Item C-07

ZONING AND PLATTING COMMISSION SITE PLAN EXTENSION REVIEW SHEET

CASE NUMBER:	SP-2014-0190D(XT2)	ZAP COMMISSION DATE:	Jan 29, 2019
PROJECT NAME:	Parke North – Site Plan Exte	ension	
ADDRESS:	9100 N FM 620 Rd		
AREA:	49.28 acres		
WATERSHED:	Lake Travis (Water Supply)	Rural)	
COUNCIL DISTRICT:	6		
JURISDICTION:	Full Purpose		
<u>APPLICANT</u> :	Taylor Morrison of Texas, In 11200 Lakeline Blvd Suite I Austin, Texas 78717		
<u>AGENT</u> :	Texas Engineering Solution Connor Overby, P.E. 3815 S Capital of Texas Hw Austin, Texas 78704		

EXISTING ZONING: I-RR

<u>PROPOSED DEVELOPMENT</u>: The applicant has proposed the construction of 143 condominium residences with associated improvements. The extension would allow the completion of the condominium development.

STAFF RECOMMENDATION: Staff recommends approval of the requested 3-year extension to January 22, 2022. Staff previously granted a one year administratively-approved extension from January 22, 2018 to January 22, 2019.

PLANNING COMMISSION ACTION: N/A

<u>CASE MANAGER</u>: Jonathan Davila jonathan.davila@austintexas.gov Telephone: 974-2414

PREVIOUS APPROVALS: The site plan was granted a one year administratively approved extension from January 22, 2018 to January 22, 2019.

PROJECT INFORMATION: 49.28 acres EXIST. ZONING: I-RR MAX. BLDG. COVERAGE: N/A MAX. IMPERV. CVRG: 40%

PROP. BLDG CVRG: 7.519 acres (22.42%) **PROP. IMP. CVRG**: 12.233 acres (36.23%)

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS

WATERSHED ORDINANCE: This project complies with current watershed regulations.

LAND USE: The site plan complies with all zoning regulations.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: GR-CO (commercial)

South: SF-6-CO (condominium)

East: MF-2-CO, GR-CO, MF-1-CO, I-RR, MF-3, GR (FM 620 Rd, then multifamily, private educational facilities, convenience storage, religious assembly)

West: N/A - ETJ (undeveloped)

STREET:	R.O.W.	SURFACING	CLASSIFICATION
N FM 620 Rd	150'	80'	Highway

NEIGHBORHOOD ORGANIZATION:

2222 Coalition of Neighborhood Associations, Inc. Bike Austin **Bull Creek Foundation** Canyon Creek H.O.A. Friends of Austin Neighborhoods Leander ISD Population and Survey Analysts Long Canyon Homeowners Assn. Long Canyon Phase II & III Homeowners Assn Inc. Mountain Neighborhood Association (MNA) Neighborhood Empowerment Foundation Northwest Austin Coalition SELTexas Sierra Club, Austin Regional Group The Parke HOA TNR BCP – Travis County Natural Resources Volente Neighborhood Assn.

Item C-07 TEXAS ENGINEERING SOLUTIONS 3815 S. Capital of Texas Highway, STE 300 Austin, Texas 78704 P: (512) 904-0505 F: (512) 904-0509



TBPE Firm #11206

City of Austin Land Use Review Division 505 Barton Springs Road Austin, TX 78704

December 4, 2018

RE: Site Plan Extension Request #2 for Parke North Condominiums (SP-2014-0190D(XT))

To Whom It May Concern:

On behalf of Taylor Morrison of Texas, Texas Engineering Solutions would like to request a second site plan extension for the Site Plan Construction Permit for Parke North Condominiums. The site plan expiration date is currently set for January 22, 2019, which was extended from the previous deadline of January 22, 2018. We would like to request an additional extension of <u>three years</u> to the deadline (January 22, 2022) to complete the project.

Construction has been continuous since the permit was issued. The last phase of civil infrastructure improvements is currently under construction and projected to be completed prior to the current permit expiration date of January 22, 2019. As building permits for condominiums need an active site plan for construction, a site plan extension will allow the owner to be able to sell and construct units in accordance with a fluctuating housing market.

This condominium project consists of 143 single family home units. As of the date of this letter, 63 units have been constructed, 20 units are under construction, and 60 units remain to be permitted and built.

Please contact me if you have any questions regarding this request. Thanks for your time and consideration.

Sincerely.

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

UTILITIES

WATER & WASTEWATER

AUSTIN WATER UTILITY AVANTE PLAZA, SUITE 300 625 EAST 10TH STREET AUSTIN, TEXAS 78734 CONTACT: ALFREDO TORRES PHONE: 512.972.0238

ELECTRIC PEDERNALES ELECTRIC 4503 RANCH ROAD 620 NORTH AUSTIN, TX 78732 PHONE: 512.394.9136

CONSULTANTS/CONTRACTORS

CIVIL ENGINEER TEXAS ENGINEERING SOLUTIONS 5000 BEE CAVES ROAD, SUITE 206 AUSTIN, TX 78746 CONTACT: STEPHEN DELGADO, P.E. PHONE: 512.904.0505

SURVEYOR AUSTIN SPATIAL TECHNOLOGIES P.O. BOX 1528 AUSTIN, TEXAS 78767 CONTACT: PAUL SAUVE JR., R.P.L.S. PHONE: 512.573.6730

GAS

TEXAS GAS SERVICES

UTILITY LOCATING SERVICE CONTRACTOR TO CALL BEFORE DIGGING!!!

5613 AVENUE F AUSTIN, TEXAS 78751

PHONE: 512.465.1130

PHONE: 1.800.245.4545

ONE-CALL

CONTACT: MIKE DeVILBISS

OWNER

NOOTSIE LTD. 12750 MERIT DRIVE, SUITE 1175 DALLAS, TX 75251

DEVELOPER

TAYLOR WOODROW COMMUNITIES / STEINER RANCH LTD. 805 LAS CIMAS PARKWAY SUITE 350 AUSTIN, TEXAS 78746

CONTACT: ROBERT LONG PHONE: 512-328-8860

BENCHMARK INFORMATION

PRESSURE ZONE

"PRESSURE ZONE DESIGNATION FOR SUBJECT TRACT" NW PRESSURE ZONE 'C'

LEGAL DESCRIPTION

49.281 ACRES OF LAND, TO BE KNOWN AS PARKE NORTH SUBDIVISION, AND RECORDED AS DOCUMENT NO. 201400167 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

NOTES

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.

2. CITY OF AUSTIN WILL NOT RECEIVE ANY SEWAGE AND/OR EFFLUENT UNTIL THE WHOLESALE WASTEWATER AGREEMENT WITH THE CITY OF AUSTIN HAS BEEN EXECUTED. ONCE THE AGREEMENT IS SIGNED ANY WASTEWATER DISCHARGED TO THE CITY OF AUSTIN WILL BE IN ACCORDANCE WITH THE WHOLESALE WASTEWATER. AGREEMENT FOR THE CITY OF AUSTIN.

3. THIS SUBDIVISION IS NOT AFFECTED BY 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, No. FM48453C0230H & FM48453C0240H, EFFECTIVE DATE SEPTEMBER 26, 2008 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

4. THIS PROJECT IS LOCATED IN THE LAKE TRAVIS WATERSHED, AND IS CLASSIFIED AS A WATER SUPPLY RURAL WATERSHED BY THE CITY OF AUSTIN AND WILL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN COMPLIANCE WITH CHAPTER 25-8 OF THE AUSTIN CITY CODE. LOT 1 BLOCK A AND LOT 2 BLOCK A OF THIS PROJECT AS INDICATED ON THE REVISED PRELIMINARY PLAN FOR PARKE NORTH WILL BE SUBJECT TO THE LAKE TRAVIS WATERSHED ORDINANCE No. 840308-K.

THIS PROJECT IS LOCATED OVER THE NORTH EDWARDS AQUIFER RECHARGE ZONE IN ACCORDANCE WITH THE CITY OF AUSTIN AND IS OUTSIDE OF THE EDWARDS AQUIFER RECHARGE ZONE ACCORDING TO TCEQ.

6. POND WALLS ARE GREATER THAN 6'.

7. A COPY OF THE IPM PLAN SHALL BE PROVIDED TO THE OWNER OF EACH INDIVIDUAL UNIT.

8. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM1.12.0 AND COAITEM No. 658S OF THE SSM) PROVISION THAT, ALL TRENCHING GREATER THAT 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.

9. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.

10. 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

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

12. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).

13. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

14. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.

15. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY O USTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

16. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR ON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

17. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT NTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS. 18. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR

AMAGE TO UTILITIES. 19. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

20. ANY PROPOSED RETAINING WALLS SHALL REQUIRE A SEPARATE BUILDING PERMIT.

21. AN ADMINISTRATIVE WAIVER FROM THE REGULATIONS ON CUT/FILL LIMITS HAS BEEN GRANTED WITH THE APPROVAL OF THIS SITE PLAN FOR ONLY THOSE AREAS ASSOCIATED WITH THE WATER QUALITY AND DETENTION CONTROL FACILITIES. IN ACCORDANCE WITH LDC 28-8-42(B)(6). THE MAXIMUM AMOUNT OF CUT REQUESTED IS 9.76 FEET.

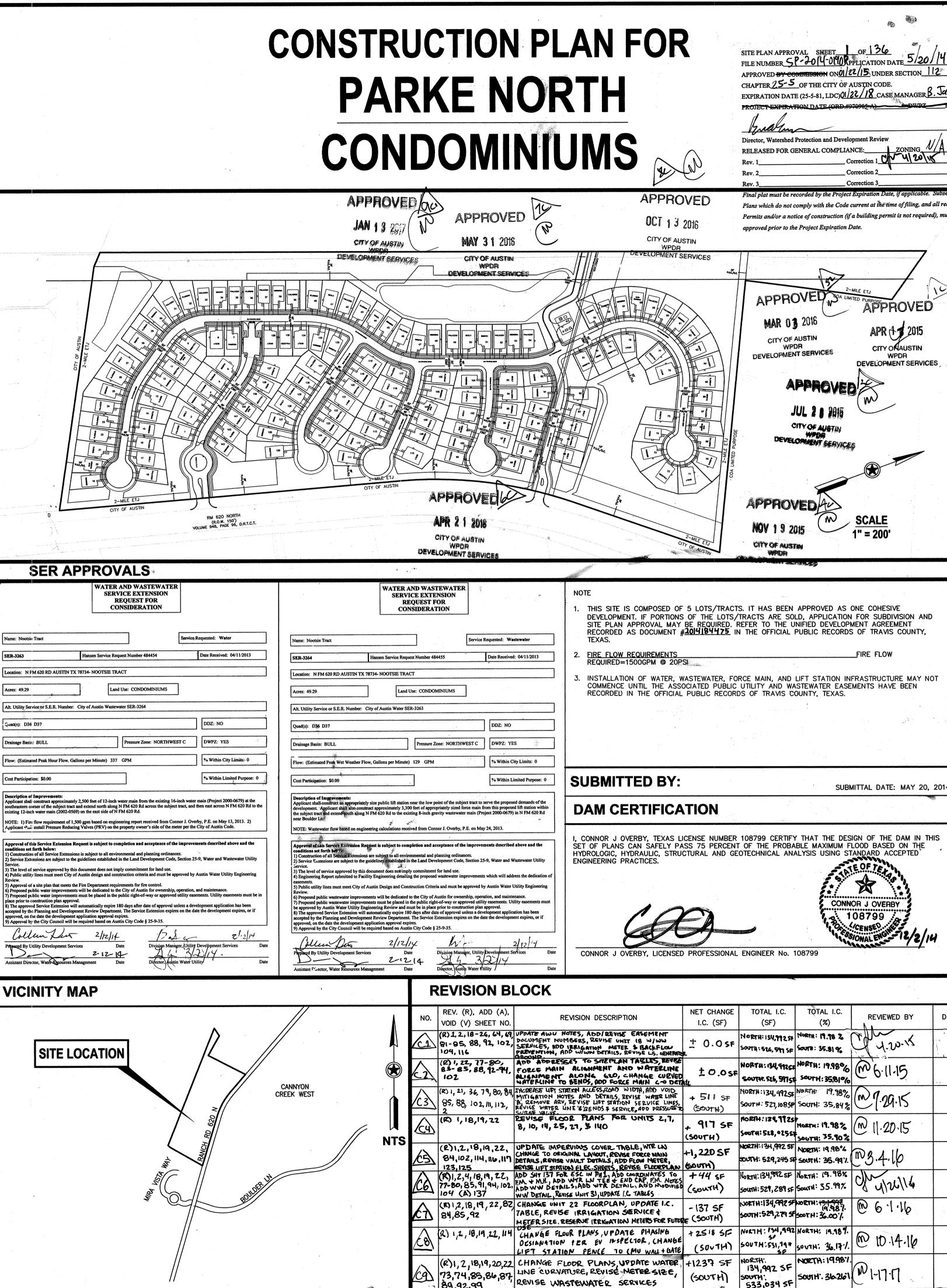
NOTE TO CONTRACTOR

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

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

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

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Acres: 49.29	Land Use: CONDOMINIUMS		
Alt. Utility Service or S.E.R. Number: City of	of Austin Wastewater SER-3264		
Quad(s): D36 D37			DDZ: NO
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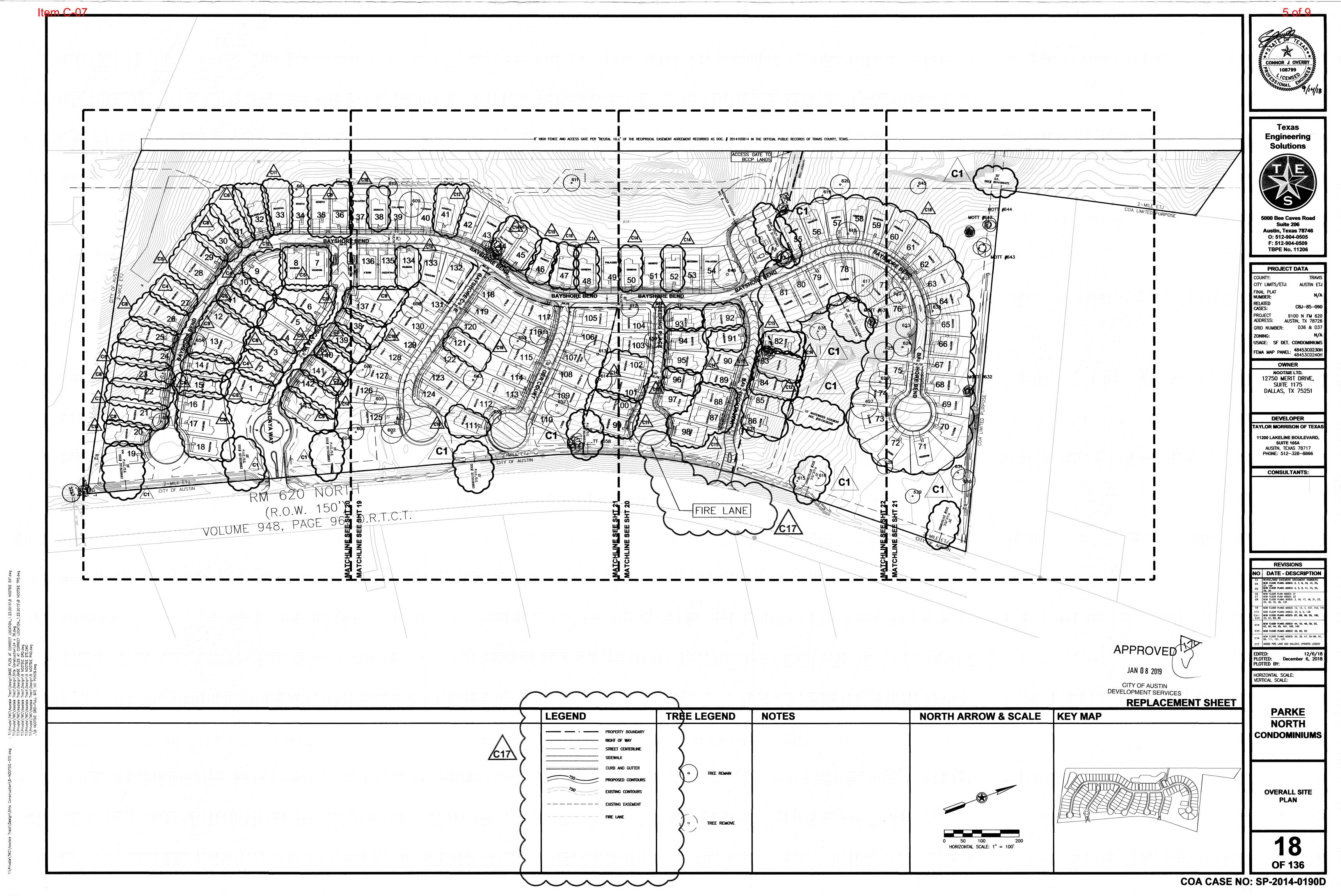


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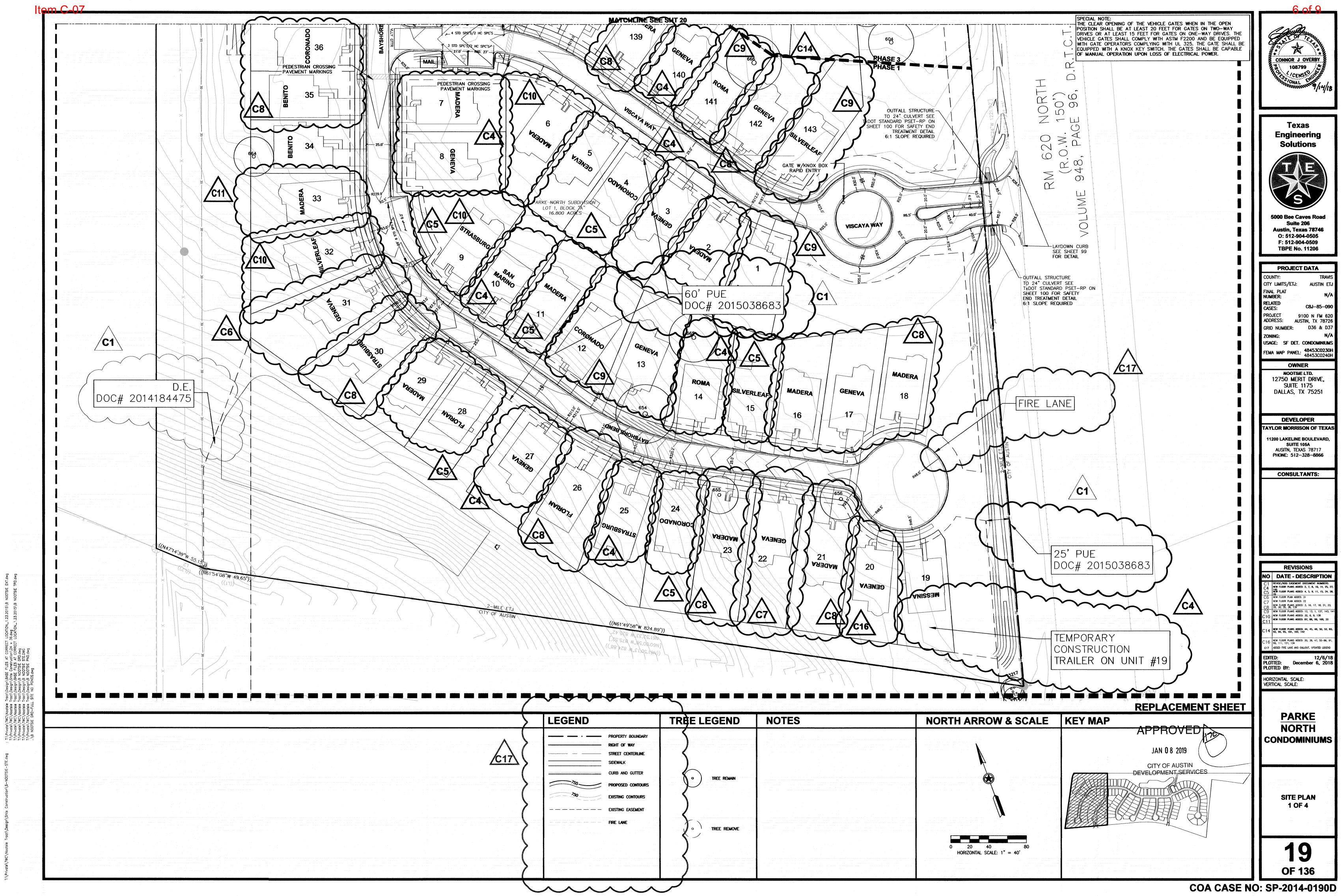
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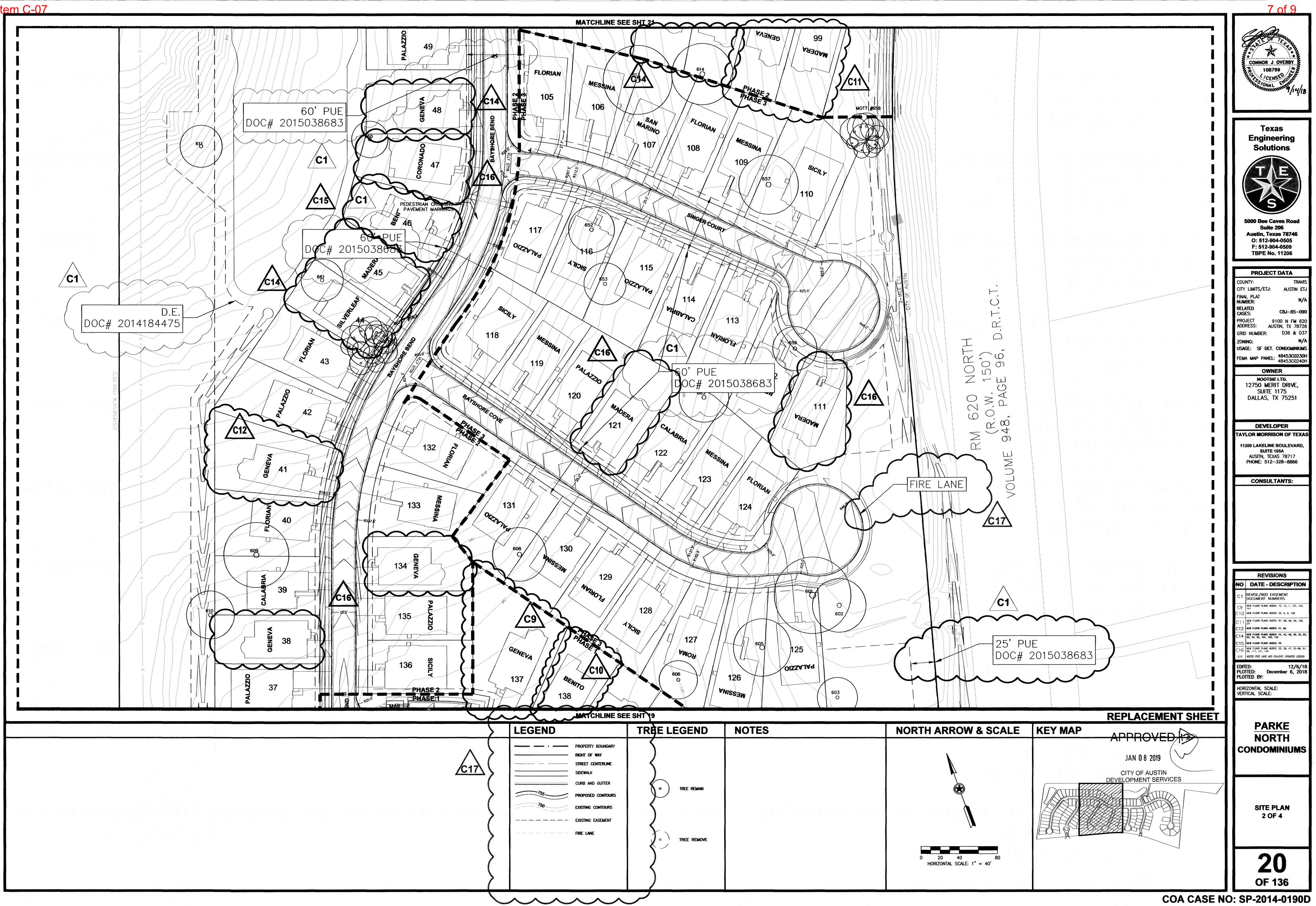


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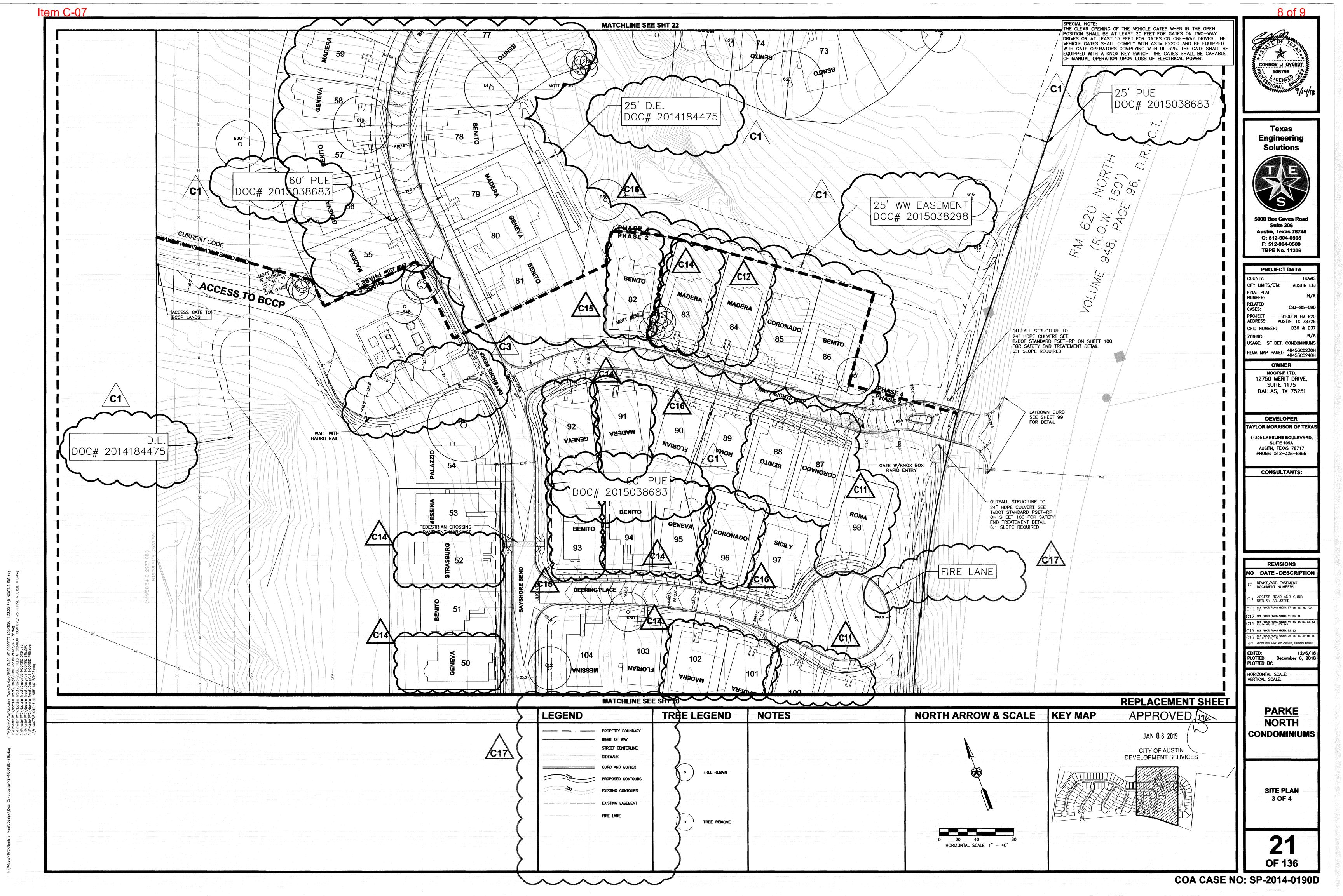


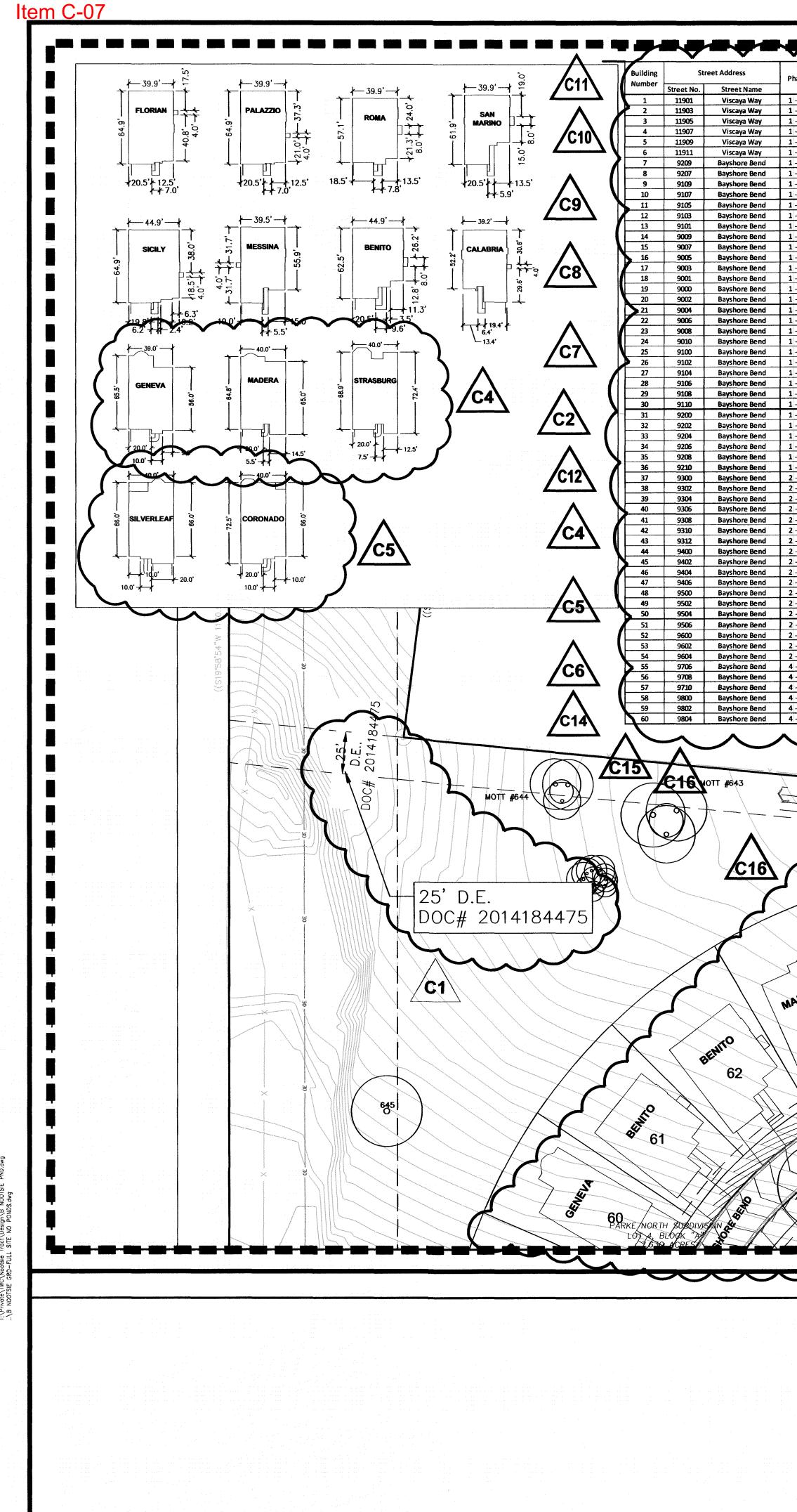
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	PhaseNorth or South TractFloorplan TypeDriveway SideBuilding Coverage (Left or Right)Flatwork IC (Square Feet)Driveway IC (Square Feet)Total Impervious Cover (sf)1 - 1SouthFlorianRight2,6924225753,6891 - 2SouthMaderaLeft2,7964864323,7141 - 3SouthGenevaRight2,7512514273,4291 - 4SouthCoronadoLeft2,6361203493,1051 - 5SouthGenevaRight2,7512514163,4181 - 6SouthMaderaRight2,7964864593,7411 - 7SouthMaderaRight2,7964864593,7411 - 8SouthGenevaRight2,7964864593,7411 - 8SouthGenevaRight2,7964864593,7411 - 8SouthGenevaRight3,023605253,6081 - 9SouthStrasburgRight3,023605253,6081 - 10SouthSan MarinoLeft2,7964865873,8691 - 11SouthMaderaLeft2,7964865873,8691 - 12SouthCoronadoRight2,6361953233,1541 - 13SouthGenevaLeft2,751546708 <th>Building NumberStreet AddressPhaseNorth or South TractFloorplan TypeImage: Complex co</th> <th>Building SideFlatwork IC (Square Feet)Driveway IC (Square Feet)Total Impervious Cover (st)Building NumberStreet AddressPhaseNort SouthLeft2,2251204482,79312111910Bayshore Cove3 - 121SouLeft2,225784482,77312211908Bayshore Cove3 - 122SouRight2,820754553,35012311906Bayshore Cove3 - 123SouLeft2,751746003,42512411904Bayshore Cove3 - 123SouRight2,225784482,75112511901Bayshore Cove3 - 125SouRight2,225784482,79612611903Bayshore Cove3 - 125SouRight2,2251234482,79612611903Bayshore Cove3 - 125SouLeft2,820744553,34912711905Bayshore Cove3 - 128SouLeft2,2251266523,00312911909Bayshore Cove3 - 128SouLeft2,225784482,75113011911Bayshore Cove3 - 128SouLeft2,225784482,75113011911Bayshore Cove3 - 128SouLeft2,225784482,75113011911Bayshore Cove3 - 129Sou</th> <th>h or TractFloorplan TypeDriveway Side (Left or Right)Building Coverage (Square Feet)Platwork IC (Square Feet)Driveway IC (Square Feet)Total Impervious Cover (sf)uthMaderaRight2,892434593,394uthCalabriaLeft2,4951266303,251uthMessinaRight2,6201206443,384uthFlorianLeft2,692786183,388uthPalazzioRight2,6201201,2954,035uthPalazzioRight2,6201201,2954,035uthRomaLeft2,217759153,207uthSicilyRight2,931716763,678uthFlorianLeft2,6201204503,190uthFlorianLeft2,6201204503,239uthPalazzioRight2,6201205653,305uthPalazzioRight2,605294533,087uthGenevaRight2,605294533,087uthGenevaRight2,605294533,087uthPalazzioLeft2,715745403,329</th> <th>Texas Engineering</th>	Building NumberStreet AddressPhaseNorth or South TractFloorplan TypeImage: Complex co	Building SideFlatwork IC (Square Feet)Driveway IC (Square Feet)Total Impervious Cover (st)Building NumberStreet AddressPhaseNort SouthLeft2,2251204482,79312111910Bayshore Cove3 - 121SouLeft2,225784482,77312211908Bayshore Cove3 - 122SouRight2,820754553,35012311906Bayshore Cove3 - 123SouLeft2,751746003,42512411904Bayshore Cove3 - 123SouRight2,225784482,75112511901Bayshore Cove3 - 125SouRight2,225784482,79612611903Bayshore Cove3 - 125SouRight2,2251234482,79612611903Bayshore Cove3 - 125SouLeft2,820744553,34912711905Bayshore Cove3 - 128SouLeft2,2251266523,00312911909Bayshore Cove3 - 128SouLeft2,225784482,75113011911Bayshore Cove3 - 128SouLeft2,225784482,75113011911Bayshore Cove3 - 128SouLeft2,225784482,75113011911Bayshore Cove3 - 129Sou	h or TractFloorplan TypeDriveway Side (Left or Right)Building Coverage (Square Feet)Platwork IC (Square Feet)Driveway IC (Square Feet)Total Impervious Cover (sf)uthMaderaRight2,892434593,394uthCalabriaLeft2,4951266303,251uthMessinaRight2,6201206443,384uthFlorianLeft2,692786183,388uthPalazzioRight2,6201201,2954,035uthPalazzioRight2,6201201,2954,035uthRomaLeft2,217759153,207uthSicilyRight2,931716763,678uthFlorianLeft2,6201204503,190uthFlorianLeft2,6201204503,239uthPalazzioRight2,6201205653,305uthPalazzioRight2,605294533,087uthGenevaRight2,605294533,087uthGenevaRight2,605294533,087uthPalazzioLeft2,715745403,329	Texas Engineering
	1 - 16 South Madera Left 2,796 486 428 3,710 1 - 17 South Geneva Right 2,751 251 608 3,610 1 - 18 South Madera Right 2,796 486 421 3,703 1 - 19 South Messina Right 2,620 120 369 3,109 1 - 20 South Geneva Left 2,608 28 664 3,300 1 - 21 South Madera Right 2,796 486 671 3,953 1 - 22 South Geneva Right 2,751 251 441 3,443 1 - 23 South Madera Left 2,636 120 349 3,105 1 - 24 South Coronado Left 2,636 120 349 3,105 1 - 25 South Florian Left 2,692 78 646 3,416 1 - 27	769811Bayshore Bend4 - 76NorthGeneva779807Bayshore Bend4 - 77NorthBenito789709Bayshore Bend4 - 78NorthBenito799707Bayshore Bend4 - 79NorthMadera809705Bayshore Bend4 - 80NorthGeneva819703Bayshore Bend4 - 81NorthBenito8211910Bay Heights Way2 - 82NorthBenito8311908Bay Heights Way2 - 83NorthMadera8411906Bay Heights Way2 - 83NorthMadera8511904Bay Heights Way2 - 85NorthBenito8611902Bay Heights Way2 - 86NorthBenito8711903Bay Heights Way2 - 87SouthCoronado8811905Bay Heights Way2 - 88SouthBenito8911907Bay Heights Way2 - 89SouthRoma9011909Bay Heights Way2 - 90SouthFlorian9111911Bay Heights Way2 - 91SouthGeneva9311910Deering Place2 - 93SouthBenito9411908Deering Place2 - 94SouthBenito9511906Deering Place2 - 95SouthGeneva9611904Deering Place2 - 97SouthSicily	Left 2,751 71 600 3,422 136 9301 Bayshore Bend 2 - 136 Sou Right 2,225 74 448 2,747 137 11912 Viscaya Way 1 - 137 Sou Right 2,225 123 448 2,796 138 11910 Viscaya Way 1 - 138 Sou Right 2,225 123 448 2,796 138 11910 Viscaya Way 1 - 139 Sou Right 2,225 78 448 2,751 141 11906 Viscaya Way 1 - 140 Sou Right 2,225 78 448 2,751 141 11902 Viscaya Way 1 - 142 Sou Right 2,920 37 401 3,340 143 11902 Viscaya Way 1 - 142 Sou Right 2,035 33 386 2,454 1900 Viscaya Way 1 - 142 Sou Left 2,058 233	ath GenevaRight Right2,7515156893,955ath BenitoLeft2,225605962,881ath 	Figure 15000 Bee Caves Road Suite 206Austin, Texas 787460: 512-904-0505F: 512-904-0509TBPE No. 11206
	2 - 39 South Calabria Left 2,495 126 432 3,053 2 - 40 South Florian Right 2,692 78 361 3,131 2 - 41 South Geneva Left 2,658 274 429 3,361 2 - 42 South Palazzio Left 2,715 74 545 3,334 2 - 43 South Florian Left 2,692 78 543 3,313 2 - 43 South Florian Left 2,692 78 543 3,313 2 - 44 South Silverleaf Right 2,718 29 386 3,133 2 - 45 South Benito Left 2,068 248 411 2,727 2 - 47 South Geneva Left 2,718 29 408 3,155 2 - 47 South Geneva Left 2,751 29 435 3,215 2 - 48	9911901Deering Place2 - 99SouthMadera10011903Deering Place2 - 100SouthGeneva10111905Deering Place2 - 101SouthMadera10211907Deering Place2 - 102SouthMadera10311909Deering Place2 - 103SouthFlorian10411911Deering Place2 - 104SouthMessina10511910Singer Court3 - 105SouthFlorian10611908Singer Court3 - 106SouthMessina10711906Singer Court3 - 107SouthSan Marino10811904Singer Court3 - 109SouthMessina10911902Singer Court3 - 110SouthMadera11011900Singer Court3 - 110SouthMessina11111901Singer Court3 - 111SouthMadera11211903Singer Court3 - 112SouthBenito11311905Singer Court3 - 113SouthFlorian11411907Singer Court3 - 114SouthCalabria11511909Singer Court3 - 115SouthPalazzio11611911Singer Court3 - 116SouthSicily11711913Singer Court3 - 117SouthPalazzio11811916Bayshore Cove3 - 118SouthSicily<	Right 2,772 219 376 3,367 Roma 1	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	CITY LIMITS/ETJ: AUSTIN ETJ FINAL PLAT N/A RELATED CASES: CBJ-85-090 PROJECT 9100 N FM 620 ADDRESS: AUSTIN, TX 78726 GRID NUMBER: D36 & D37 ZONING: N/A USAGE: SF DET. CONDOMINIUMS FEMA MAP PANEL: 48453C0230H 48453C0240H OWNER NOOTSIE LTD. 12750 MERIT DRIVE, SUITE 1175
30 64 65 67 68 C1 25 PUE 25 25 PUE 25 PUE 25 PUE 25 PUE 25 PUE 25 PUE 25 25 PUE 25 PUE 25 PUE 25 PUE 25 PUE 25 PUE 25 25 PUE 25 PUE 25 </td <td>C1 60' PUE DOC# 2015038683 GENEVA BENITO BENITO BENITO</td> <td>DOC# 201418447</td> <td>San Marino 1 0 1 5 5 2 4 Silverleaf 3 1 0 Strasburg 3 1 0</td> <td>$\begin{array}{c c} \hline 0 & 2 \\ \hline 0 & 6 \\ \hline 0 & 4 \\ \hline \end{array}$</td> <td>TAYLOR MORRISON OF TEXAS 11200 LAKELINE BOULEVARD, SUITE 105A AUSITN, TEXAS 78717 PHONE: 512-328-8866</td>	C1 60' PUE DOC# 2015038683 GENEVA BENITO BENITO BENITO	DOC# 201418447	San Marino 1 0 1 5 5 2 4 Silverleaf 3 1 0 Strasburg 3 1 0	$\begin{array}{c c} \hline 0 & 2 \\ \hline 0 & 6 \\ \hline 0 & 4 \\ \hline \end{array}$	TAYLOR MORRISON OF TEXAS 11200 LAKELINE BOULEVARD, SUITE 105A AUSITN, TEXAS 78717 PHONE: 512-328-8866
LEGEND TREE LEGEND NOTES NORTH ARROW & SCALE KEY MAP APPROVED PARKE State contrake		67 68 BAYSHORE BEND 0 75	RABO FIRE LANE	S83 We We G WA G	NO DATE - DESCRIPTION C1 REVISE/ADD EASCMENT DOCUMENT NUMBERS C2 FROMDED LINT ADDRESS/ADDED NEW FLOOR PLANS C4 NEW FLOOR FLANS ADDED: 2, 7, 8, 10, 14, 25, 27, 10 C5 4, 5, 9, 11, 15, 24, 28, 29 C6 NEW FLOOR FLANS ADDED: 2, 7, 8, 10, 14, 25, 27, 10 C7 NEW FLOOR FLAN ADDED: 31 C7 NEW FLOOR FLAN ADDED: 22 C8 CHANCE PHASING DESCHAITON PER EV INSPECTOR NEW FLOOR FLANS ADDED: 21 C1, 13, 132, 143, 141 C10 NEW FLOOR FLANS ADDED: 45, 6, 133 C11 NEW FLOOR FLANS ADDED: 44, 45, 48, 50, 52, 83, 32 C12 NEW FLOOR FLANS ADDED: 20, 30, 47, 55-86, 91, 96, 101, 102, 142 C14 NEW FLOOR FLANS ADDED: 44, 45, 48, 50, 52, 83, 92, 100, 33 C14 NEW FLOOR FLANS ADDED: 20, 30, 47, 55-86, 91, 96, 111, 121, 134 C15 NEW FLOOR FLANS ADDED: 44, 62, 93 NEW FLOOR FLANS ADDED: 40, 62, 93 C16 NEW FLOOR FLANS ADDED: 20, 30, 47, 55-86, 91, 96, 111, 121, 134 C17 ADDED FRE LANE AND CALLOUT, UPDATED LEGEND EDITED: DECEMBER 6, 2018 PLOTTED: DECEMBER 6, 2018 P
C17 Sket of wy	LEGEND PROPERTY BOUNDARY		NORTH ARROW & SCALE	KEY MAP APPROVED	NORTH
OF 136	C17 STREET CENTERLINE SIDEWALK SIDEWALK CURB AND GUTTER 755 PROPOSED CONTOURS 750 EXISTING CONTOURS 750 EXISTING CONTOURS CURB AND GUTTER STREET CENTERLINE			CITY OF AUSTIN DEVELOPMENT SERVICES	SITE PLAN 4 OF 4
			HORIZONTAL SCALE: $1^{\circ} = 40^{\circ}$		OF 136