

Vi Collina Multi Family Variance Exhibits

SP-2019-0529C.SH

2401 E Oltorf St

LIST OF EXHIBITS

EXHIBIT 01 – IMAGERY EXHIBIT

EXHIBIT 02 – EXISTING TOPOGRAPHY

EXHIBIT 03 – SITE PLAN AND CONTEXT MAP

EXHIBIT 04 – ENVIRONMENTAL

EXHIBIT 05 – IMPERVIOUS COVER AND SLOPE MAP

EXHIBIT 06 – CUT AND FILL MAP

WILLOW CREEK DR

Vi Collina Multifamily
2401 E Oltorf St
Imagery Exhibit



DOUGLAS ST

OLTORF ST

1

4

2

3

PHOTO 1



PHOTO 2
TREES SAVED IN THE CWQZ

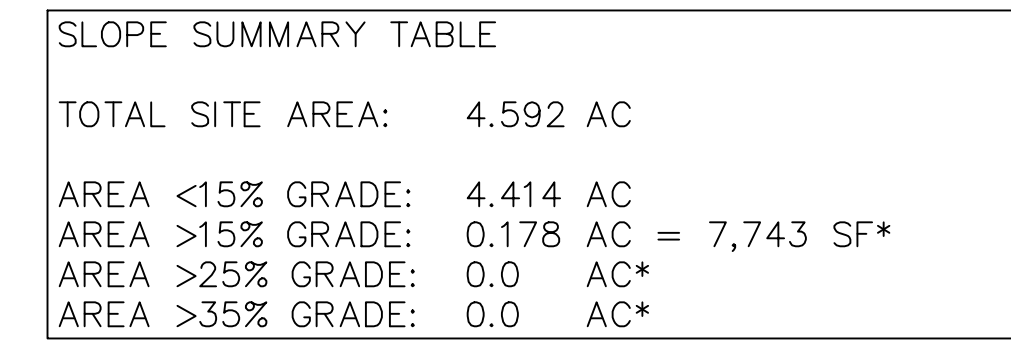


PHOTO 3
TREES SAVED IN THE CWQZ



PHOTO 4





Kimley»»Horn
2600 VIA FORTUNA, TERRACE 1, SUITE 300 AUSTIN, TX 78746
PHONE: 512/462-1791 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
TPE Firm No. 928

EXISTING
TOPOGRAPHY
EXHIBIT

SHEET NUMBER
EXH-02



TREE LIST					
TAG#	CALIPER	SPECIES	NOTES	REMOVE	
3504	8	RETAMA			
3701	8	HACKBERRY			
3702	8	CEDAR			
3703	10	CEDAR			
3704	10	CEDAR			
3705	8	HACKBERRY			
3706	9	HACKBERRY			
3707	13	CEDAR	MULTI		
3708	8	CEDAR			
3709	10	CEDAR			
3710	11	CEDAR			
3711	8	CEDAR			
3712	11.5	CEDAR	MULTI		
3713	10	HACKBERRY			
3714	10	CEDAR			
3715	12.5	CEDAR	MULTI		
3716	8	CEDAR		X	
3717	12	HACKBERRY		X	
3718	9	CEDAR		X	
3719	9	CEDAR		X	
3720	8	CEDAR			
3721	8	CEDAR		X	
3722	8	CEDAR		X	
3723	9	CEDAR			
3724	12.5	CEDAR	MULTI		
3725	9	CEDAR			
3726	8	CEDAR			
3727	8	CEDAR			
3728	13	CEDAR	MULTI		
3729	12	CEDAR	MULTI	X	
3730	10	CEDAR		X	
3731	8	CEDAR		X	
3732	9	CEDAR		X	
3733	14	CEDAR	MULTI	X	
3734	12.5	CEDAR	MULTI	X	
3735	8	CEDAR		X	
3736	8	CEDAR		X	
3737	8	CEDAR		X	
3738	8	CEDAR-ELM		X	
3739	10	CEDAR-ELM		X	
3740	8	CEDAR		X	
3741	8	CEDAR		X	
3742	8	CEDAR		X	
3743	8	CEDAR		X	
3744	8	CEDAR		X	
3745	20	CEDAR-ELM	MULTI	X	
3746	8	CEDAR-ELM		X	
3747	8	CEDAR-ELM		X	
3748	10	CEDAR-ELM		X	
3749	16	CEDAR-ELM		X	
3750	8	CEDAR-ELM		X	
3751	14	CEDAR-ELM	MULTI	X	
3752	8	CEDAR		X	
3753	9	CEDAR-ELM		X	
3754	11.5	CEDAR	MULTI	X	
3755	11	CEDAR		X	
3756	8	CEDAR		X	
3757	12	CEDAR		X	
3758	8	CEDAR-ELM		X	
3759	8	CEDAR		X	
3760	8	CHINABERRY	INVASIVE	X	
3761	9	CHINABERRY	INVASIVE	X	
3762	12	ELM		X	
3763	10	HACKBERRY		X	
3764	9	ELM		X	
3765	11	HACKBERRY		X	
3766	13	HACKBERRY		X	
3767	10	HACKBERRY		X	
3768	8	CHINABERRY	INVASIVE	X	
3769	8	CHINABERRY	INVASIVE	X	
3770	8	CHINABERRY	INVASIVE	X	
3771	9	ELM		X	
3772	13	HACKBERRY	MULTI	X	

TREE LIST					
TAG#	CALIPER	SPECIES	NOTES	REMOVE	
3773	8	CHINABERRY	INVASIVE	X	
3774	10	CHINABERRY	INVASIVE	X	
3775	9	HACKBERRY		X	
3776	9	HACKBERRY		X	
3777	10	HACKBERRY		X	
3778	8	ELM		X	
3779	10	ELM		X	
3780	10	CHINABERRY	INVASIVE	X	
3781	8	ELM		X	
3782	8	HACKBERRY		X	
3783	9	CHINABERRY	INVASIVE	X	
3784	8	HACKBERRY		X	
3785	8	CHINABERRY		X	
3786	8	HACKBERRY		X	
3787	8	HACKBERRY		X	
3788	9	HACKBERRY		X	
3789	10	HACKBERRY		X	
3790	9	RETAMA		X	
3791	9	HACKBERRY		X	
3793	8	CHINABERRY	INVASIVE	X	
3794	10	MESQUITE		X	
3795	8	BURS PLANT		X	
3796	8	CHINABERRY	INVASIVE	X	
3797	9	CHINABERRY	INVASIVE	X	
3798	9	CHINABERRY	INVASIVE	X	
3799	8	CHINABERRY	INVASIVE	X	
3800	8	CHINABERRY	INVASIVE	X	
3801	11	HACKBERRY		X	
3802	13	ELM	MULTI	X	
3803	10	HACKBERRY		X	
3804	12	HACKBERRY		X	
3807	9	HACKBERRY		X	
3838	9	HACKBERRY		X	
3809	8	HACKBERRY		X	
3810	8	HACKBERRY		X	
3811	12	HACKBERRY	MULTI	X	
3812	10	CHINABERRY	INVASIVE	X	
3813	10	HACKBERRY		X	
3814	9	HACKBERRY		X	
3815	9	HACKBERRY		X	
3816	11	HACKBERRY		X	
3817	9	HACKBERRY		X	
3818	10	HACKBERRY		X	
3819	9	CHINABERRY	INVASIVE	X	
3820	10	CHINABERRY	INVASIVE	X	
3821	8	CHINABERRY	INVASIVE	X	
3822	11	HACKBERRY		X	
3823	8	CHINABERRY	INVASIVE	X	
3824	11	HACKBERRY		X	
3825	20	CHINABERRY	INVASIVE	X	
3826	9	HACKBERRY		X	
3827	16.5	CHINABERRY	INVASIVE	X	
3828	8	CEDAR		X	
3830	17	COTTONWOOD		X	
3831	12	HACKBERRY		X	
3836	9	HACKBERRY		X	
3837	12	CEDAR-ELM		X	
3838	10	HACKBERRY		X	
3839	18	CEDAR-ELM		X	
3840	16	HACKBERRY		X	
3841	9	HACKBERRY		X	
3842	8	CEDAR-ELM		X	
3843	10	HACKBERRY		X	
3844	17	CEDAR-ELM		X	

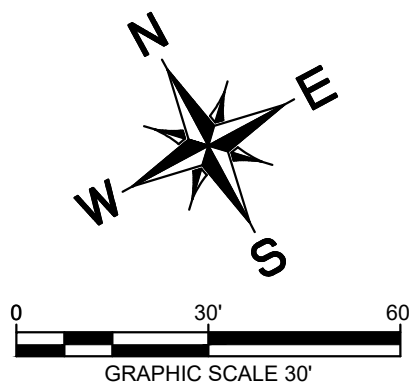
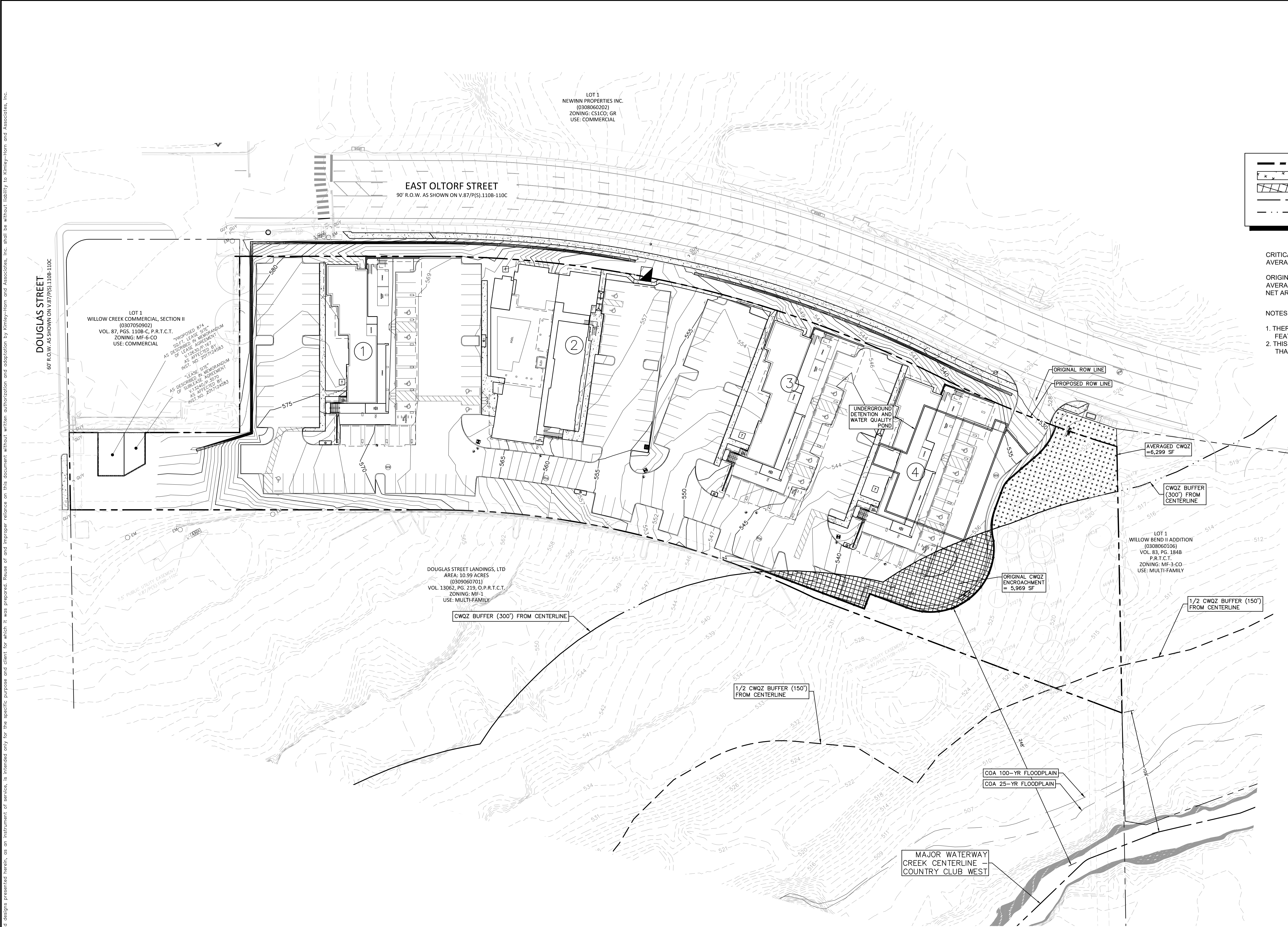
SITE DATA TABLE	
GENERAL SITE DATA	
ZONING	MF-6
ADDRESS	2401 E OLTORF ST.
LEGAL DESCRIPTION	LOT 2-7 WILLOW CREEK COMMERCIAL SEC II ABS 24 *1.483* TOTAL 4.594 AC DELVALLE S
USE	MULTI-FAMILY
UNITS PROPOSED	170
LAND STATUS	
LOT AREA	4.59 ACRES
BUILDING AREA SUMMARY	
BUILDINGS 1, 3, 4 (GROSS FLOOR AREA)	51246 OR 17.3%
BUILDING 2 (GROSS FLOOR AREA)	39816 OR 13.5%
TOTAL GROSS FLOOR AREA OF BUILDINGS	296047 OR 100%

BUILDING INFORMATION		
BUILDING COVERAGE SF (1, 3, AND 4)	10249.00	25.80%
BUILDING COVERAGE SF (2)	7963.00	4.01%
FLOOR TO AREA RATIO:	1:5	
BUILDING HEIGHT (FEET)	61.63	
FOUNDATION TYPE	PT SLAB ON GRADE (REF. OTHERS)	

IMPERVIOUS COVER TABLE	
ALLOWABLE IMPERVIOUS COVER	
TOTAL SITE AREA	4.592 ACRES
IMPERVIOUS COVER ALLOWED	60%
PROPOSED IMPERVIOUS COVER	
PROPOSED IMPERVIOUS COVER	59.9%
PROPOSED IMPERVIOUS COVER	2.751 ACRES

Parking Summary	
Required Parking Per Code (2 spots per Unit): 340*	
Total Provided Parking Count: 211	
Provided Standard Parking: 93	
Provided Compact Parking: 101	
Provided ADA Parking count: 17	
Provided Bicycle Parking count: 20	

* NOTE : PARKING REQUIREMENT WAIVED WITH AFFORDABILITY UNLOCKED PROGRAM



LEGEND

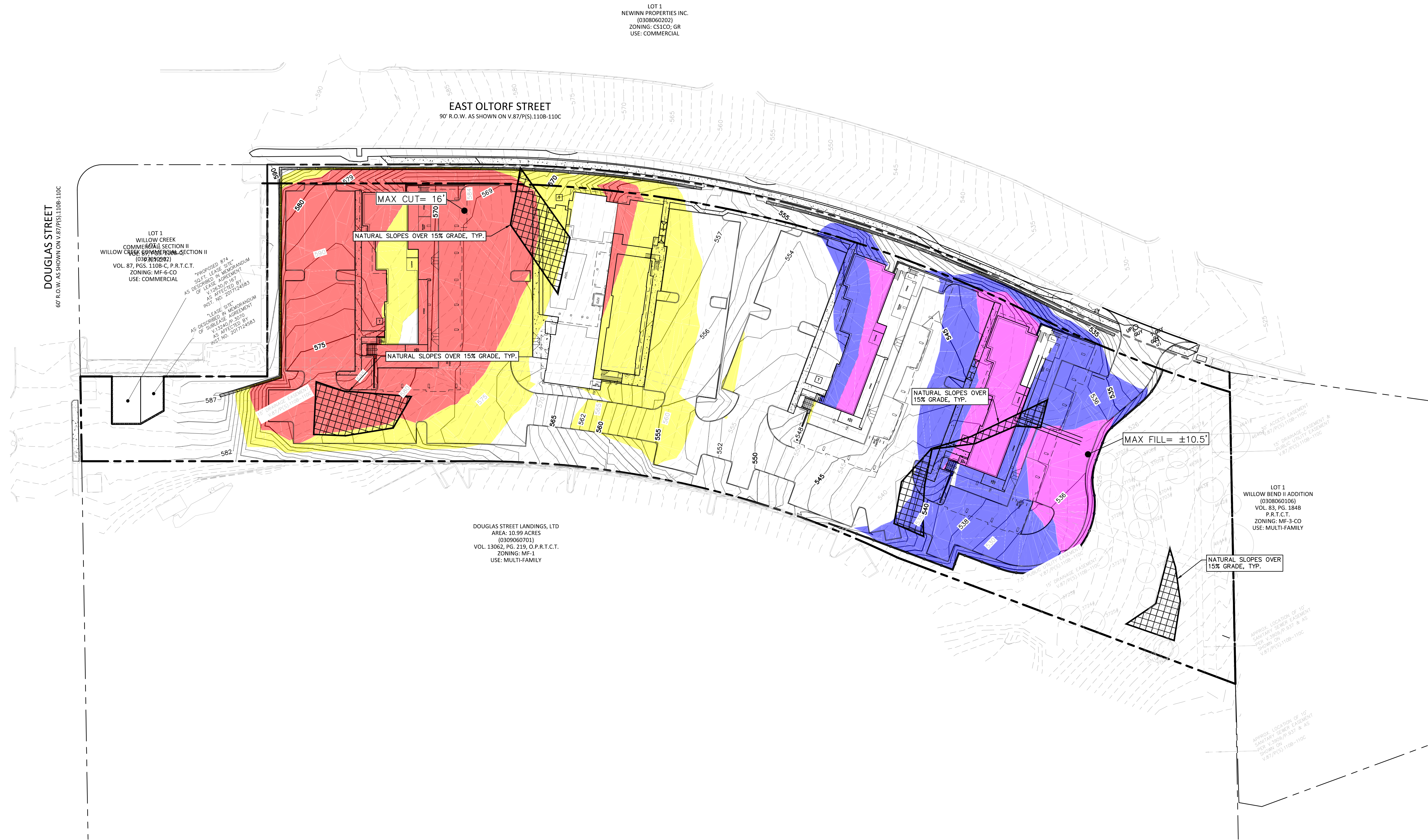
	PROPERTY LINE
	AVERAGE CWQZ
	ORIGINAL CWQZ
	CREEK CENTERLINE
	CWQZ EXTENTS

CRITICAL WATER QUALITY ZONE (CWQZ) BUFFER
AVERAGE CALCULATIONS:

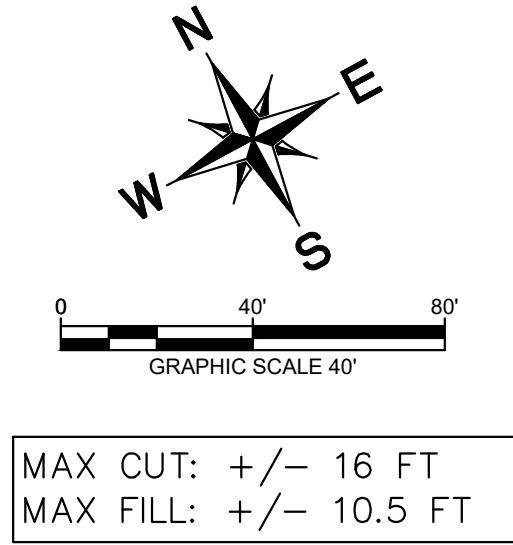
ORIGINAL CWQZ	5,969	SF
AVERAGED CWQZ	6,299	SF
NET AREA	3,330	SF

VI COLLINA MULTIFAMILY 2401 E OLTORF ST AUSTIN, TRAVIS COUNTY, TEXAS	ENVIRONMENTAL EXHIBIT	KHA PROJECT 069279300 DATE April 2020 SCALE: AS SHOWN DESIGNED BY: RWT DRAWN BY: DMK CHECKED BY: HMH	 2600 VIA FORTUNA, TERRACE 1, SUITE 300 AUSTIN, TX 78746 PHONE: 512-544-2237 FAX: 512-544-415-1791 WWW.KIMLEY-HORN.COM © 2020 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928	REVISIONS	DATE	BY
				No.		
SHEET NUMBER EXH 04						

IAL



Elevations Table			
Minimum Elevation	Maximum Elevation	Area (SF)	Color
-16.0	-8.00	36,879	Red
-7.99	-4.00	28,867	Yellow
4.00	7.99	23,906	Blue
8.00	10.5	12,564	Magenta



VI COLLINA MULTIFAMILY 2401 E OLTORF ST AUSTIN, TRAVIS COUNTY, TEXAS		CUT & FILL EXHIBIT		Kimley»Horn 2600 VIA FORTUNA, TERRACE 1, SUITE 300 AUSTIN, TX 78746 PHONE: 512.452.1791 WWW.KIMLEY-HORN.COM © 2020 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928	REVISIONS	DATE	BY			
SHEET NUMBER EXH 06		KHA PROJECT 069279300		DATE March 2020						
SCALE: AS SHOWN		DESIGNED BY: RWT		DRAWN BY: DMK		CHECKED BY: HMH				