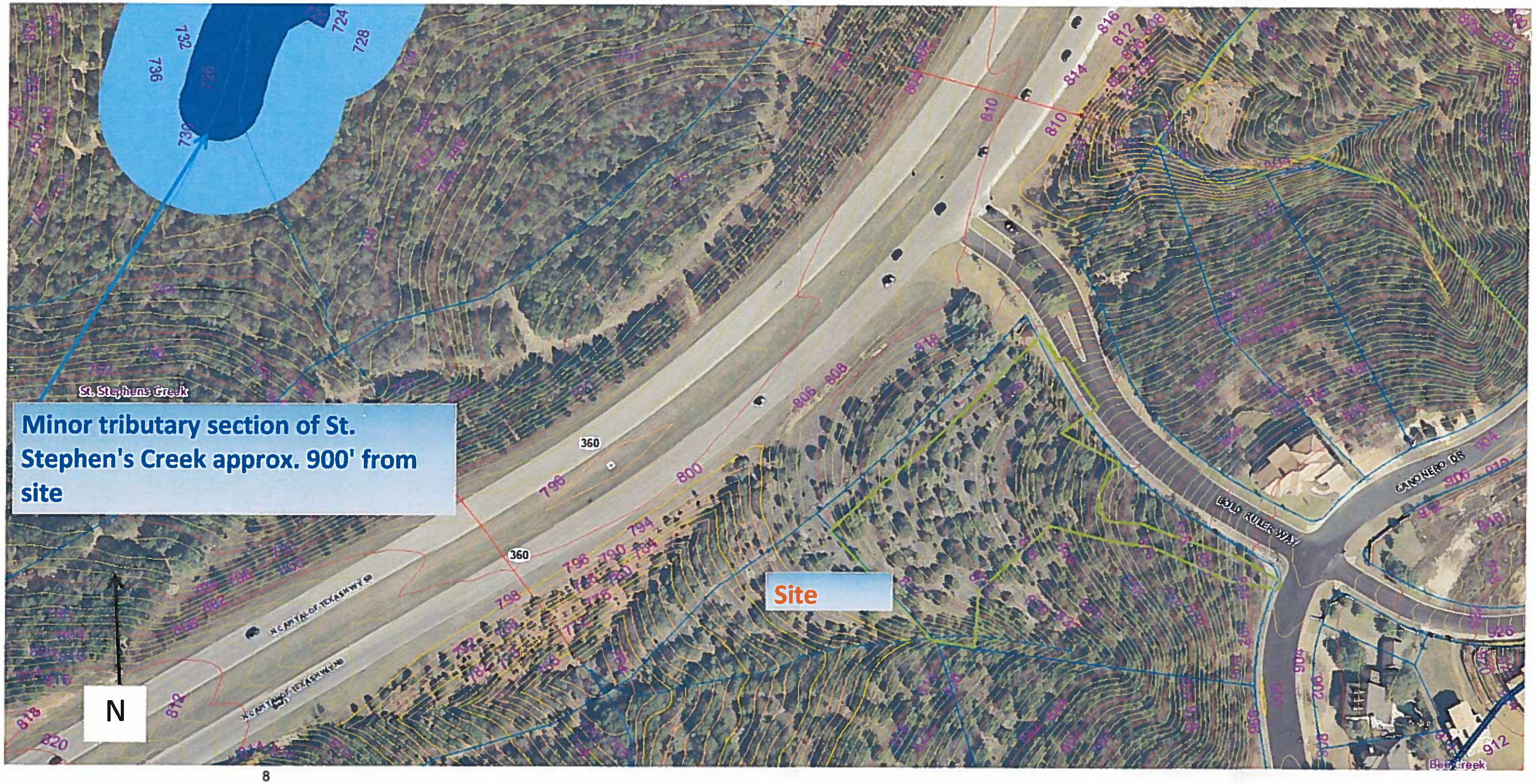
C9

Overlook at Davenport
SPC-2012-0425C
Site Location



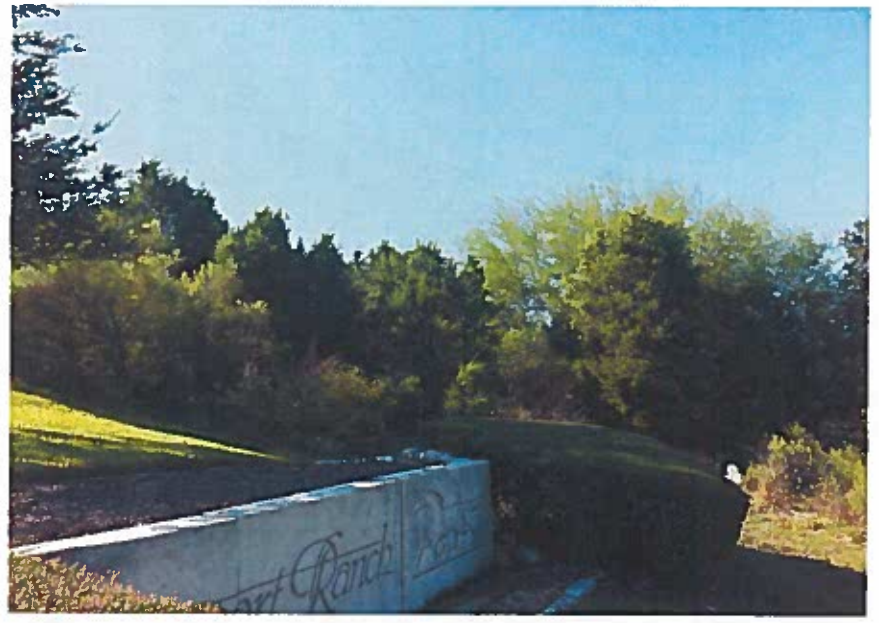
N
NTS

Overlook at Davenport
SPC-2012-0452C
Aerial Site View



Overlook at Davenport
SPC-2012-0425C
Site Photos

View of site from Loop 360 looking southeast

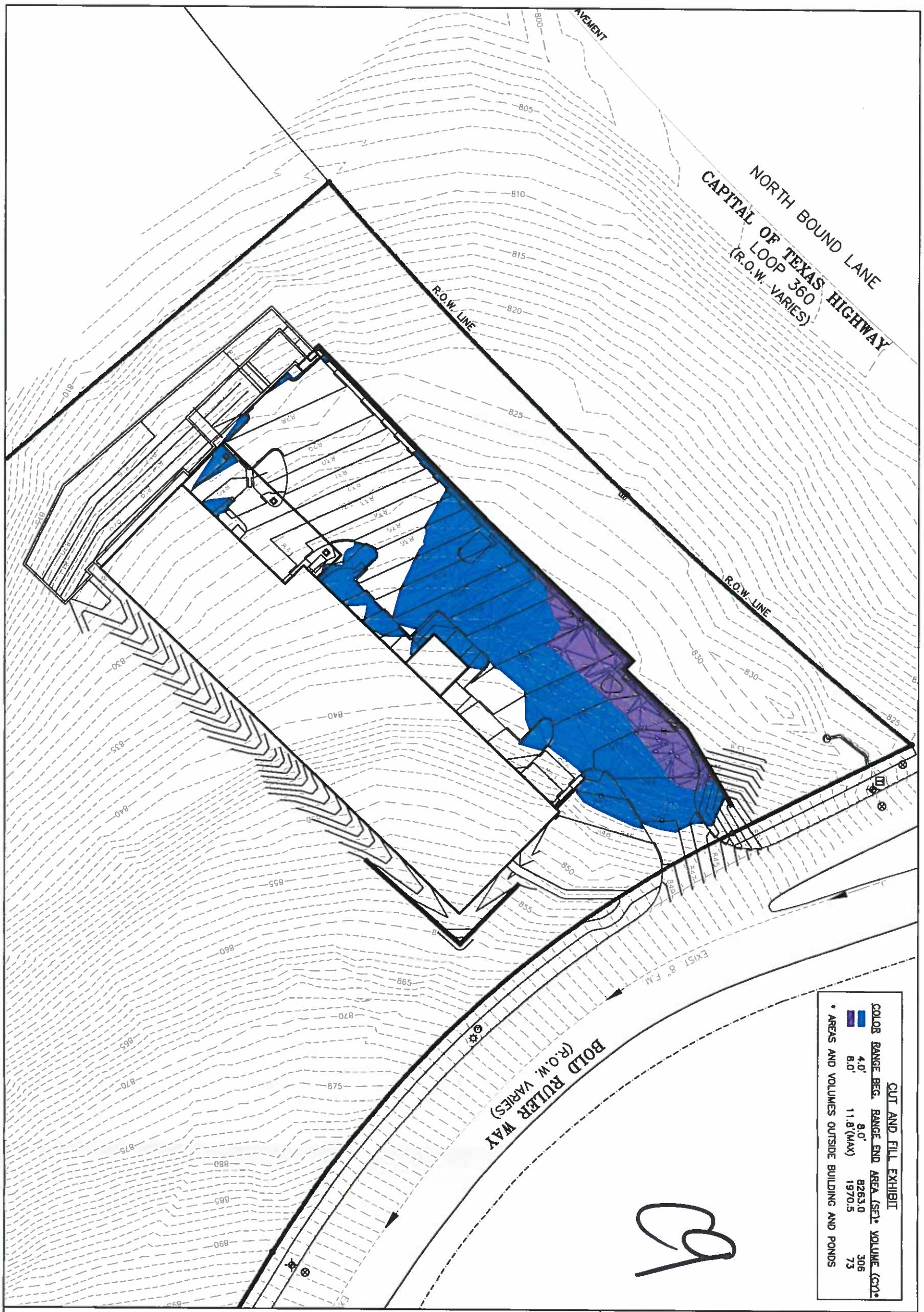


Loop 360 ordinance buffer area 50 feet looking west

Overlook at Davenport
SPC-2012-0425C
Site Photos - Continued

Seep/Spring CEF centrally located along the southern property line

Area of proposed fill greater than 4' not to exceed 11.8 feet
at entrance off Bold Ruler Way and into proposed parking area looking west



OVERLOOK AT DAVENPORT
CUT AND FILL EXHIBIT
6001 BOLD RULER WAY
AUSTIN, TX

HANRAHAN • PRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS (TX. PE FIRM REG. 6416)
8888 Cross Park Drive
AUSTIN, TEXAS 78754
OFFICE 512.459.4734 FAX: 512.459.4782
info@hp-eng.com

HPE

File: H:\Projects\standards\CUTFILL EXHIBIT.dwg			SHEET
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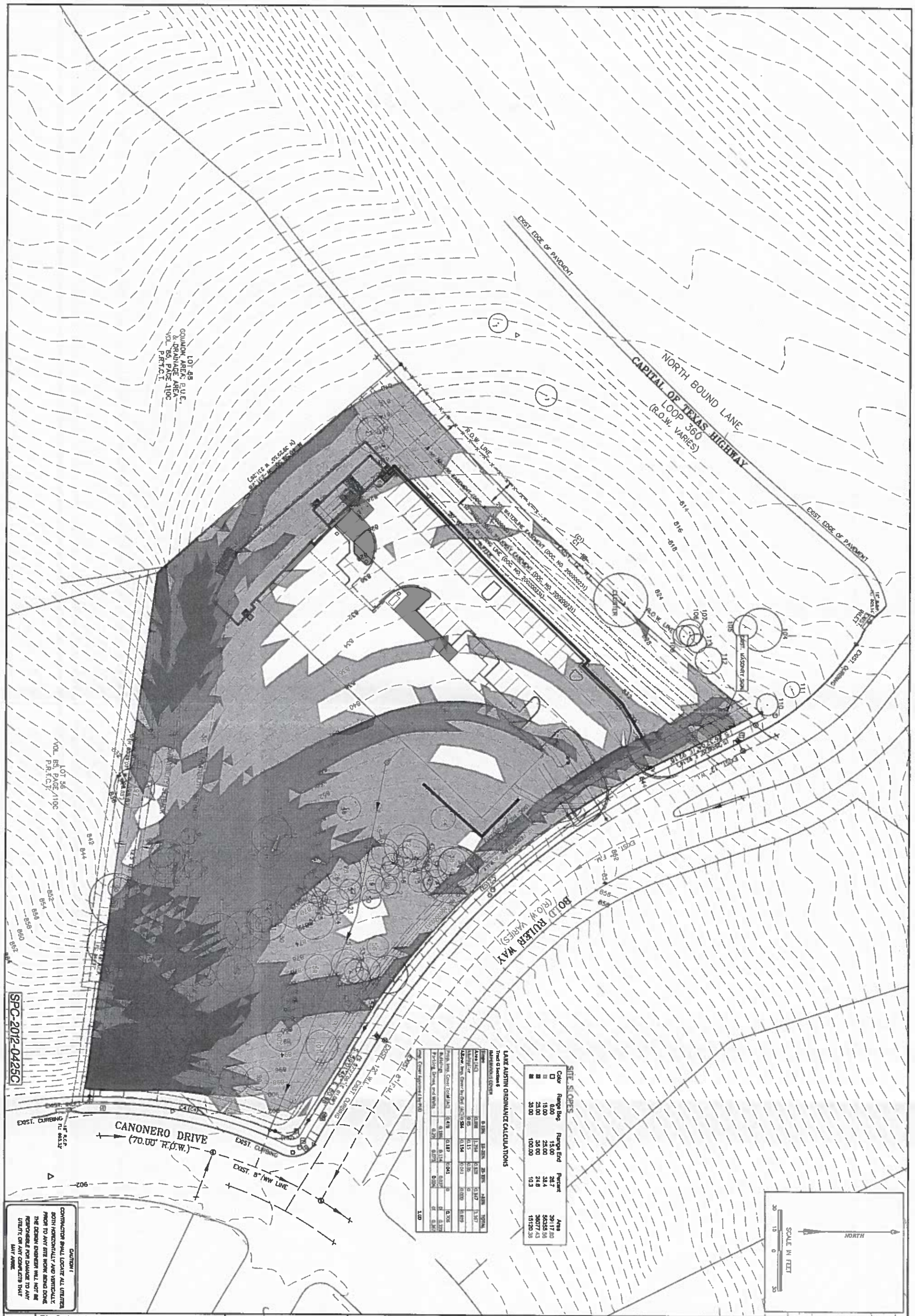

SPC-2012-0425C

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Date: 12-11-12	Checked By: LMH / Drawn By: Lynn
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET 04 of 24

STATE OF TEXAS — LAWRENCE M. HANRAHAN — 54074 — REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Lawrence M. Hanrahan on _____ 20__

OVERLOOK AT DAVENPORT
SLOPE MAP
6001 BOLD RULER WAY
AUSTIN, TEXAS

HANRAHAN • PRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
(TX. PE FIRM REG. 0418)
8333 Cross Park Drive
AUSTIN, TEXAS 78754
OFFICE: 512.459.4734 FAX: 512.459.4752
info@hp-eng.com
HPE

1. Total site area 148,666 square feet
2. Total natural area required 36,590 square feet (Loop 360 Ordinance)
3. Total natural area provided 68,824 square feet
A. Natural area left undisturbed 59,696 square feet
B. Natural area used for sewage disposal fields (and restored) 0 square feet*
C. Previously developed area (restored) 0 square feet*
4. Total highway buffer required 18,295 square feet (50' Restrictive Covenant)
5. Total highway buffer provided 18,295 square feet
A. Highway buffer left undisturbed 18,295 square feet
B. Highway buffer used for access and utilities 0 square feet*
C. Highway buffer used for detention/sedimentation ponds or wastewater drain fields (and restored) 0 square feet*
6. Total highway buffer previously disturbed 0 square feet*
7. Total of all restored areas 0 square feet*
A. Sewage disposal or wastewater drain field 0 square feet*
B. Detention/sedimentation ponds 4727 square feet*
C. Restoration of previously developed areas 0 square feet*
8. Total caliper inches of trees removed (according to Section 5189A)
A. Class I trees 80 caliper inches
B. Class II trees 0 caliper inches

NOTES:

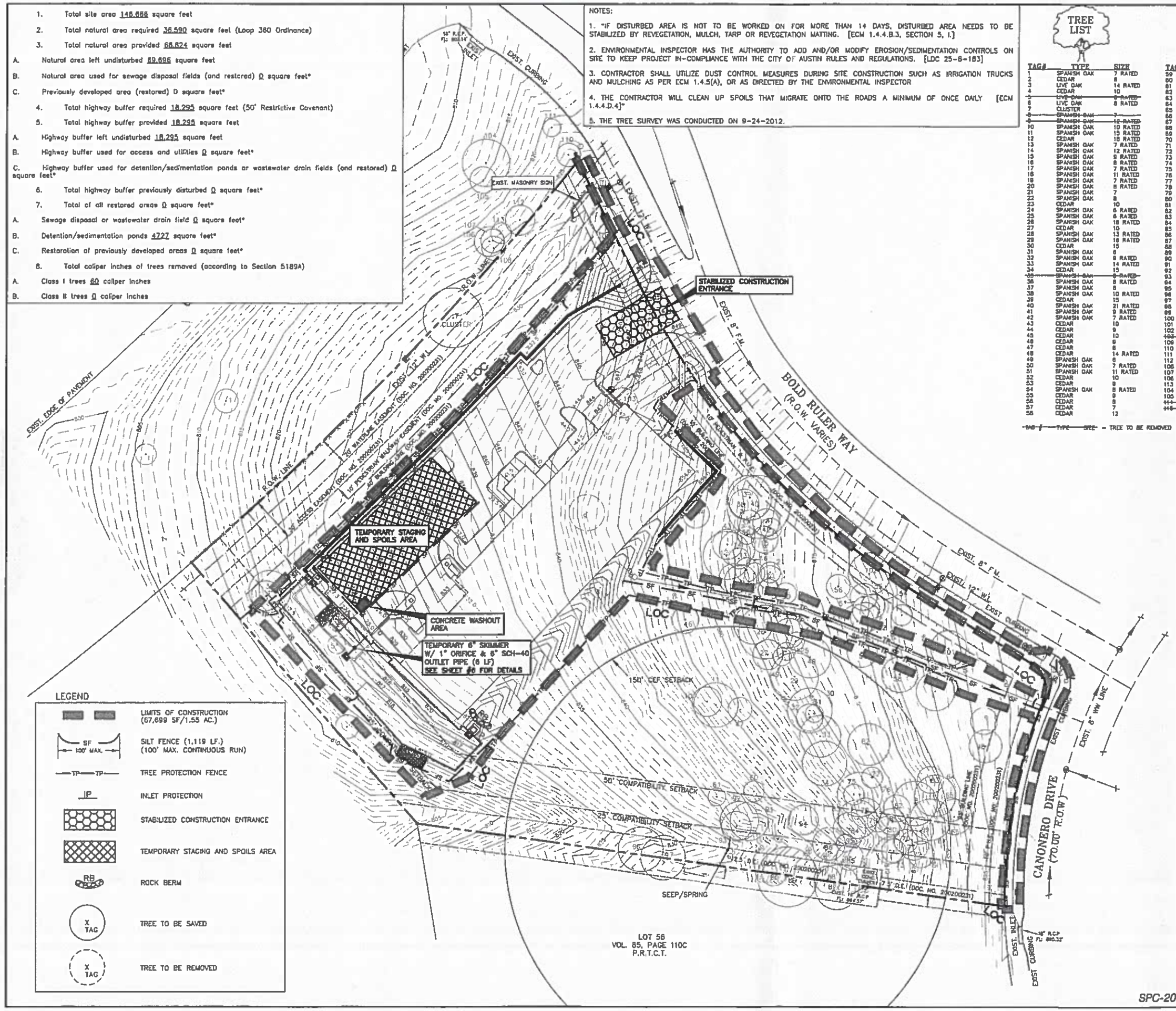
1. "IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5, I.]

2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. [LDC 25-8-183]

3. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR

4. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY [ECM 1.4.4.D.4]"

5. THE TREE SURVEY WAS CONDUCTED ON 9-24-2012.



LEGEND

- LIMITS OF CONSTRUCTION (67,699 SF/1.55 AC.)
- SF — 100' MAX. — SILT FENCE (1,119 LF.) (100' MAX. CONTINUOUS RUN)
- TP — TREE PROTECTION FENCE
- IP — INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY STAGING AND SPOILS AREA
- RB — ROCK BERM
- X TAG — TREE TO BE SAVED
- X TAG — TREE TO BE REMOVED

TREE LIST

TAG#	TYPE	SIZE
1	SPANISH OAK	7 RATED
2	CEDAR	8
3	LIVE OAK	14 RATED
4	CEDAR	10
~~5~~	~~LIVE OAK~~	~~9 RATED~~
6	LIVE OAK	8 RATED
7	CLUSTER	
~~8~~	~~SPANISH OAK~~	~~7~~
~~9~~	~~SPANISH OAK~~	~~16 RATED~~
10	SPANISH OAK	10 RATED
11	SPANISH OAK	15 RATED
12	CEDAR	18 RATED
13	SPANISH OAK	7 RATED
14	SPANISH OAK	12 RATED
15	SPANISH OAK	9 RATED
16	SPANISH OAK	8 RATED
17	SPANISH OAK	7 RATED
18	SPANISH OAK	11 RATED
19	SPANISH OAK	7 RATED
20	SPANISH OAK	8 RATED
21	SPANISH OAK	7
22	SPANISH OAK	8
23	CEDAR	10
24	SPANISH OAK	6 RATED
25	SPANISH OAK	6 RATED
26	SPANISH OAK	18 RATED
27	CEDAR	10
28	SPANISH OAK	13 RATED
29	SPANISH OAK	18 RATED
30	CEDAR	15
31	SPANISH OAK	6
32	SPANISH OAK	8 RATED
33	SPANISH OAK	14 RATED
34	CEDAR	15
~~35~~	~~SPANISH OAK~~	~~8 RATED~~
36	SPANISH OAK	8 RATED
37	SPANISH OAK	8
38	SPANISH OAK	10 RATED
39	CEDAR	15
40	SPANISH OAK	21 RATED
41	SPANISH OAK	9 RATED
42	SPANISH OAK	7 RATED
43	CEDAR	10
44	CEDAR	9
45	CEDAR	10
46	CEDAR	9
47	CEDAR	8
48	CEDAR	14 RATED
49	SPANISH OAK	6
50	SPANISH OAK	7 RATED
51	SPANISH OAK	11 RATED
52	CEDAR	10
53	CEDAR	8
54	SPANISH OAK	8 RATED
55	CEDAR	9
56	CEDAR	8
57	CEDAR	7
58	CEDAR	12

TREE LIST

TAG#	TYPE	SIZE
59	CEDAR	10
60	SPANISH OAK	7
61	SPANISH OAK	8
62	CEDAR	14 RATED
63	SPANISH OAK	8 RATED
64	SPANISH OAK	14 RATED
65	SPANISH OAK	8 RATED
66	CEDAR	12
67	CEDAR	14
68	CEDAR	15 RATED
69	SPANISH OAK	9
70	CEDAR	8
71	CEDAR	10
72	CEDAR	9
73	CEDAR	8
74	CEDAR	9
75	SPANISH OAK	7 RATED
76	SPANISH OAK	15 RATED
77	CEDAR	7
78	SPANISH OAK	10
79	CEDAR	7
80	CEDAR	8
81	CEDAR	9
82	CEDAR	9
83	CEDAR	13 RATED
84	CEDAR	11
85	CEDAR	9
86	CEDAR	11
87	SPANISH OAK	15 RATED
88	CEDAR	8
89	CEDAR	20
90	SPANISH OAK	8
91	CEDAR	13
92	CEDAR	13 RATED
93	CEDAR	10
94	SPANISH OAK	10 RATED
95	SPANISH OAK	6
96	SPANISH OAK	15 RATED
97	CEDAR	15 RATED
98	SPANISH OAK	11 RATED
99	SPANISH OAK	9 RATED
100	SPANISH OAK	13 RATED
101	SPANISH OAK	12 RATED
102	SPANISH OAK	14 RATED
~~103~~	~~SPANISH OAK~~	~~10 RATED~~
109	LIVE OAK	9 RATED
110	LIVE OAK	8 RATED
111	LIVE OAK	6
112	LIVE OAK	10 RATED
106	LIVE OAK	8
107	LIVE OAK	8
108	LIVE OAK	10
113	LIVE OAK	7
104	LIVE OAK	16 RATED
105	LIVE OAK	9
~~114~~	~~LIVE OAK~~	~~9 RATED~~
~~115~~	~~LIVE OAK~~	~~9 RATED~~

~~TAG # TYPE SIZE~~ = TREE TO BE REMOVED

CAUTION !

CONTRACTOR SHALL LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO ANY SITE WORK BEING DONE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY, OR ANY CONFLICTS THAT MAY ARISE

SITE PLAN APPROVAL

Sheet ___ of ___

FILE NUMBER _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81 LDC) _____ CASE MANAGER _____

PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ ___ CDZ ___

_____

DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED) MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

SPC-2012-0425C

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HPE

OVERLOOK AT DAVENPORT EROSION/SEDIMENTATION & TREE PROTECTION PLAN
6001 BOLD RULER WAY, AUSTIN, TEXAS

The seal appearing on this document was authorized by Lawrence M. Hanrahan on 6/20/2013

STATE OF TEXAS — LAWRENCE M. HANRAHAN — 58474 — REGISTERED PROFESSIONAL ENGINEER

File: Projects/ Lot 67A Davenport/dwg/Erosion
Job No. 250-01 | Snapshot: Erosion
Scale (Horz): 1"=30' | Scale (Vert): 1"=30'
Date: 12/10/12 | Checked By: LMH | Drawn By:
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
05 of 24

B. Fully Shielded and Full Cut-off Light Fixtures Required
The following outdoor lighting applications shall be illuminated by fixtures that are both fully-shielded and full cut-off: (See Figure 42.)

Figure 42: Examples of fully-shielded light fixtures

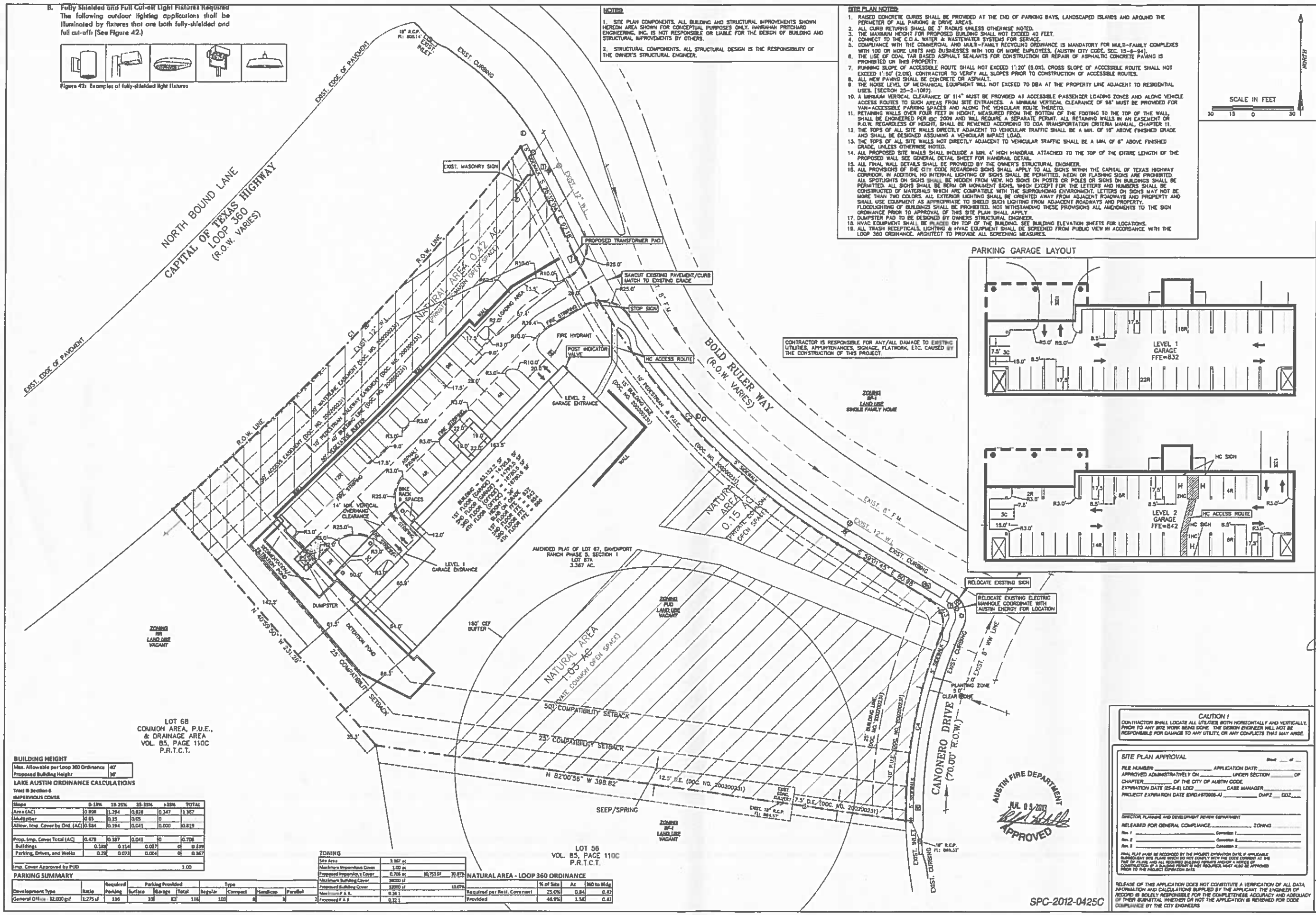
NOTES:

1. SITE PLAN COMPONENTS, ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON AREA SHOWN FOR CONCEPTUAL PURPOSES ONLY. HANRAHAN PRITCHARD ENGINEERING, INC. IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING AND STRUCTURAL IMPROVEMENTS BY OTHERS.

2. STRUCTURAL COMPONENTS. ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER.

SITE PLAN NOTES:

1. RAISED CONCRETE CURBS SHALL BE PROVIDED AT THE END OF PARKING BAYS, LANDSCAPED ISLANDS AND AROUND THE PERIMETER OF ALL PARKING & DRIVE AREAS.
2. ALL CURB RETURNS SHALL BE 3' RADIUS UNLESS OTHERWISE NOTED.
3. THE MAXIMUM HEIGHT FOR PROPOSED BUILDING SHALL NOT EXCEED 40 FEET.
4. CONNECT TO THE C.O.A. WATER & WASTEWATER SYSTEMS FOR SERVICE.
5. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES. (AUSTIN CITY CODE, SEC. 15-6-94).
6. THE USE OF COAL TAR BASED ASPHALT SEALANTS FOR CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING IS PROHIBITED ON THIS PROPERTY.
7. RUNNING SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20' (5.0%), CROSS SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1:50' (2.0%). CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.
8. ALL NEW PAVING SHALL BE CONCRETE OR ASPHALT.
9. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].
10. A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICLAR ROUTE THERETO.
11. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED PER IBC 2009 AND WILL REQUIRE A SEPARATE PERMIT. ALL RETAINING WALLS IN AN EASEMENT OR R.O.W. REGARDLESS OF HEIGHT, SHALL BE REVIEWED ACCORDING TO COA TRANSPORTATION CRITERIA MANUAL, CHAPTER 11.
12. THE TOPS OF ALL SITE WALLS DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MIN. OF 18" ABOVE FINISHED GRADE AND SHALL BE DESIGNED ASSUMING A VEHICULAR IMPACT LOAD.
13. THE TOPS OF ALL SITE WALLS NOT DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MIN. OF 6" ABOVE FINISHED GRADE, UNLESS OTHERWISE NOTED.
14. ALL PROPOSED SITE WALLS SHALL INCLUDE A MIN. 4' HIGH HANDRAIL ATTACHED TO THE TOP OF THE ENTIRE LENGTH OF THE PROPOSED WALL SEE GENERAL DETAIL SHEET FOR HANDRAIL DETAIL.
15. ALL FINAL WALL DETAILS SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL ENGINEER.
16. ALL PROVISIONS OF THE CITY CODE REGARDING SIGNS SHALL APPLY TO ALL SIGNS WITHIN THE CAPITAL OF TEXAS HIGHWAY CORRIDOR. IN ADDITION, NO INTERNAL LIGHTING OF SIGNS SHALL BE PERMITTED. NEON OR FLASHING SIGNS ARE PROHIBITED. ALL SPOTLIGHTS ON SIGNS SHALL BE HIDDEN FROM VIEW. NO SIGNS ON POSTS OR POLES OR SIGNS ON BUILDINGS SHALL BE PERMITTED. ALL SIGNS SHALL BE BERM OR MONUMENT SIGNS, WHICH EXCEPT FOR THE LETTERS AND NUMBERS SHALL BE CONSTRUCTED OF MATERIALS WHICH ARE COMPATIBLE WITH THE SURROUNDING ENVIRONMENT. LETTERS ON SIGNS MAY NOT BE MORE THAN TWO COLORS. ALL EXTERIOR LIGHTING SHALL BE ORIENTED AWAY FROM ADJACENT ROADWAYS AND PROPERTY AND SHALL USE EQUIPMENT AS APPROPRIATE TO SHIELD SUCH LIGHTING FROM ADJACENT ROADWAYS AND PROPERTY. FLOODLIGHTING OF BUILDINGS SHALL BE PROHIBITED. NOT WITHSTANDING THESE PROVISIONS ALL AMENDMENTS TO THE SIGN ORDINANCE PRIOR TO APPROVAL OF THIS SITE PLAN SHALL APPLY
17. DUMPSTER PAD TO BE DESIGNED BY OWNERS STRUCTURAL ENGINEER.
18. HVAC EQUIPMENT SHALL BE PLACED ON TOP OF THE BUILDING. SEE BUILDING ELEVATION SHEETS FOR LOCATIONS.
19. ALL TRASH RECEPTICALS, LIGHTING & HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE LOOP 360 ORDINANCE. ARCHITECT TO PROVIDE ALL SCREENING MEASURES.



PARKING GARAGE LAYOUT

BUILDING HEIGHT

Max. Allowable per Loop 360 Ordinance	40'
Proposed Building Height	36'

LAKE AUSTIN ORDINANCE CALCULATIONS

Tract B Section 6
IMPERVIOUS COVER

Slope	0-15%	15-25%	25-35%	>35%	TOTAL
Area (AC)	0.898	1.294	0.828	0.347	3.367
Multiplier	0.65	0.25	0.05	0	
Allow. Imp. Cover by Ord. (AC)	0.584	0.194	0.041	0.000	0.819
Prop. Imp. Cover Total (AC)	0.478	0.187	0.041	0	0.706
Buildings	0.189	0.114	0.037	0	0.339
Parking, Drives, and Walks	0.29	0.073	0.004	0	0.367
Imp. Cover Approved by PUD					1.00

PARKING SUMMARY

Development Type	Ratio	Required Parking	Parking Provided Surface	Garage	Total	Type Regular	Compact	Handicap	Parallel
General Office - 32,000 gsf	1.275 sf	116	33	83	116	103	8	8	2

ZONING

Site Area	3.367 ac		
Maximum Impervious Cover	1.00 ac		
Proposed Impervious Cover	0.706 ac	30,753 SF	30.97%
Maximum Building Cover	16000 sf		
Proposed Building Cover	12000 sf		10.07%
Maximum F.A.R.	0.26:1		
Proposed F.A.R.	0.12:1		

NATURAL AREA - LOOP 360 ORDINANCE

	% of Site	Ac	360 to Bldg
Required per Rest. Covenant	25.0%	0.84	0.42
Provided	46.9%	1.58	0.42

CAUTION !
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SITE PLAN APPROVAL
Sheet ___ of ___
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DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
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SPC-2012-0425C

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HPE

OVERLOOK AT DAVENPORT
SITE/DIMENSION CONTROL PLAN
6001 BOLD RULER WAY
AUSTIN, TEXAS

The seal appearing on this document was authorized by Lawrence M. Hanrahan on 7-9-13 20__

STATE OF TEXAS
LAWRENCE M. HANRAHAN
58471
REGISTERED PROFESSIONAL ENGINEER

File: Projects/ Lot 67A Davenport/dwg/SITE
Job No. 250-01 | Snapshot: SITE
Scale (Hor.): 1"=30' | Scale (Vert.): 1"=30'
Date: 03/07/13 | Checked By: LMH | Drawn By:
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
07 of 24

NO.	DESCRIPTION	APPROVED BY	DATE

REVISED SPRINGFIELD

SECTION 2, 3, 4, 5, 10 & 11

PRELIMINARY

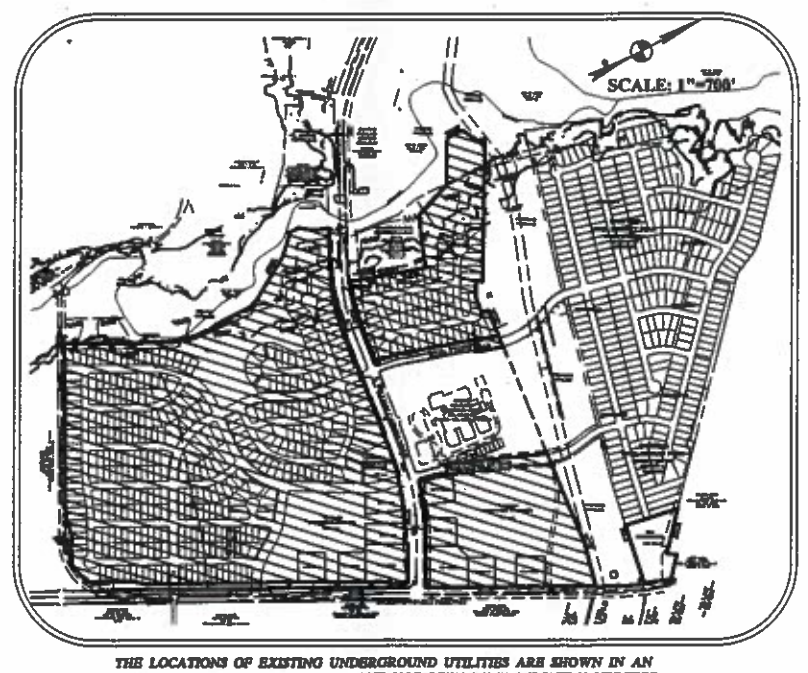
AUSTIN, TEXAS
NOVEMBER 2013

VICINITY MAP
NOT TO SCALE
COA GRID 492, 494, 523, 524
MAPRCO PG. 672
GRID P, Q, T, U, X & Y

LEGAL DESCRIPTION:
BEING 150.663 ACRES, OR 6,562,897 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 177.846 ACRES TRACT AND 109.808 ACRE TRACT DESCRIBED IN CONVEYANCE TO RKS TEXAS INVESTMENTS, LP IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2006200599 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BEARINGS BASED ON N.A.D. 1983
TEXAS STATE PLANE COORDINATE SYSTEM
ESTABLISHED FOR THE CENTRAL ZONE

GENERAL NOTES:
1. THE DEVELOPED 100-YEAR FLOOD PLAIN WILL BE CONTAINED IN DRAINAGE EASEMENTS AS SHOWN HEREON.
2. THE PARKLAND DEDICATION REQUIREMENTS FOR THIS SUBDIVISION ARE CALCULATED AS FOLLOWS:
   SINGLE FAMILY
   5 x NO OF RESIDENTIAL LOTS x (2.8/1000)
   5 x 438 x (2.8/1000) = 6.132 ACRES
   MULTI-FAMILY
   5 x NO. OF RESIDENTIAL UNITS x (1.7/1000)
   5 x 65 x (1.7/1000) = 0.553 ACRES
   TOTAL 6.132+0.553=6.685 ACRES
   THIS REQUIREMENT HAS BEEN FULFILLED THROUGH THE DEDICATION OF PARKLAND.
3. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION.
4. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, WATER QUALITY, DETENTION, SIDEWALKS, WATER SUPPLY, AND WASTEWATER COLLECTION FOR THE COLLECTOR PORTIONS OF THE FOLLOWING STREETS: SPRINGFIELD DRIVE, JANES RANCH ROAD AND TINNAPARK LANE AND/OR
B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (e.g., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, etc.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: SPRINGFIELD DRIVE, JANES RANCH ROAD AND TINNAPARK LANE.
5. DRAINAGE EASEMENTS WILL BE DEDICATED AT FINAL PLAT OR SITE PLAN TO CONTAIN THE 100YR FLOODPLAIN.
6. THE FEMA FLOODPLAIN SHOWN ON THIS PLAN SET IS PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0615H DATED SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. FLOOD INSURANCE MAY BE REQUIRED FOR ANY LOT OR PROPERTY WHICH ENCROACHES THE 100 YEAR FLOODPLAIN OR SPECIAL FLOOD HAZARD AREA AS DEFINED BY FEMA. ANY MAP REVISIONS OF THE FLOODPLAIN WILL BE SUBMITTED TO FEMA BY THE DEVELOPER/OWNER/ENGINEER AND WILL BE APPROVED BY FEMA PRIOR TO FINAL PLAT APPROVAL FOR AN AFFECTED AREA OF THE DEVELOPMENT.
7. ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. MINIMUM FINISHED FLOOR ELEVATIONS FOR ANY LOT ADJACENT TO A WATERWAY WILL BE SET ON THE FINAL PLAT. CONSTRUCTION ON ANY LOT WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.
8. ALL ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
9. EXISTING AERIAL CONTOUR INFORMATION SHOWN IN THESE PLANS WAS GENERATED FROM CITY OF AUSTIN DATA AND IS SHOWN AT TWO (2) FOOT INTERVALS, UNLESS OTHERWISE NOTED.
10. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY.SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
11. THIS PROPERTY IS LOCATED WITHIN THE CITY OF AUSTIN FULL-PURPOSE JURISDICTION.
12. ALL RIGHT-OF-WAY RETURNS ON LOCAL AND COLLECTOR STREETS HAVE A 15' RADIUS
13. ALL RADII ON CUL-DE-SACS ARE 50' MINIMUM.
14. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF AUSTIN.
15. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
16. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
17. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
18. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS, INCLUDING THE 100 FOOT WIDE LCRA TRANSMISSION EASEMENT, CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
19. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
20. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
21. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT:SPRINGFIELD DRIVE. JANES RANCH ROAD, RAM PATH, PECCARY DRIVE, NUTRIA RUN, ONDANTRA BEND, NUNSLAND DRIVE, GROUNDHOG WAY, KNOCKKIN DRIVE, MAY DAY DRIVE, LICKEEN COURT, BALLYDAWN DRIVE, TINNAPARK LANE, KILCOOLE WAY, KILDAY COVE, ALTIDORE DRIVE, GOPHER BEND, E. WILLIAM CANNON, MCKINNEY FALLS PARKWAY, COLTON BLUFF SPRINGS ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED EXCEPT FOR THE PORTION ALONG E. WILLIAM CANNON DRIVE WHICH WILL BE CONSTRUCTED AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
22. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
23. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY, AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
24. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
25. 10 FOOT WIDE PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ADJACENT TO ALL STREET RIGHT OF WAYS AND WILL BE SHOWN ON FINAL PLATS.
26. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC, AND THE ENVIRONMENTAL CRITERIA MANUAL.
27. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
28. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
29. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL LOTS.
30. RESIDENTIAL DRIVEWAY ACCESS TO E. WILLIAM CANNON DRIVE IS PROHIBITED FOR LOTS 30-62, BLOCK A AND LOTS 25-31, BLOCK N. RESIDENTIAL DRIVEWAY ACCESS TO MCKINNEY FALLS PKWY IS PROHIBITED FOR LOTS 30-41, BLOCK B AND LOTS 1-11, BLOCK H. RESIDENTIAL DRIVEWAY ACCESS TO COLTON BLUFF SPRINGS ROAD IS PROHIBITED FOR LOTS 1-30, BLOCK B. RESIDENTIAL DRIVEWAY ACCESS TO JANES RANCH ROAD IS PROHIBITED FOR LOTS 20-29, BLOCK A, LOTS 1-13, BLOCK L, LOTS 1-4, BLOCK P, AND LOTS 31-41, BLOCK R. RESIDENTIAL DRIVEWAY ACCESS TO SPRINGFIELD DRIVE IS PROHIBITED FOR LOTS 14-16, BLOCK J, AND LOTS 1-20, BLOCK N.
31. ACCESS TO RANCHITO DRIVE WITHIN SPRINGFIELD SECTION 9 IS PROHIBITED FROM LOT 1, BLOCK T.
32. THE FOLLOWING LOTS ARE IDENTIFIED AS OPEN SPACE, DRAINAGE, AND LANDSCAPE LOTS AND WILL NOT BE FOR RESIDENTIAL USE: BLOCK A LOTS 16, 19, AND 63, BLOCK B LOTS 30 AND 42, BLOCK C LOT 13, BLOCK E LOT 13, BLOCK F LOT 12, BLOCK G LOT 12, BLOCK H LOT 12, BLOCK I LOT 15 AND 28, BLOCK J LOTS 15, 29 AND 30, BLOCK K LOT 7, BLOCK L LOT 14, BLOCK N LOT 32 AND 34, BLOCK P LOT 10A, AND BLOCK R LOTS 1A AND 18A.



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Sheet List Table

Sheet Number	Sheet Title
1	COVER
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3	DIMENSIONING PLAN 1of4
4	DIMENSIONING PLAN 2of4
5	DIMENSIONING PLAN 3of4
6	DIMENSIONING PLAN 4of4
7	EROSION SEDIMENTATION CONTROL 1of4
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24	TREE SURVEY PLAN 4of4

LAND USE SUMMARY	ACRES	LOTS / UNITS
SINGLE FAMILY		
SINGLE FAMILY (STANDARD)	14.51	70
SINGLE FAMILY (SMALL LOT SF-4A)	73.57	368
MULTI-FAMILY	3.11	65 UNIT / 1 LOTS
COMMERICAL - MIXED USE	37.94	13 LOTS
OPEN SPACE / DRAINAGE / ETC.	21.91	22 LOTS
PARKLAND	N/A	N/A
TOTAL	151.04	

STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH LOG-LOG	CURBS & GUTTER	4' SIDEWALK	LF OF STREET	STREET CLASSIFICATION
SPRINGFIELD DRIVE	60'/70'	40'/44'	YES	YES	2,868.42	RES COLLECTOR
JANES RANCH ROAD	60'	40'	YES	YES	2,505.62	RES COLLECTOR
RAM PATH	50'	30'	YES	YES	864.44	LOCAL
PECCARY DRIVE	50'	30'	YES	YES	1,237.59	LOCAL
NUTRIA RUN	50'	30'	YES	YES	1,407.54	LOCAL
ONDANTRA BEND	50'	30'	YES	YES	2,189.45	LOCAL
NUNSLAND DRIVE	50'	30'	YES	YES	1,377.00	LOCAL
GROUNDHOG WAY	50'	30'	YES	YES	1,188.53	LOCAL
KNOCKKIN DRIVE	50'	30'	YES	YES	638.25	LOCAL
MAY DAY DRIVE	50'	30'	YES	YES	755.60	LOCAL
LICKEEN COURT	50'	30'	YES	YES	130.91	LOCAL
BALLYDAWN DRIVE	50'	30'	YES	YES	839.75	LOCAL
TINNAPARK LANE	70'	44'	YES	YES	787.44	RES COLLECTOR
KILCOOLE WAY	50'	30	YES	YES	155.00	LOCAL
KILDAY COVE	50'	30'	YES	YES	494.16	LOCAL
ALTIDORE DRIVE	50'	30'	YES	YES	755.77	LOCAL
GOPHER BEND	50'	30'	YES	YES	951.41	LOCAL
TOTAL LINEAR FOOTAGE OF NEW ROADWAYS					19,042.88	

OWNER:
RICK SHELDON
RKS TEXAS INVESTMENTS, LP
601 BONTERRA
SAN ANTONIO, TEXAS 78258
(210) 490-2500
FAX (210) 490-4465

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220-W
AUSTIN, TEXAS 78757
(512) 454-8711
FAX (512) 459-8867

I, JAMES A. HUFFCUT, JR., P.E. DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING 131.152 (a). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

SUBMITTED BY:

STATE OF TEXAS — JAMES A. HUFFCUT, JR. — 55253 — LICENSED — PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS, INC. — 11-22-13 DATE
JAMES A. HUFFCUT, JR., P.E. #55253
VICE PRESIDENT

STATE OF TEXAS — DUSTIN J. GOSS — 91805 — LICENSED — PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS, INC. — 11/22/13 DATE
DUSTIN GOSS, P.E. #91805
PROJECT MANAGER

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

C14

CS-2013-0092
50719-20

SPRINGFIELD - PRELIMINARY (MAY 15, 2013)

DATE: Nov 22, 2013, 8:40AM USER: JD_WELLO
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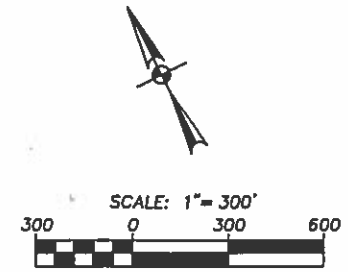
REVISIONS					
No.	Revision Description	Prepared by:	(Date)	Reviewed by:	(Date)



LEGEND

- DEDICATED PARKLAND (DEDICATED 12/2011)
- SF-2 / SF-4A (SINGLE FAMILY)
- MF-2 / MF-3 (MULTI-FAMILY)
- GR-MU-CO (COMMERICAL - MIXED USE) LR-MU-CO (COMMERICAL - MIXED USE)
- LR (COMMERICAL)
- EXISTING FINAL PLAT
- EXISTING PRELIMINARY PLAN
- PROPOSED MASTER PRELIMINARY PLAN

Proposed Allocation of Land Uses									
Section	Map Ref #	Land Use	Acreage	Sq footage for Commercial Density	Residential Units per Acre	Residential Total Lots	Commercial FAR	Allowed Density Residential Units	Allowed Density Commercial s.f.
7, 8 & 9	1	SF-2	81.17			332.00		332.00	
10 & 11	2	parkland	33.89						
10 & 11	3	MF-2	3.11		21.00			65.31	
10 & 11	4	parkland	19.71						
10 & 11	5	MF-3	4.67		28.00			130.76	
10 & 11	6	MF-3	20.44		25.00			511.00	
10 & 11	7	school	16.99						82,921.00
10 & 11	8	GR-MU-CO	23.14					778.00	456,922.24
10 & 11	9	parkland	0.81						
10 & 11	10	parkland	5.81						
10 & 11	11	LR	4.59	199,866.24			0.25		49,966.56
10 & 11	12	parkland	1.20						
8A	13	parkland	8.57						
8B	14	parkland	7.96						
2,3,4,5,10&11	15	SF-4A	69.72			368.00		368.00	
10 & 11	16	LR-MU-CO	1.28					49.00	25,080.56
10 & 11	17	GR-MU-CO	14.56					778.00	287,501.64
TOTAL			337.62					3,012.07	902,402.00

REVISIONS:

PAPE-DAWSON ENGINEERS
7800 BRODIE CREEK BLVD | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.328.5867
AUSTIN TEXAS 78757
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

REVISED SPRINGFIELD
SECTIONS 2, 3, 4, 5, 10 & 11
PRELIMINARY PLAN
OVERALL PLAN

C8-2013-0092

JOB NO. 50719-00
DATE NOVEMBER 2013
DESIGNER RBB
CHECKED DRAWN MHT
SHEET 2 OF 24

File: K:\PROJECTS\50719\DESIGN\50719-02.DWG
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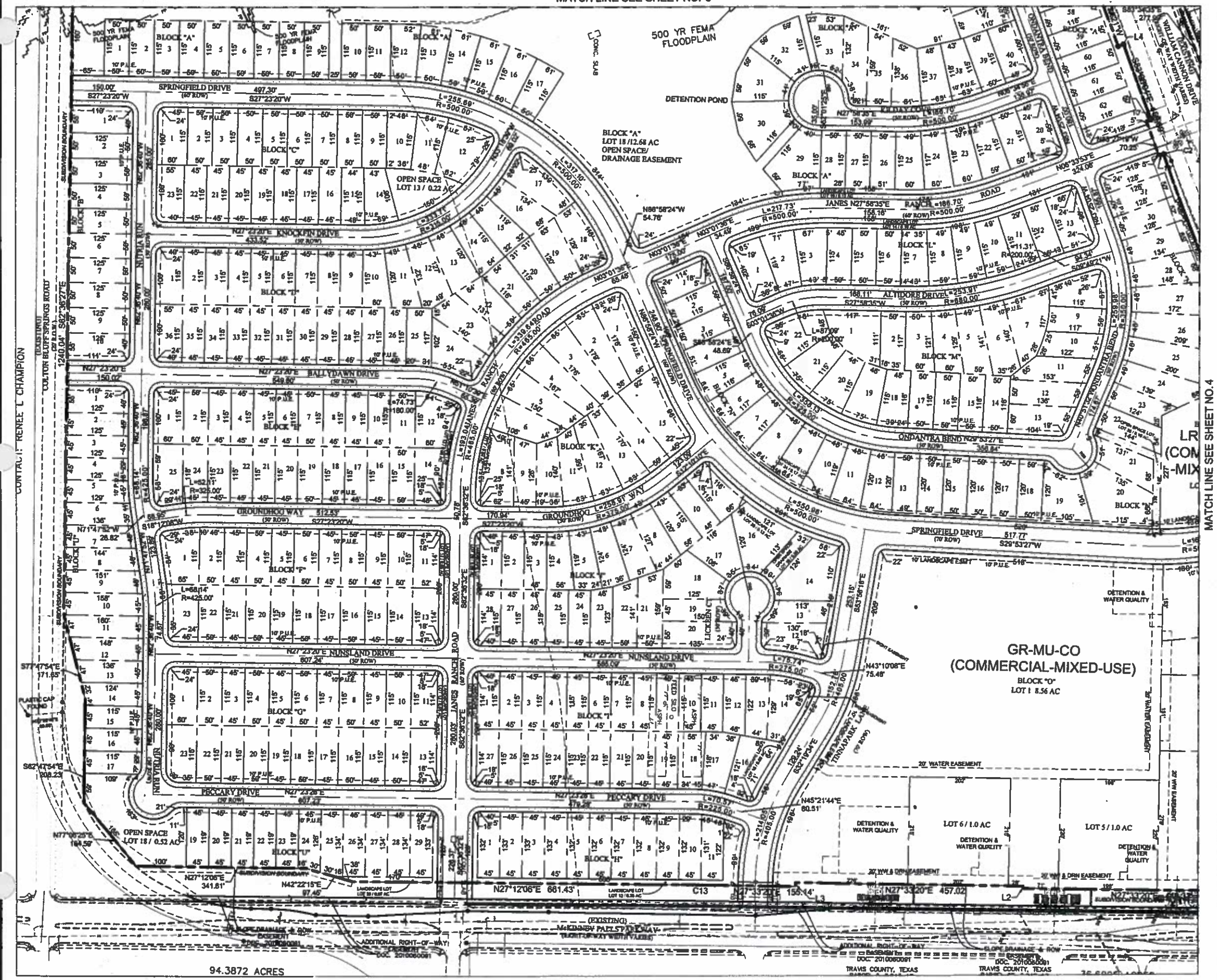
REVISIONS				
No.	Revision Description	Prepared by:	(Date)	Reviewed by: (Date)

MATCH LINE SEE SHEET NO. 5



SCALE: 1"= 100'

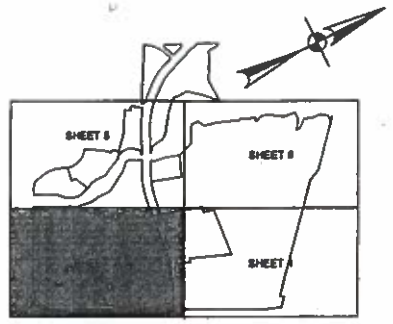
100 0 100 200

LEGEND

- RIGHT OF WAY
- CENTER LINE
- LOT LINE
- BOUDARY LINE
- MATCH LINE
- FEMA FLOODPLAIN
- 100 YEAR C.O.A. FULLY DEVELOPED FLOODPLAIN
- PHASE LINE
- SIDEWALK
- 10' P.U.E. — 10' PUBLIC UTILITY EASEMENT

BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	15.00'	N62°26'40"E
L2	4.92'	N62°26'40"E
L3	7.92'	N62°26'40"W
L4	11.48'	S06°29'38"W
L5	16.69'	N40°34'06"E
L6	38.78'	N63°26'01"W

BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	028°33'57"	N03°56'06"W	9.87'	9.97'
C2	20.00'	029°00'12"	S39°15'44"W	10.02'	10.12'
C3	1383.00'	016°31'15"	N70°45'16"W	381.87'	383.03'
C4	1902.02'	019°38'12"	N73°40'28"W	512.86'	515.21'
C5	1360.00'	014°16'09"	S79°22'56"E	337.82'	338.70'
C6	20.00'	062°01'18"	N63°32'18"E	20.81'	21.65'
C7	20.00'	088°41'37"	N62°04'11"E	27.96'	30.96'
C8	653.00'	009°30'23"	N12°16'18"E	94.84'	91.78'
C9	465.00'	009°06'34"	S17°17'58"E	73.72'	73.80'
C10	20.00'	098°11'32"	S31°27'36"E	27.83'	30.70'
C11	1010.00'	012°53'33"	N66°37'47"E	338.05'	339.77'
C12	2014.81'	05°10'06"	S16°31'32"E	180.82'	180.87'
C13	13066.50'	000°31'14"	N27°32'43"E	74.67'	74.67'



KEY MAP

REVISIONS:

STATE OF TEXAS — JAMES A. HUFFCUT, JR. — 55253 — Licensed — PROFESSIONAL ENGINEER — 11-22-13

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867

SUITE 220 WEST | TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

REVISED SPRINGFIELD

SECTIONS 2, 3, 4, 5, 10 & 11

PRELIMINARY PLAN

DIMENSIONING PLAN 1of4

C8-2013-0092

JOB NO. 50719-20

DATE NOVEMBER 2013

DESIGNER RBB

CHECKED JAH DRAWN MHT

SHEET 3 OF 24

DATE: Nov 22, 2013, 8:12AM USER ID: MTELO
FILE: H:\PROJECT\CONTRACT\50719\50719-20\DWG\50719-20 PRELIMINARY PLAN DIMENSIONING SHEET 1 OF 4.DWG

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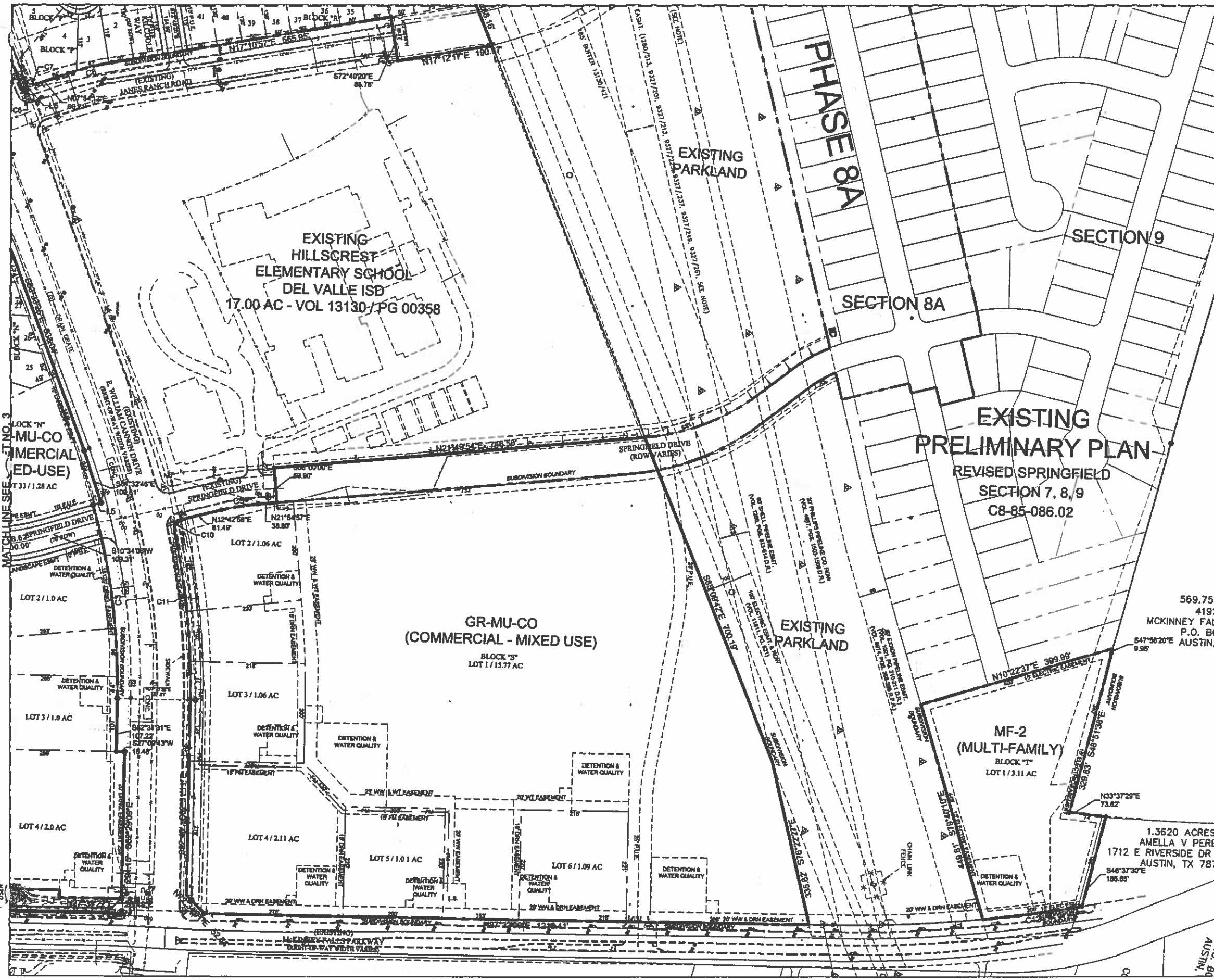
REVISIONS					
No.	Revision Description	Prepared by:	(Date)	Reviewed by:	(Date)

MATCH LINE SEE SHEET NO. 6



SCALE: 1" = 100'

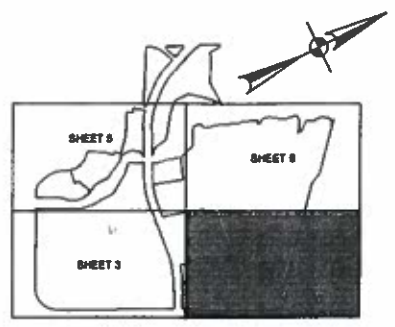
100 0 100 200

LEGEND

- RIGHT OF WAY
- CENTER LINE
- LOT LINE
- BOUDARY LINE
- MATCH LINE
- FEMA FLOODPLAIN
- 100 YEAR C.O.A. FULLY DEVELOPED FLOODPLAIN
- PHASE LINE
- SIDEWALK
- 10' P.U.E.

BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	15.00'	S62°29'40"E
L2	4.50'	S62°29'40"E
L3	7.80'	N62°29'40"W
L4	11.40'	S06°29'58"W
L5	16.00'	N10°34'06"E
L6	36.76'	N63°35'01"W

BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	026°33'33"	N05°36'08"W	8.87'	8.97'
C2	20.00'	029°07'13"	S20°13'44"W	10.02'	10.13'
C3	1363.08'	016°31'16"	N70°46'18"W	391.67'	393.03'
C4	1502.02'	016°36'12"	N72°48'29"W	912.06'	915.31'
C5	1390.00'	014°16'06"	S76°25'06"E	327.82'	328.76'
C6	20.00'	062°01'16"	N63°52'18"E	20.61'	21.65'
C7	20.00'	088°41'27"	N52°04'11"E	27.96'	30.96'
C8	853.00'	006°30'22"	N12°16'18"E	91.65'	91.75'
C9	468.00'	009°08'24"	S17°17'56"W	73.72'	73.80'
C10	20.00'	088°11'32"	S31°27'36"E	27.83'	30.78'
C11	1510.00'	012°53'32"	S66°57'47"E	338.05'	338.77'
C12	2894.81'	004°04'06"	S16°21'22"W	199.82'	199.87'
C13	13086.50'	000°21'14"	N27°22'43"E	74.67'	74.67'



KEY MAP

REVISIONS:

PAPE-DAWSON ENGINEERS
7800 BYDAL CREEK BLVD
SUITE 220 WEST
AUSTIN TEXAS 78757
PHONE: 512.454.8711
FAX: 512.458.8667
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

REVISED SPRINGFIELD

SECTIONS 2, 3, 4, 5, 10 & 11

PRELIMINARY PLAN DIMENSIONING PLAN 2of4

C8-2013-0092

JOB NO. 50719-20

DATE NOVEMBER 2013

DESIGNER RBB

CHECKED JL DRAWN MHT

SHEET 4 OF 24

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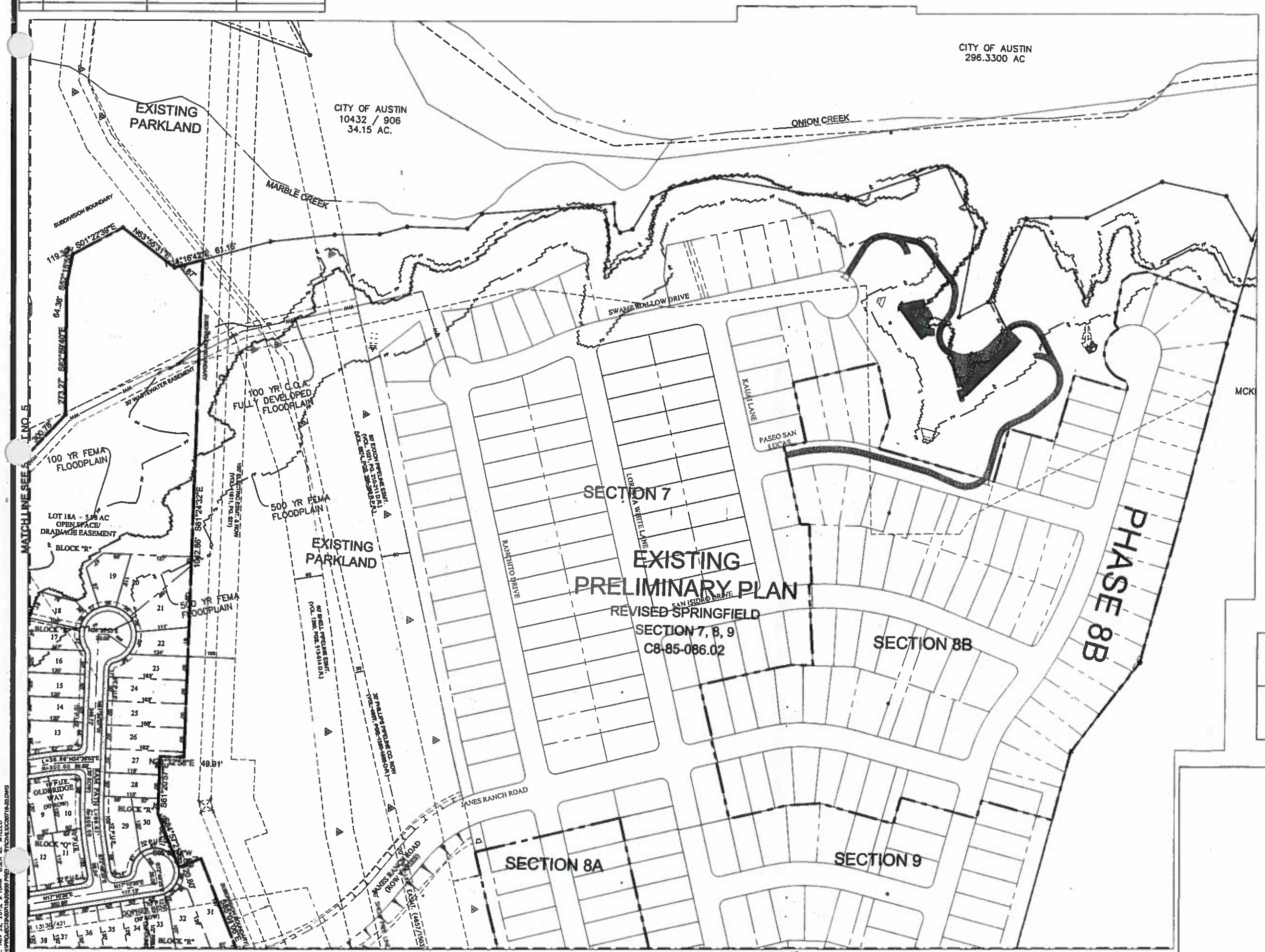
REVISIONS					
No.	Revision Description	Prepared by:	(Date)	Reviewed by:	(Date)



SCALE: 1" = 100'

100 0 100 200

LEGEND

- RIGHT OF WAY
- CENTER LINE
- LOT LINE
- BOUDARY LINE
- MATCH LINE
- FEMA FLOODPLAIN
- 100 YEAR C.O.A. FULLY DEVELOPED FLOODPLAIN
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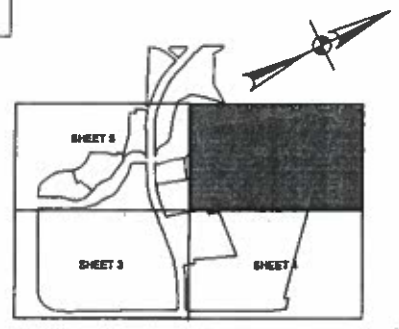
- 10' P.U.E. — 10' PUBLIC UTILITY EASEMENT

BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	16.00'	S62°26'40"E
L2	4.00'	S62°26'40"E
L3	7.00'	N42°26'40"W
L4	11.46'	S06°33'36"W
L5	16.00'	N90°34'00"E
L6	26.79'	N63°26'01"W

BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	026°33'57"	N66°39'04"W	9.87'	9.97'
C2	20.00'	029°00'12"	S30°12'44"W	10.02'	10.12'
C3	1363.00'	016°31'15"	N70°40'16"W	391.87'	393.03'
C4	1802.02'	019°39'12"	N73°44'25"W	513.69'	515.31'
C5	1390.00'	014°16'06"	S78°23'39"E	337.82'	338.70'
C6	20.00'	063°01'16"	N63°32'18"E	20.81'	21.83'
C7	20.00'	088°41'37"	N32°04'11"E	27.96'	30.96'
C8	963.00'	038°30'23"	N12°16'18"E	61.46'	61.75'
C9	465.00'	009°05'34"	S17°17'56"W	73.72'	73.80'
C10	20.00'	086°11'32"	S31°27'36"E	27.63'	30.76'
C11	1510.00'	012°53'32"	S66°57'47"E	338.08'	338.77'
C12	2814.61'	004°04'06"	S19°21'22"W	199.82'	199.87'
C13	12088.50'	000°21'14"	N37°22'43"E	74.67'	74.67'



KEY MAP

REVISIONS:

STATE OF TEXAS
JAMES A. HUFFCUT, JR.
50233
LICENSED PROFESSIONAL ENGINEER
11-22-13

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
SUITE 220 WEST
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

REVISED SPRINGFIELD

SECTIONS 2, 3, 4, 5, 10 & 11

PRELIMINARY PLAN DIMENSIONING PLAN 4of4

C8-2013-0092

JOB NO. 50719-30

DATE NOVEMBER 2013

DESIGNER RSB

CHECKED DRAWN MHT

SHEET 6 OF 24

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