

**PLANNING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET**

<b><u>CASE NUMBER:</u></b>	SP-2014-0070C (XT2)	<b><u>PC HEARING DATE:</u></b>	August, 27 2019
<b><u>PROJECT NAME:</u></b>	Springdale Creek Condominiums		
<b><u>ADDRESS OF SITE:</u></b>	4926 Springdale Rd.	<b><u>COUNCIL DISTRICT:</u></b>	1
<b><u>NEIGHBORHOOD PLANNING AREA:</u></b>	MLK		
<b><u>WATERSHED:</u></b>	Fort Branch (Urban)	<b><u>JURISDICTION:</u></b>	Full Purpose
<b><u>APPLICANT/ OWNER:</u></b>	Jason Andrus, Texas InTown Homes, LLC 1520 Oliver Dr. Houston, TX 77007	(713) 802-8118	
<b><u>AGENT:</u></b>	Charles Hager, LJA Engineering 7500 Rialto Boulevard Suite 200 Austin, TX 78735	(512) 439-4700	
<b><u>CASE MANAGER:</u></b>	Ann DeSanctis <a href="mailto:Ann.DeSanctis@austintexas.gov">Ann.DeSanctis@austintexas.gov</a>	(512) 974-3102	

**PROPOSED DEVELOPMENT:**

The applicant is requesting a three year extension to a previously approved site plan. Fifteen of the proposed 42 detached units are complete with nine under construction, and six more submitted for permit. All public improvements have been built on the site including streets and water detention infrastructure.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval to extend this site plan permit by three years, from October 7, 2019 to October 7, 2022 based on the case meeting criteria from LDC Section 25-5-62(C). The applicant has included a justification letter explaining details of this site (see attached).

25-5-63(C) Extension of released site plan by the Land Use Commission: “the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*).”

25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

“ (1) the director determines that:

- (a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;
- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or
- (d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and”

**SUMMARY COMPONENTS OF SITE PLAN:**

**LAND USE:** The site is zoned GR-MU-CO-NP and SF-3-NP, all site calculations (F.A.R., Building coverage, and impervious cover) are within the allowed amount. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed.

**ENVIRONMENTAL:** All environmental comments have been cleared.

**TRANSPORTATION:** All transportation comments have been cleared.

**PREVIOUS APPROVALS**

Site Plan administrative approval, permit expiration 10/05/2018.

One year Site Plan Extension administrative approval, permit expiration 10/07/2019.

**PROJECT INFORMATION**

<b>SITE AREA</b>	299,431 sq. ft.	6.874 acres
<b>EXISTING ZONING</b>	GR-MU-CO-NP and SF-3-NP	
	<b>Allowed</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	1:1 and N/A	0.85:1
<b>BUILDING COVERAGE</b>	75% and 40%	28.4%
<b>IMPERVIOUS COVERAGE</b>	90% and 45%	45.7%
<b>PARKING</b>	105 required	108

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-MU-CO and SF-3	Condominiums / Undeveloped
<i>North</i>	GR-MU-CO-NP	General Retail Sales
<i>South</i>	SF-3-NP	Undeveloped
<i>East</i>	GR-CO-NP	Undeveloped
<i>West</i>	MF-2-CO-NP SF-3-NP	Condominiums Single Family Residential

**ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
Springdale Rd	80 ft	45 ft	Minor Arterial

**NEIGHBORHOOD ORGANIZATIONS:**

Bike Austin

Anberly Airport Association

Austin Independent School District

Austin Neighborhoods Council

Black Improvement Association

Claim Your Destiny Foundation

Del Valle Community Coalition

East MLK Combined Neighborhood Plan

Contact Team

East Austin Conservancy

Friends of Austin Neighborhoods

Friends of Northeast Austin

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Neighbors United for Progress

Pecan Springs/Springdale Hills Neighborhood Association

Preservation Austin

Reissig Group

Senate Hills Homeowners' Association

Sierra Club, Austin Regional Group

Windsor Park-Pecan Springs Heritage NA











7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735  
t 512.439.4700 LJA.com TBPE F-1386

June 11, 2019

City of Austin  
Development Services Department  
505 Barton Springs Road  
Austin, Texas 78704

Re: Springdale Creek Condominium (SP-2014-0070C)  
Request for LUC Site Plan Extension  
LJA Project No. A265-0402

To whom it may concern:

Attached for your review is a Site Development Permit extension request for the proposed Condominiums at 4926 Springdale Development. The subject property is located within the City of Austin Full Purpose jurisdiction and is situated near the southwest corner of the intersection of E 51st St and Springdale Road in Austin, Travis County, Texas. The property is located within the East MLK Combined Neighborhood Plan, with both residential and commercial zoning. The site consists of 6.874 acres known as Lot 1, Texas Properties IV recorded in Volume 86 Page 74B of the plat records of Travis County, Texas. The subject tract is located within the Fort Branch watershed, which is classified as an Urban Watershed, and is not located over the Edward's Aquifer Recharge Zone or the Edwards Aquifer Contributing Zone. Proposed access is to be from Springdale Road. The site is actively under construction as many units have already obtained their certificate of occupancy. All drainage and utility improvements have been completed.

The purpose of this letter is to request an additional site plan extension for the above site plan permit from the Land Use Commission for 3-years as specified in Section 25-5-63 of the Land Development Code. A site plan extension was approved on April 3, 2019 for one year and is set to expire on October 5, 2019. The reasoning for the site plan request is to allow for adequate time to complete the remaining condominium units, which require an active site plan for building permits to be granted. The developer is continuing to construct the project, and unless a 3-year extension is granted, it is unlikely the project can be completed. Based on this, we respectfully request that a three-year extension be granted for this project in accordance with Chapter 25-5-63. This must be granted prior to the current expiration date. If you have any questions, please do not hesitate to contact me at 512-439-4700.

Sincerely,

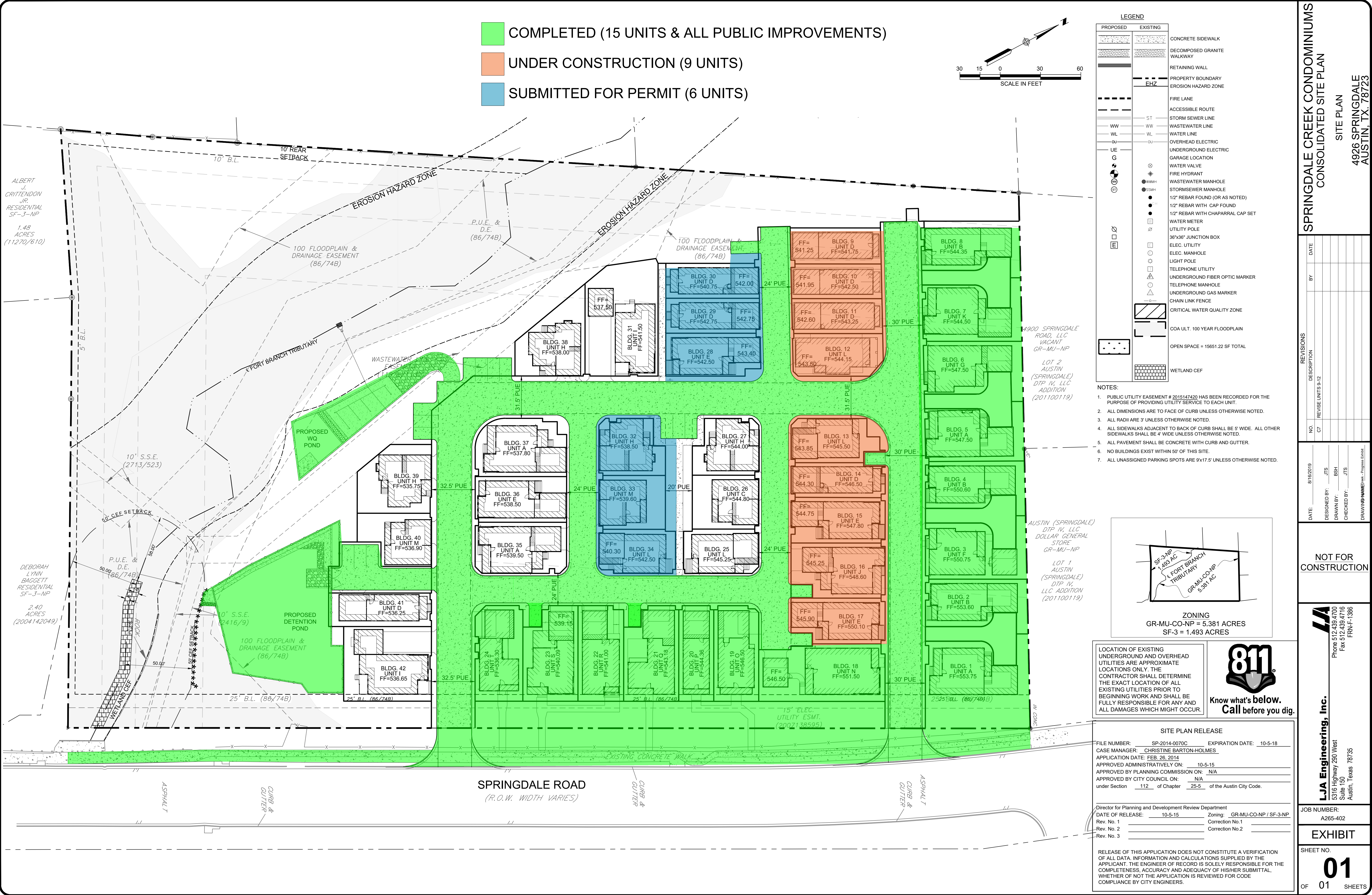
A handwritten signature in blue ink that reads "CR Hager".

Charles R. Hager V, P.E.  
LJA Engineering, Inc.



enclosures





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Last Modified: Aug 16, 19 - 15:15  
Plot Date/Time: Aug 16, 19 - 15:55

SPRINGDALE CREEK CONDOMINIUMS  
CONSOLIDATED SITE PLAN

SITE PLAN  
4926 SPRINGDALE  
AUSTIN, TX. 78723

DATE: 8/16/2019  
DESIGNED BY: JTS  
DRAWN BY: BSH  
CHECKED BY: JTS  
DRAWING NAME: Springdale Creek - Progress Exhibit

NOT FOR CONSTRUCTION

LJA Engineering, Inc.

Phone 512.439.4700  
Fax 512.439.4716  
Suite 150  
Austin, Texas 78735  
FNN-F 1386

JOB NUMBER:  
A265-402

EXHIBIT

SHEET NO.  
**01**  
OF 01 SHEETS

SP-2014-0070C







## PLAN BUILDING TYPES:

## SPRINGDALE CREEK CONDOMINIUMS

## CONSOLIDATED SITE

Total Lot Area	=	6.874	Ac.		
Limits of Construction	=	4.946	Ac.		
SF-3 Area = 1.493 Ac.					
Allowable Imp Cover	=	0.672	Ac.	45%	29,266 SF
Minimum FAR	=	NA			
Allowable Height	=	35	Feet		

GR-MU-NP-CO = 5.381 Ac					
Allowable Imp Cover	=	4.843	Ac.	90%	210,957 SF
Maximum FAR	=	1.1			
Allowable Height	=	60	Feet		
Required Open Space	=	14,971	SF		

Site Total					
Total Imp Cover	=	3.143	Ac.	45.7%	136,898 SF
Total Bldg Coverage	=	1,949	Ac.	28.4%	84,893 SF
Total Parking/Drives	=	1,194	Ac.		52,005 SF
Prop FAR	=	254,679	SF	0.85 : 1	
Prop Height	=	30	Feet		
Proposed Density	=	6.1	Units / Acre		
Provided Open Space	=	162,533	SF		
Site Area per unit	=	7129	SF		

## Unit / Building Mix Data

Bldg Type	No.	1BR	2BR	3BR	Garage	Tandem
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Total				42		
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## Parking Calculations

Type of Bedroom Units	Units	SF/Unit	Total Spaces
1 BR	0	1.5	0
2 BR	0	2.0	0
3 BR	42	2.5	105
	42		105

## Required Parking = 105 Spaces

Provided Parking	=	84	
Garage Spaces	=	0	
Tandem Spaces	=	24	
Surface Parking	=		

## Total Provided Parking = 108 Spaces

## Bicycle Parking 5% 7 Spaces

Phase 1 Total					
Phase 1 Imp Cover	=	0.426	Ac.	6.2%	18,540 SF
Ph. 1 Bldg Coverage	=	0.194	Ac.	2.8%	8,452 SF
Ph. 1 Parking/Drives	=	0.232	Ac.		10,088 SF
Ph. 1 Prop FAR	=	25,356	SF	0.08 : 1	
Ph. 1 Bldg Type: 5 - 3 bedroom units					
Ph. 1 Required Parking: 5 units @ 2.5 spaces/unit = 12.5 spaces					
Ph. 1 Provided Parking: 10 Garage Spaces and 4 surface spaces					
Ph. 1 Cumulative Prov. Park. = 14 Spaces					

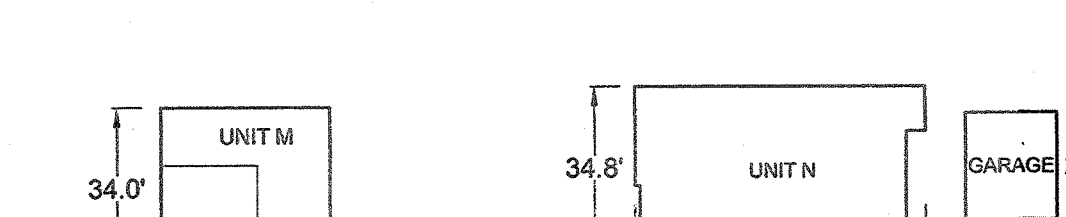
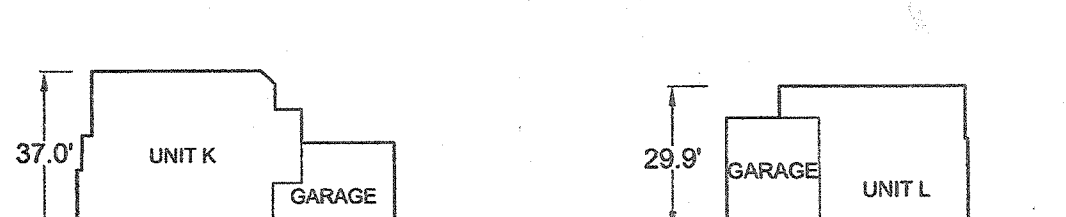
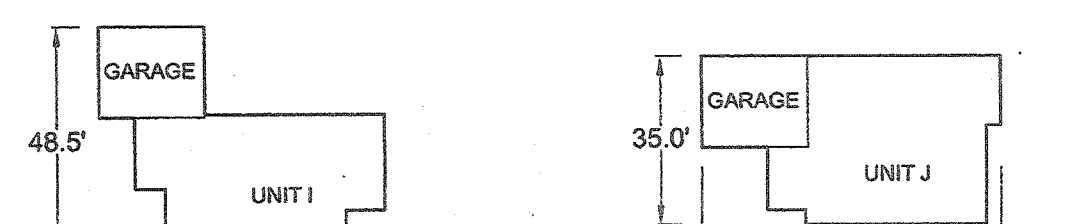
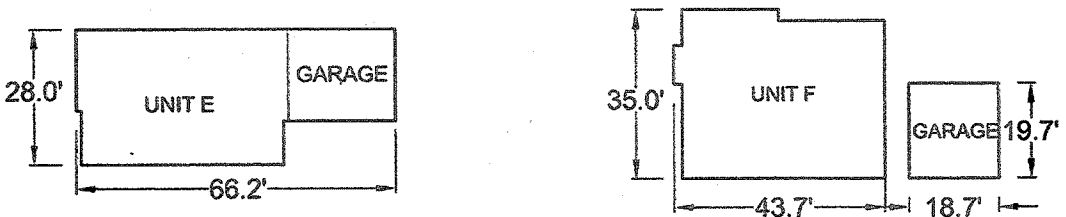
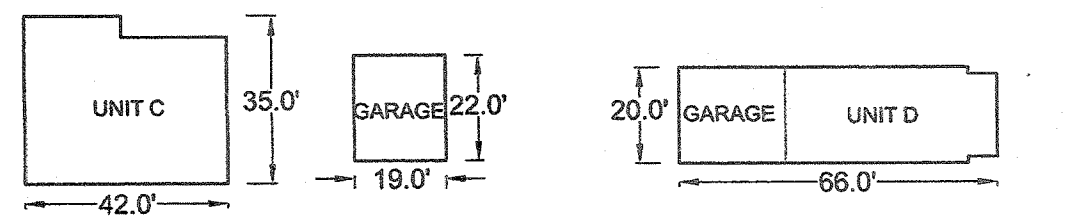
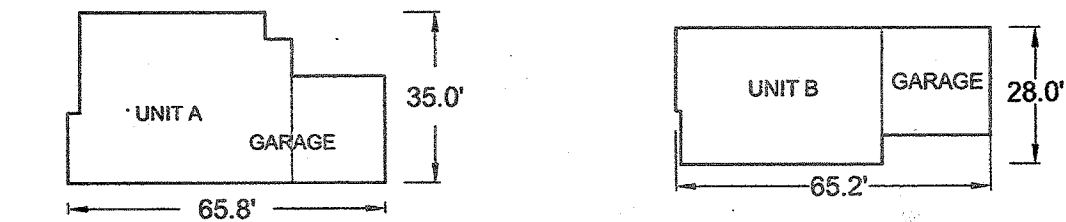
Phase 2 Total					
Phase 2 Imp Cover	=	1.039	Ac.	15.1%	45,275 SF
Ph. 2 Bldg Coverage	=	0.414	Ac.	6.0%	18,054 SF
Ph. 2 Parking/Drives	=	0.625	Ac.		27,221 SF
Ph. 2 Prop FAR	=	54,162	SF	0.18 : 1	
Ph. 2 Bldg Type: 5 - 3 bedroom units					
Ph. 2 Required Parking: 5 units @ 2.5 spaces/unit = 12.5 spaces					
Ph. 2 Provided Parking: 10 Garage Spaces and 11 surface spaces					
Ph. 2 Cumulative Prov. Park. = 35 Spaces					

Phase 3 Total					
Phase 3 Imp Cover	=	0.331	Ac.	4.8%	14,430 SF
Ph. 3 Bldg Coverage	=	0.212	Ac.	3.1%	9,225 SF
Ph. 3 Parking/Drives	=	0.119	Ac.		5,205 SF
Ph. 3 Prop FAR	=	27,675	SF	0.09 : 1	
Ph. 3 Bldg Type: 5 - 3 bedroom units					
Ph. 3 Required Parking: 5 units @ 2.5 spaces/unit = 12.5 spaces					
Ph. 3 Provided Parking: 10 Garage Spaces					
Ph. 3 Cumulative Prov. Park. = 45 Spaces					

Phase 4 Total					
Phase 4 Imp Cover	=	0.651	Ac.	9.5%	28,351 SF
Ph. 4 Bldg Coverage	=	0.497	Ac.	7.2%	21,644 SF
Ph. 4 Parking/Drives	=	0.154	Ac.		6,707 SF
Ph. 4 Prop FAR	=	64,932	SF	0.22 : 1	
Ph. 4 Bldg Type: 14 - 3 bedroom units					
Ph. 4 Required Parking: 14 units @ 2.5 spaces/unit = 35 spaces					
Ph. 4 Provided Parking: 28 Garage Spaces and 2 surface spaces					
Ph. 4 Cumulative Prov. Park. = 75 Spaces					

Phase 5 Total					
Phase 5 Imp Cover	=	0.335	Ac.	4.9%	14,601 SF
Ph. 5 Bldg Coverage	=	0.497	Ac.	7.2%	21,644 SF
Ph. 5 Parking/Drives	=	0.033	Ac.		1,458 SF
Ph. 5 Prop FAR	=	64,932	SF	0.22 : 1	
Ph. 5 Bldg Type: 8 - 3 bedroom units					
Ph. 5 Required Parking: 8 units @ 2.5 spaces/unit = 20 spaces					
Ph. 5 Provided Parking: 16 Garage Spaces and 4 surface spaces					
Ph. 5 Cumulative Prov. Park. = 95 Spaces					

Phase 6 Total					
Phase 6 Imp Cover	=	0.165	Ac.	2.4%	7,200 SF
Ph. 6 Bldg Coverage	=	0.135	Ac.	2.0%	5,874 SF
Ph. 6 Parking/Drives	=	0.030	Ac.		1,326 SF
Ph. 6 Prop FAR	=	17,622	SF	0.06 : 1	
Ph. 6 Bldg Type: 5 - 3 bedroom units					
Ph. 6 Required Parking: 5 units @ 2.5 spaces/unit = 12.5 spaces					
Ph. 6 Provided Parking: 10 Garage Spaces and 3 surface spaces					
Ph. 6 Cumulative Prov. Park. = 108 Spaces					

APPENDIX Q-2  
IMPERVIOUS COVER

## Allowable Impervious Cover

Impervious cover allowed at	0	% x WQTZ =	0 Acres
Impervious cover allowed at	45	% x GSA =	0.67 Acres
SF-3 Zoning (1.493 AC.)			

Impervious cover allowed at	90	% x GSA =	4.84 Acres
GR-MU-NP-CO Zoning (5.381 AC.)			

Deductions for perimeter roadway =	N/A	Acres	
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Total Impervious cover =			5.51 Acres
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## ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

Total acreage 15-25% =	NA	Acres x 10% =	NA
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## PROPOSED IMPERVIOUS COVER

Impervious cover in WQTZ =	0.00 Acres =	0.00%
Proposed impervious cover in Uplands Zone =	2.71 Acres =	57.66%
Existing impervious cover in Uplands Zone =	0.00 Acres	
Total proposed impervious cover =	2.71 Acres	

## PROPOSED TOTAL IMPERVIOUS COVER

Proposed impervious cover in Uplands Zone =	2.71 Acres =	57.66%
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## PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	AC.	% of CATEGORY	AC.
0-15%	4.50	2.63	58.55%	1.03
15-25%	0.17	0.07	0.00%	0.02
25-35%	0.03	0.00	0.00%	0.00
Over 35%	0.02	0.005	0.00%	- 0.005
Total Site Area	4.718 Acres			

APPENDIX Q-1  
NET SITE AREA

Total gross site area = 6.874 Acres

Site Deductions:

Critical water quality zone (CWQZ) = 2.156 Acres

Water quality transition zone (WQTZ) = 0.00 Acres

Wastewater irrigation areas = 0.00 Acres

Deduction subtotal = 2.156 Acres

Upland area (Gross area minus total deductions) = 4.718 Acres

Net Site Area Calculations:

Area of Uplands with Slopes 0-15% = 4.498 x 100% = 4.498 Acres

Area of Uplands with Slopes 15-25% = 0.17 x 40% = 0.17 Acres

Area of Uplands with Slopes 25-35% = 0.03 x 20% = 0.03 Acres

Area of Uplands with Slopes &gt; 35% = 0.02 x 0% = 0.00 Acres

Net Site Area (subtotal) = 4.698 Acres

## FIRE DEPARTMENT

- THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL WEATHER SURFACE."
- HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4-INCH OPENING AT LEAST EIGHTEEN (18) INCHES ABOVE FINISHED GRADE. THE 4-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH A THREE (3) TO SIX (6) FOOT SETBACK FROM CURBLINES. NO OBSTRUCTION IS ALLOWED WITHIN THREE (3) FEET OF ANY HYDRANT AND THE 4-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
- TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATE METHODS OF PROTECTION ARE PROVIDED, AS APPROVED BY THE FIRE CHIEF, THE ABOVE MAY BE MODIFIED OR WAIVED.
- ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100' OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN (10) FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
- FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
- VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.
- FIRE DEPARTMENT ACCESS ROADS AND WATER SUPPLY FOR FIRE PROTECTION MUST BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING BUILDING CONSTRUCTION.

## CITY OF AUSTIN ELECTRIC UTILITY NOTES

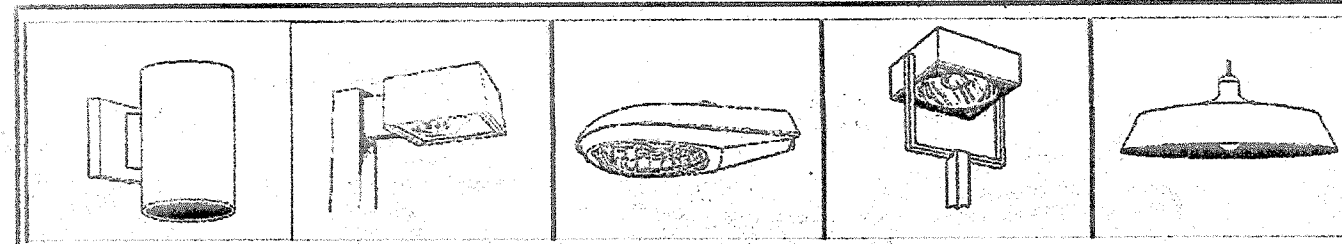
- THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH AN 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.

## SITE PLAN RELEASE NOTES

- 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.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL 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.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESS AND OFFICE BUILDINGS WITH 100 OR MORE EMPLOYEES ON SITE.

## GENERAL NOTES

- FOR MORE DETAILED SITE PLAN INFORMATION SEE "SITE PLAN" SHEET SP-1.
- SEE SHEET EC-1 FOR TREE TYPES AND SIZES.
- ALL PROPOSED SIDEWALK RAMPS ARE TYPE 1B.
- ALL DIMENSIONS ARE TO FACE OF CURB IN PARKING AND DRIVE AISLE AREAS.
- ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO INSURE THAT SUBSEQUENT AREAS ARE ADEQUATELY COVERED. ADDITIONALLY, ANY AREA WITHIN THE LIMIT OF CONSTRUCTION OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF CERTIFICATE OF OCCUPANCY.
- BICYCLE PARKING SHALL BE CLASS III, RACK TYPE I, 1-4 SPACES. REFER TO DETAIL 7105-1 ON THIS SHEET.
- FIRE DEPARTMENT ACCESS LANES WILL REQUIRE WHITE LETTERING ON A RED BACKGROUND WITH THE WORDS "FIRE ZONE/ TOW AWAY ZONE" IN LETTERS AT LEAST 3 INCHES TALL AT INTERVALS OF 35 FEET OR LESS.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
- CONTRACTOR AND/OR SUBCONTRACTOR SHALL TAKE EVERY PRECAUTION TO NOT DAMAGE CONSTRUCTED CURB AND GUTTER, PAVEMENT AND/OR SIDEWALKS. ANY DAMAGE TO CONSTRUCTED CURB AND GUTTER, PAVEMENT AND/OR SIDEWALKS MAY RESULT IN THE RECONSTRUCTION OF THE DAMAGED AREA(S) BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 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 LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

Figure 34:  
Examples of fully-shielded light fixtures.

- EXTERIOR LIGHTING ABOVE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-6B5).
- 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.
- BUILDINGS LESS THAN 10 FEET APART MUST BE BUILT WITH ENHANCED CONSTRUCTION FEATURES PER THE INTERNATIONAL RESIDENTIAL CODE (AS AMENDED).

## COMPATIBILITY STANDARDS NOTES:

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-10B4)
- 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 25-2-10B7)
- 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 25-2-10B7)
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. (SECTION 25-2-10B7)

## SCREENING:

- COMPATIBILITY SCREENING ALONG NORTHERN PROPERTY LINE, WHERE ADJACENT TO SINGLE FAMILY ZONING, SHALL BE ACCOMPLISHED BY PRESERVATION OF EXISTING DENSE VEGETATION.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.

## NOTE: NO DEVELOPMENT IS PROPOSED FOR THE SF-3-NP PORTION OF THE SITE

## NOTE:

- 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 POSSIBLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

## SPRINGDALE CREEK CONDOMINIUMS

SP-2014-0070C

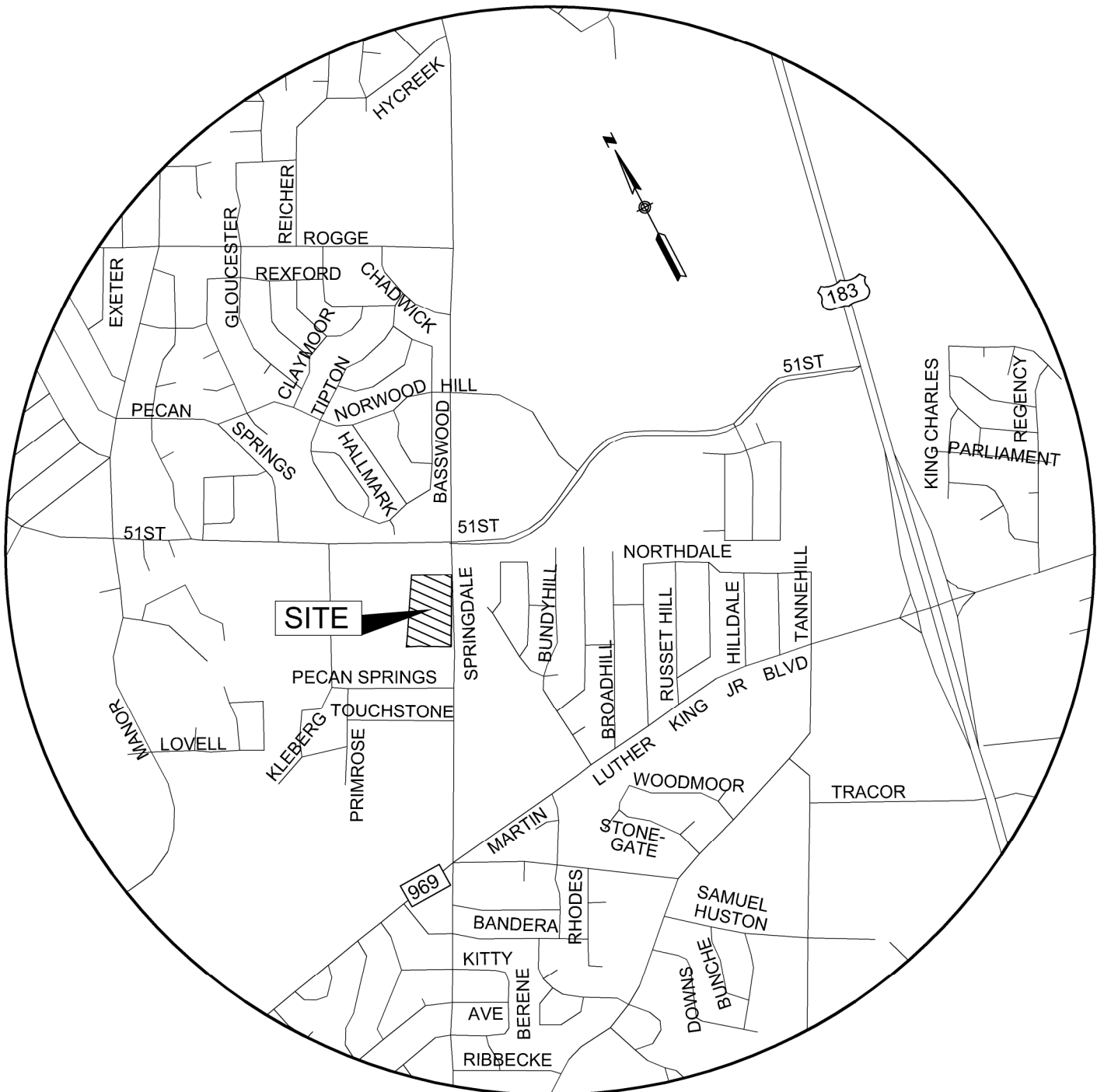
## FLOOR AREA DATA TABLE

## SINGLE FAMILY RESIDENCES PURSUANT TO THE INTERNATIONAL RESIDENTIAL CODE

Unit Number	Unit Type	Total Livable Area	1st Floor Area	2nd Floor Area	3rd Floor Area	Garage Area	Balcony Area	Covered Porch Area	Patio Area
1	A	2779	1242	1537	0	505	0	82	130
2	B	2540	1081	1459	0	479	0	63	55
3	F	2433	1221	1212	0	367	85	85	112
4	B	2540	1081	1459	0	479	0	63	55
5	A	2779	1242	1537	0	505	0	82	130
6	G	2363	1184	1179	0	430	85	85	111
7	K	2795	1242	1553	0	508	0	130	78
8	B	2540	1081	1459	0	479	0	63	55
9	D	1917	767	1150	0	433	120	120	0
10	D	1917	767	1150	0	433	120	120	0
11	D	1917	767	1150	0	433	120	120	0
12	L	2779	898	1407	474	421	49	45	0
13	L	2779	898	1407	474	421	49	45	0
14	D	1917	767	1150	0	433	120	120	0
15	E	2503	1072	1431	0	431	0	75	55
16	J	2779	1242	1537	0	505	0	82	130
17	E	2503	1072	1431	0	431	0	75	55
18	N	2365	1733	632	0	418	116	79	0
19	O	2388	977	1411	0	494	0	122	0
20	P	1870	760	1110	0	410	80	80	0
21	Q	2647	1082	1565	0	553	85	85	0
22	R	2528	1093	1435	0	408	0	36	50
23	S	2496	1149	1347	0	412	83	83	135
24	T	2326	918	1408	0	470	0	65	0
25	L	2779	898	1407	474	421	49	45	0
26	C	2758	1094	1265	399	367	76	184	76
27	H	2679	821	1324	534	416	30	86	0
28	E	2503	1072	1431	0	431	0	75	55
29	D	1917	767	1150	0	433	120	120	0
30	D	1917	767	1150	0	433	120	120	0
31	I	2309	1380	929	0	399	84	0	0
32	H	2679	821	1324	534	416	30	87	0
33	M	2628	709	1083	836	375	77	77	0
34	L	2779	898	1407	474	421	49	45	0
35	A	2779	1242	1537	0	505	0	82	130
36	E	2503	1072	1431	0	431	0	75	55
37	A	2779	1242	1537	0	505	0	82	130
38	H	2679	821	1324	534	416	30	87	0
39	H	2679	821	1324	534	416	30	87	0
40	M	2628	709	1083	836	375	77	77	0
41	D	1917	767	1150	0	433	120	120	0
42	I	2309	1380	929	0	399	84	0	0



# 4926 SPRINGDALE AUSTIN, TX. 78723



LOCATION MAP

(N.T.S.)

GRID NO. M-24, MAPSCO PAGES  
586C & 586G

ZONING: GR-MU-CO-NP & SF-3-NP