



- (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-NP-CO, 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, and have completed 91 of the 234 phases. Three of these completed phases include sidewalks, driveways, roads, fire lanes, parking, utilities, storm water improvements, detention, water quality improvements and the required offsite improvements.

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

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

### **PREVIOUS APPROVALS**

Site Plan administrative approved on 04/26/16, permit expiration 04/26/19.

One year Site Plan Extension administrative approved on 05/23/19, permit expiration 04/26/2020, applicant submitted before this deadline.

COVID19 mayor's orders extended site plan expiration to 03/15/21

### **PROJECT INFORMATION**

<b>SITE AREA</b>	1,245,816 sq. ft.	28.6 acres
<b>EXISTING ZONING</b>	GR-MU-NP-CO	
	<b>Allowed</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	1:1	0.54:1
<b>BUILDING COVERAGE</b>	75%	30.1%
<b>IMPERVIOUS COVERAGE</b>	90%	59.2%
<b>PARKING</b>	462	527

### **EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-MU-NP-CO	Condo
<i>North</i>	P-NP	Little Walnut Creek Greenbelt
<i>South</i>	E 51 <sup>st</sup> St/ GR-CO-NP/ SF-3-NP/ SF-6-NP	E 51 <sup>st</sup> St Religious Assembly Single Family Undeveloped
<i>East</i>	P-NP	Little Walnut Creek Greenbelt
<i>West</i>	Springdale Rd/ SF-2-NP/ GR-CO-NP	Springdale Rd Single family Undeveloped

**ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>	<b>Street Level</b>
Springdale Rd	80 feet	~ 44 feet	Corridor Mobility	3
E. 51 <sup>st</sup> St	Varies	~ 60 feet	Corridor Mobility	3

**NEIGHBORHOOD ORGANIZATIONS:**

Anberly Airport Association	Friends of Northeast Austin
Austin Independent School District	Homeless Neighborhood Association
Austin Lost and Found Pets	Neighborhood Empowerment Foundation
Austin Neighborhoods Council	Neighbors United for Progress
Bike Austin	Pecan Springs/Springdale Hills Neighbor Assoc.
Del Valle Community Coalition	Preservation Austin
East Austin Conservancy	Reissig Group
East MLK Combined Neighborhood Plan	SEL Texas
Contact Team	Senate Hills Homeowners' Association
Friends of Austin Neighborhoods	Sierra Club, Austin Regional Group
Windsor Park-Pecan Springs Heritage	

August 31, 2020

City of Austin  
Ms. Renee Johns  
Development Services Department  
505 Barton Springs Road  
Austin, Texas 78704

Re. Springdale Park Condominiums (SP-2014-0508C[XT2])  
LJA Project Number A343-0410  
Site Plan Extension Summary Letter

Dear Ms. Johns,

The owner of the Springdale Park Condominiums (SP-2014-0508C[XT2]) property, located at 5213 Springdale Road, has requested a Site Development Permit extension from the City of Austin Land Use Commission to extend the expiration date by four (4) years. The subject property is located within the City of Austin Full Purpose jurisdiction and is situated northeast of the intersection of Springdale Road and E. 51st Street in Austin, Travis County, Texas.

The purpose of this letter is to provide additional information in regard to the requested site plan extension from the Land Use Commission for the above site plan permit, which originally was set to expire on April 26, 2020. Based on this, we respectfully request that a four (4) year extension be granted for this project in accordance with Chapter 25-5-63. The construction of the condominium units unfortunately cannot be completed within the window of the original site plan unless an extension is granted. See below for the requested information about the status of the construction to date and why the extension request is being made:

- (a) The Site Plan substantially complies with the requirements that apply to a new application for site plan approval.
- (b) The applicant has taken a good faith effort to complete the project under the original permit timeframe. The project is a unique project in that it has three (3) public phases and 231 phases for individual residential units/homes and amenity buildings. The three (3) public phases have a significant scale of proposed infrastructure and construction items associated with each that were required before the other phases could be completed. However, all public phases of the project are complete and accepted by the City of Austin per the enclosed acceptance letters for Phases 1, 2, and 3. These completed phases include all shared/public improvements serving the project such as sidewalks, driveways, roads and fire lanes, parking, utilities, stormwater improvements, detention and water quality improvements, and required offsite improvements. Since these phases are now complete, the four (4)-year extension is requested to complete residential building construction for the phases associated with individual units that are under construction or planned for construction.
- (c) To date, over 100 residential units/phases have either been constructed or sold to future residents (88 of which have been issued Certificates of Occupancy) and three

- (3) phases which are public and received City acceptance. All the residential units are within their own phase. There are 143 phases/units remaining that require certificates of occupancy to complete the project. Good faith effort has been made to complete the project and unit construction is ongoing.
- (d) The request for a four (4) year extension is made based on the large number of units/phases within the project and due to the fact this is the last time an extension can be made since a one (1) year administrative extension has already been granted. Four (4) years is a feasible window to complete the project based on the fact ~60% percent of phases have been completed since the original permit was issued four (4) years ago in 2016. Since there are 143 remaining phases/units (~40% of phases), a four (4) year window is an adequate window to complete the remaining work based on the project's rate of phase completion and since final project close out has additional requirements (such as establishing permanent erosion and sedimentation controls and landscaping) that requires additional time at the end of the project.
- (e) There are many phases for this project due to the strategic plan to allow each unit to be completed in its' own phase allowing for each unit to receive its own certificate of occupancy once complete. This expedites the ability for future residents to purchase homes as construction continues for the remaining units. It also creates a longer timeframe for construction since each phase is closed out individually.

We appreciate your review of this project. If you have any questions, or need any additional information, please do not hesitate to call us at 512-439-4700 or email at [chager@lja.com](mailto:chager@lja.com).

Sincerely,

  
Charles R. Hager, P.E.  
Project Manager  
LJA Engineering, Inc.



enclosures

CITY OF AUSTIN  
**Development**  
 SERVICES DEPARTMENT

*Building a Better and Safer Austin Together*



505 Barton Springs Road Austin, TX 78704 | 512-978-4000 | DevelopmentATX.com

February 16, 2018

Fenway Development, Inc.  
 1520 Oliver Street  
 Houston, Texas 77007

**RE: FINAL ACCEPTANCE**

Project Name: Site – Springdale Park Condominiums Phase 1  
 Site Development Number: SP-2014-0508C

Job ID No. : C-2017-0705

To Whom It May Concern:

Effective February 14, 2018, the water, wastewater, drainage and street construction requirements in the above site plan have been fulfilled in accordance with current Construction Documents approved by the Development Services Department. The City of Austin accepts the public facilities as described on Attachment #1 for maintenance. The water and wastewater improvements will be owned, operated, and maintained by the City of Austin.

The consulting engineer representing you has indicated concurrence with the City's acceptance on Attachment #2. The contractor is warranting their workmanship and materials against defects for one (1) year from February 14, 2018.

Sincerely,

A handwritten signature in black ink, appearing to read "Chee Lin".

Chee Lin, P.E., Construction Engineer  
 Sites & Subdivisions Inspection Division  
 Development Services Department

CL: am

<p>cc: Chee Lin, P.E.          John McDonald, DSD          Dean Derrick, Financial Services Dept.          Joseph Sandoval, P.E.          Capital Excavation Company          Hartford Fire Insurance Company          Bond No. 46BCSHU3415          Rebekah Barney, DSD          Theresa Jones, DSD          Lei Lonnie La Bonte, DSD          DSDFiscal          Addressing, CTM          Right of Way          Daniel Hunter, ATD          Eva Moore, ATD          Sam West, Street &amp; Bridge, PW          Eric Bollich, P.E., ATD          Lee Austin, P.E., ATD          Dipti Borkar-Desai, P.E., ATD</p>	<p>Anna Martin, P.E., ATD          David Lambert, Austin Energy          Kirk Obst, AWU          Steve Hutton, AWU          Dolph Scott, AWU          Pam Young, AWU          Jennifer Longoria, AWU          Jose Roig, DSD          Amie Egbert, DSD          Roger McMillan, DSD          Robin Harvey, DSD          Greg Alvarez, DSD          WPDSiteSubNotification          AWTaps          AWUGIS          AWMrelease          Project Files</p>
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Project Name: Site – Springdale Park Condominiums Phase 1

Project Numbers: 6823283163

CITY OF AUSTIN  
**Development**  
 SERVICES DEPARTMENT

*Building a Better and Safer Austin Together*



505 Barton Springs Road Austin, TX 78704 | 512-978-4000 | DevelopmentATX.com

February 21, 2018

Fenway Development, Inc.  
 1520 Oliver Street  
 Houston, Texas 77007

**RE: FINAL ACCEPTANCE**

Project Name: Site – Springdale Park Condominiums Phase 2  
 Site Development Number: SP-2014-0508C

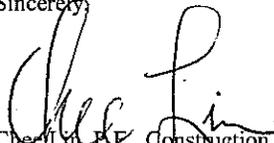
Job ID No. : C-2017-0855

To Whom It May Concern:

Effective February 15, 2018, the water, and wastewater construction requirements in the above site plan have been fulfilled in accordance with current Construction Documents approved by the Development Services Department. The City of Austin accepts the public facilities as described on Attachment #1 for maintenance. The water and wastewater improvements will be owned, operated, and maintained by the City of Austin.

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Sincerely,

  
 Chee Lin, P.E., Construction Engineer  
 Sites & Subdivisions Inspection Division  
 Development Services Department

CL: am

cc: Chee Lin, P.E.  
 John McDonald, DSD  
 Dean Derrick, Financial Services Dept.  
 Joseph Sandoval, P.E.  
 Capital Excavation Company  
 Hartford Fire Insurance Company  
 Bond No. 46BCSHU3416  
 Rebekah Barney, DSD  
 Theresa Jones, DSD  
 Lei Lonnie La Bonte, DSD  
 Addressing, CTM  
 Right of Way  
 David Lambert, Austin Energy  
 Kirk Obst, AWU  
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 Amie Egbert, DSD  
 Roger McMillan, DSD  
 Robin Harvey, DSD  
 Greg Alvarez, DSD  
 AWTaps  
 AWUGIS  
 AWmrelease  
 Project Files

Project Name: Site – Springdale Park Condominiums Phase 2

Project Numbers: 6823283208



August 6, 2020

*WLH Communities of Texas, LLC  
810 Hester's Crossing Ste. 235  
Round Rock, Texas 78681*

**RE: FINAL ACCEPTANCE**

Project Name: SITE-Springdale Park Condominiums Phase 3  
Site Development Number: SP-2014-0508C

Job ID No.: C-2020-0534

To Whom It May Concern:

Effective *July 30, 2020*, the water, wastewater, and street construction requirements in the above site plan have been fulfilled in accordance with current Construction Documents approved by the Development Services Department. The City of Austin accepts the public facilities as described on Attachment #1 for maintenance. The water and wastewater improvements will be owned, operated, and maintained by the City of Austin.

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Sincerely,

*Chee Lin*

Chee Lin, P.E., Field Engineer  
Sites & Subdivisions Inspection Division  
Development Services Department

CL: mb

<p>cc: Rick Holloway, DSD John Cruz, DSD John McDonald, DSD Kelly Stilwell, DSD Stephen Ramirez, DSD Roger McMillan, DSD Derrick Dean, Financial Services Dept. LJA Engineering, Inc. Charles R. Hager, P.E. Capital Excavation Company The Hartford Fire Insurance Bond No. 46BCSII8394 FirePreventionEngineers FiscalSurety, DSD Addressing, CTM</p>	<p>Right of Way Karen Palacios, Austin Energy Ronnie Bell, P.E., ATD Eric Bollich, P.E., ATD Anna Martin, ATD Lee Austin, ATD Dipti Borkar-Desai, ATD Sam West, Street &amp; Bridge, PW Eva Moore, ATD Kirk Obst, AWU Steve Hutton, AWU Dolph Scott, AWU AWUGIS AWmrelease</p>
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CITY OF AUSTIN  
**Development**  
 SERVICES DEPARTMENT

*Building a Better and Safer Austin Together*



505 Barton Springs Road Austin, TX 78704 | 512-978-4000 | DevelopmentATX.com

February 16, 2018

Fenway Development, Inc.  
 1520 Oliver Street  
 Houston, Texas 77007

**RE: FINAL ACCEPTANCE**

Project Name: Site – Springdale Park Condominiums Phase 1  
 Site Development Number: SP-2014-0508C

Job ID No. : C-2017-0705

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Chee Lin, P.E., Construction Engineer  
 Sites & Subdivisions Inspection Division  
 Development Services Department

CL: am

<p>cc: Chee Lin, P.E.          John McDonald, DSD          Dean Derrick, Financial Services Dept.          Joseph Sandoval, P.E.          Capital Excavation Company          Hartford Fire Insurance Company          Bond No. 46BCSHU3415          Rebekah Barney, DSD          Theresa Jones, DSD          Lei Lonnie La Bonte, DSD          DSDFiscal          Addressing, CTM          Right of Way          Daniel Hunter, ATD          Eva Moore, ATD          Sam West, Street &amp; Bridge, PW          Eric Bollich, P.E., ATD          Lee Austin, P.E., ATD          Dipti Borkar-Desai, P.E., ATD</p>	<p>Anna Martin, P.E., ATD          David Lambert, Austin Energy          Kirk Obst, AWU          Steve Hutton, AWU          Dolph Scott, AWU          Pam Young, AWU          Jennifer Longoria, AWU          Jose Roig, DSD          Amie Egbert, DSD          Roger McMillan, DSD          Robin Harvey, DSD          Greg Alvarez, DSD          WPDSiteSubNotification          AWTaps          AWUGIS          AWMrelease          Project Files</p>
--	--

Project Name: Site – Springdale Park Condominiums Phase 1

Project Numbers: 6823283163

CITY OF AUSTIN  
**Development**  
 SERVICES DEPARTMENT

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February 21, 2018

Fenway Development, Inc.  
 1520 Oliver Street  
 Houston, Texas 77007

**RE: FINAL ACCEPTANCE**

Project Name: Site – Springdale Park Condominiums Phase 2  
 Site Development Number: SP-2014-0508C

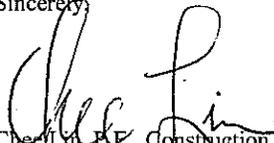
Job ID No. : C-2017-0855

To Whom It May Concern:

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 Chee Lin, P.E., Construction Engineer  
 Sites & Subdivisions Inspection Division  
 Development Services Department

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 Greg Alvarez, DSD  
 AWTaps  
 AWUGIS  
 AWmrelease  
 Project Files

Project Name: Site – Springdale Park Condominiums Phase 2

Project Numbers: 6823283208



August 6, 2020

WLH Communities of Texas, LLC  
810 Hester's Crossing Ste. 235  
Round Rock, Texas 78681

**RE: FINAL ACCEPTANCE**

Project Name: SITE-Springdale Park Condominiums Phase 3  
Site Development Number: SP-2014-0508C

Job ID No.: C-2020-0534

To Whom It May Concern:

Effective *July 30, 2020*, the water, wastewater, and street construction requirements in the above site plan have been fulfilled in accordance with current Construction Documents approved by the Development Services Department. The City of Austin accepts the public facilities as described on Attachment #1 for maintenance. The water and wastewater improvements will be owned, operated, and maintained by the City of Austin.

The consulting engineer representing you has indicated concurrence with the City's acceptance on Attachment #2. The contractor is warranting their workmanship and materials against defects for one (1) year from *July 30, 2020*.

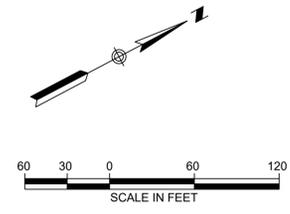
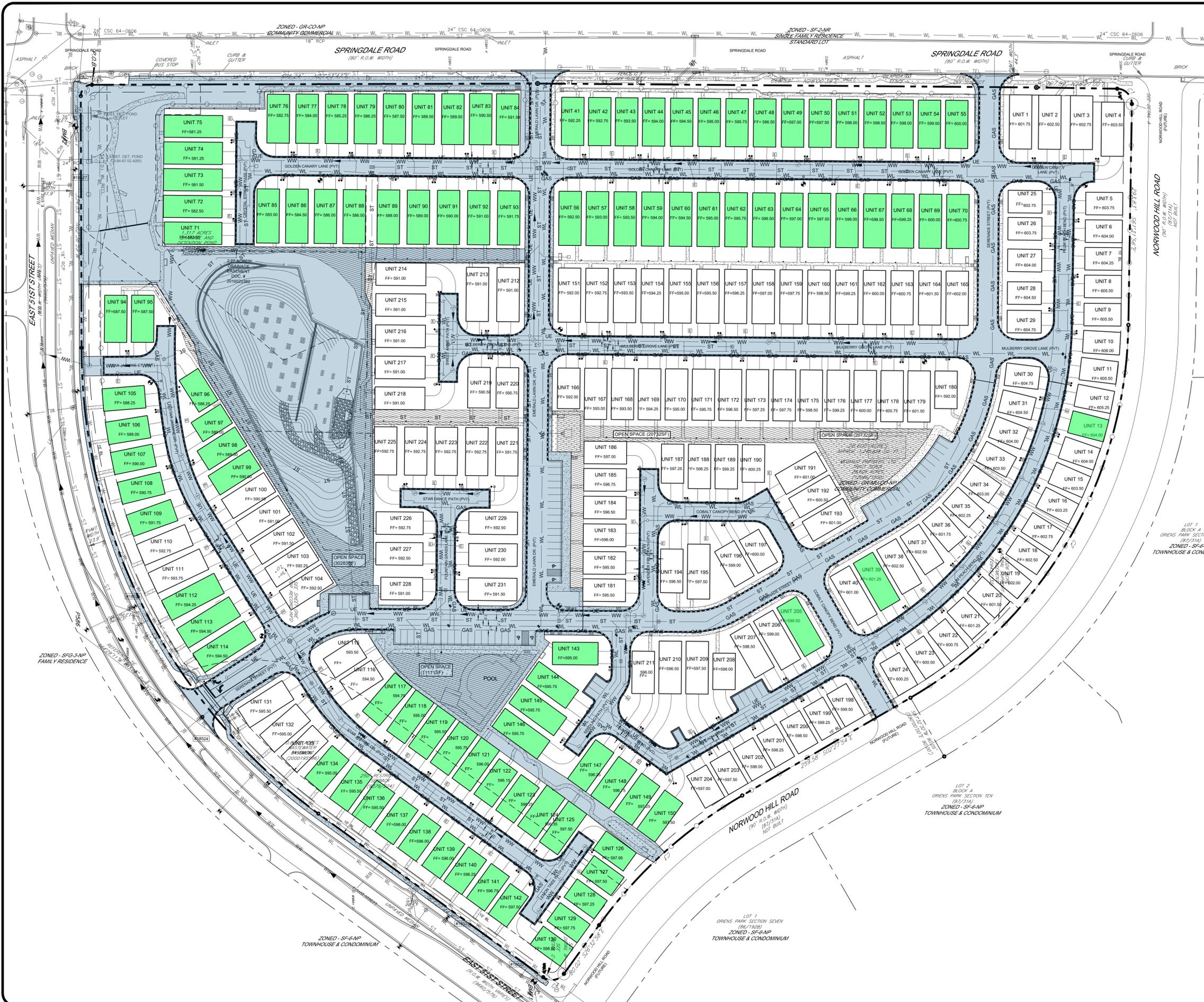
Sincerely,

*Chee Lin*

Chee Lin, P.E., Field Engineer  
Sites & Subdivisions Inspection Division  
Development Services Department

CL: mb

<p>cc: Rick Holloway, DSD John Cruz, DSD John McDonald, DSD Kelly Stilwell, DSD Stephen Ramirez, DSD Roger McMillan, DSD Derrick Dean, Financial Services Dept. LJA Engineering, Inc. Charles R. Hager, P.E. Capital Excavation Company The Hartford Fire Insurance Bond No. 46BCSII8394 FirePreventionEngineers FiscalSurety, DSD Addressing, CTM</p>	<p>Right of Way Karen Palacios, Austin Energy Ronnie Bell, P.E., ATD Eric Bollich, P.E., ATD Anna Martin, ATD Lee Austin, ATD Dipti Borkar-Desai, ATD Sam West, Street &amp; Bridge, PW Eva Moore, ATD Kirk Obst, AWU Steve Hutton, AWU Dolph Scott, AWU AWUGIS AWmrelease</p>
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SOLD AND/OR COMPLETED UNITS  
 COMPLETED SITE IMPROVEMENTS

SPRINGDALE PARK CONDOMINIUMS  
 CONSOLIDATED SITE PLAN  
 OVERALL PROJECT LAYOUT

NO.	REVISIONS	DATE

DATE: 06/11/2020  
 DESIGNED BY: HR  
 DRAWN BY: HR  
 CHECKED BY: [Signature]  
 DRAWING NAME: 12\_0312000

LOT 1  
 BLOCK 4  
 ORENS PARK SECTION TEN  
 (87.71A)  
 ZONED - SF-6-AP  
 TOWNHOUSE & CONDO

**LJA Engineering, Inc.**  
 Phone 512.439.4700  
 Fax 512.439.4716  
 FRN-F-1386

**811**  
 Know what's below.  
 Call before you dig.

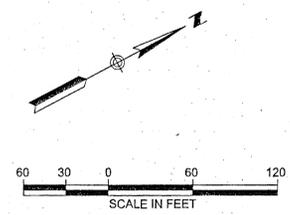
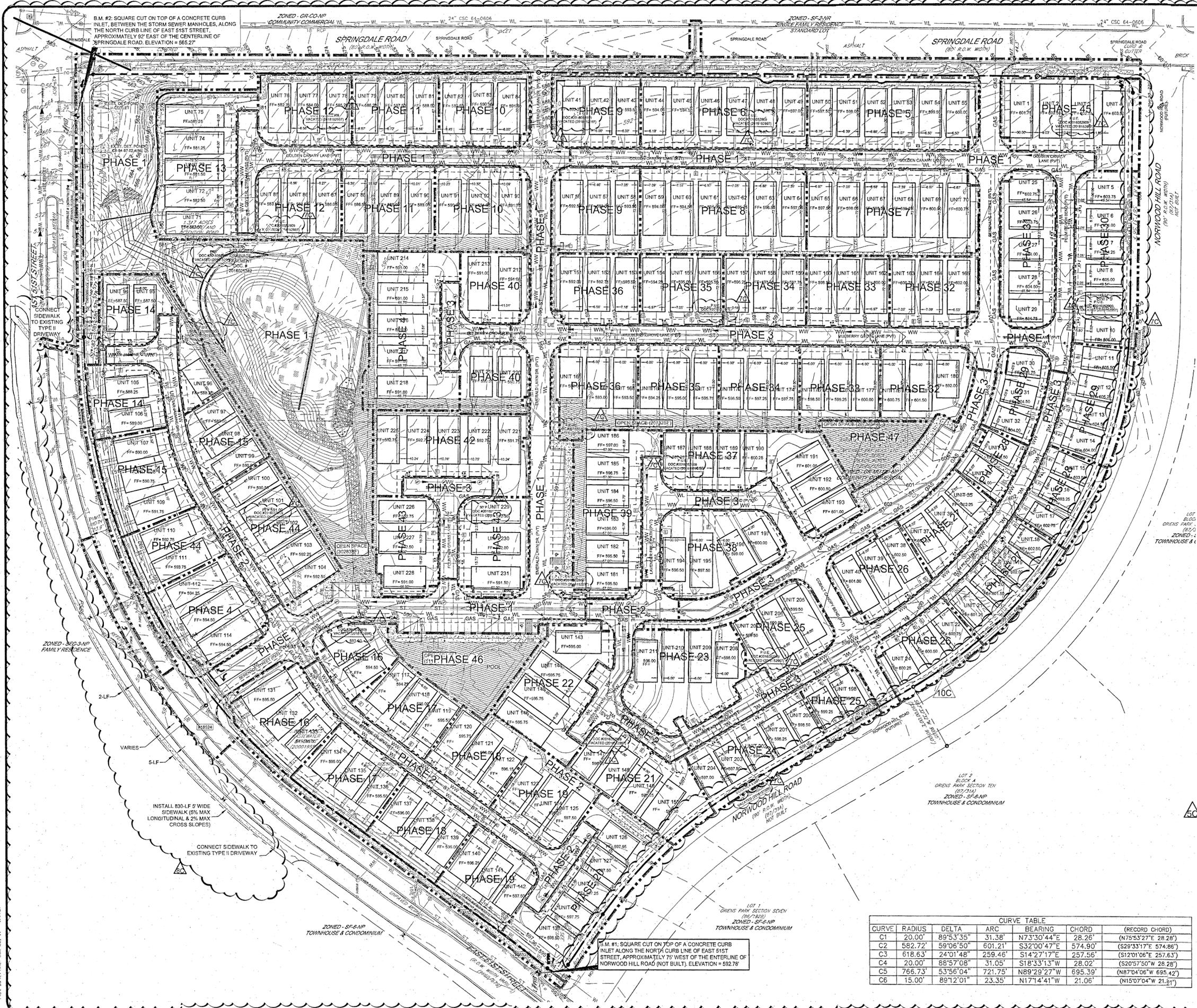
**SITE PLAN RELEASE**  
 FILE NUMBER: SP-2014-0508C      EXPIRATION DATE: \_\_\_\_\_  
 CASE MANAGER: \_\_\_\_\_      APPLICATION DATE: \_\_\_\_\_  
 APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
 APPROVED BY PLANNING COMMISSION ON: N/A  
 APPROVED BY CITY COUNCIL ON: N/A  
 under Section 112 of Chapter 25-5 of the Austin City Code.

Director for Planning and Development Review Department  
 DATE OF RELEASE: \_\_\_\_\_      Zoning: GR-MU-CO-1P  
 Rev. No. 1 \_\_\_\_\_      Correction No. 1 \_\_\_\_\_  
 Rev. No. 2 \_\_\_\_\_      Correction No. 2 \_\_\_\_\_  
 Rev. No. 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.

JOB NUMBER: A343-410  
**OP01**  
 SHEET NO. **4**  
 OF 100 SHEETS

I:\2020\_811\_Conformity\400\_Springdale\_Park\Utilities\312-400-Completed\_Items\_for\_XT2\_6/12/2020.dwg  
 User: cheng  
 Last Modified: 6/11/2020 11:25:12 AM  
 Plot: 12\_0312000.dwg



**LEGEND**

PROPOSED	EXISTING	DESCRIPTION
—ST—	—ST—	STORM SEWER LINE
—WW—	—WW—	WASTEWATER LINE
—WL—	—WL—	WATER LINE
—	—	PHASE LINE
[Hatched Area]	[Hatched Area]	CEP MITIGATION AREA
(Symbol)	(Symbol)	WATER VALVE
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	WASTEWATER MANHOLE
(Symbol)	(Symbol)	STORMSEWER MANHOLE
(Symbol)	(Symbol)	1/2" REBAR FOUND (OR AS NOTED)
(Symbol)	(Symbol)	1/2" REBAR WITH CAP FOUND
(Symbol)	(Symbol)	1/2" REBAR WITH CHAPARRAL CAP SET
(Symbol)	(Symbol)	COTTON SPINDLE WITH CHAPARRAL WASHER SET
(Symbol)	(Symbol)	WATER METER
(Symbol)	(Symbol)	UTILITY POLE
(Symbol)	(Symbol)	OVERHEAD UTILITIES
(Symbol)	(Symbol)	ELEC. UTILITY
(Symbol)	(Symbol)	ELEC. MANHOLE
(Symbol)	(Symbol)	LIGHT POLE
(Symbol)	(Symbol)	TELEPHONE UTILITY
(Symbol)	(Symbol)	UNDERGROUND FIBER OPTIC MARKER
(Symbol)	(Symbol)	TELEPHONE MANHOLE
(Symbol)	(Symbol)	UNDERGROUND GAS MARKER
(Symbol)	(Symbol)	CHAIN LINK FENCE

**SPRINGDALE PARK CONDOMINIUMS  
CONSOLIDATED SITE PLAN  
OVERALL PROJECT LAYOUT**

**REVISIONS**

NO.	DATE	DESCRIPTION
2C	12/20/16	REPLACE BLDG. RELOCATE UTIL. SERVICES
4C	05/16/2017	REPLACE BLDG. ADJUST SIDEWALKS AND DRIVEWAYS
5C	1/16/2017	REVISE WATER LINE 'X' CONNECTION, SIDEWALKS, WALLS, AND PHASING. ADD FENCING/SIGNS
7C	1/12/2018	ADD DASHED VACATION DOC. NUMBERS
8C	5/17/19	ADD 5' OFFSET SIDEWALK ALONG 51st ST
10C	7/22/19	REMOVE SIDEWALK WITHIN NORWOOD HILL R.O.W.

DATE: 07/23/2019  
 DESIGNED BY: HR  
 DRAWN BY: HR  
 CHECKED BY: [Signature]  
 DRAWING NAME: 043-183-001-100

7-23-19  
 CHARLES R. HAGER  
 LICENSED PROFESSIONAL ENGINEER  
 No. 127034  
 State of Texas

**811**  
 Know what's below.  
 Call before you dig.

**SITE PLAN RELEASE**

FILE NUMBER: SP-2014-0508C      EXPIRATION DATE: \_\_\_\_\_  
 CASE MANAGER: \_\_\_\_\_      APPLICATION DATE: \_\_\_\_\_  
 APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
 APPROVED BY PLANNING COMMISSION ON: N/A  
 APPROVED BY CITY COUNCIL ON: N/A  
 under Section 112 of Chapter 25-5 of the Austin City Code.

Director of Planning and Development Review Department  
 DATE OF RELEASE: \_\_\_\_\_      Zoning: GR-MU-20-UP  
 Rev. No. 1 \_\_\_\_\_      Correction No. 10  
 Rev. No. 2 \_\_\_\_\_      Correction No. 2  
 Rev. No. 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.

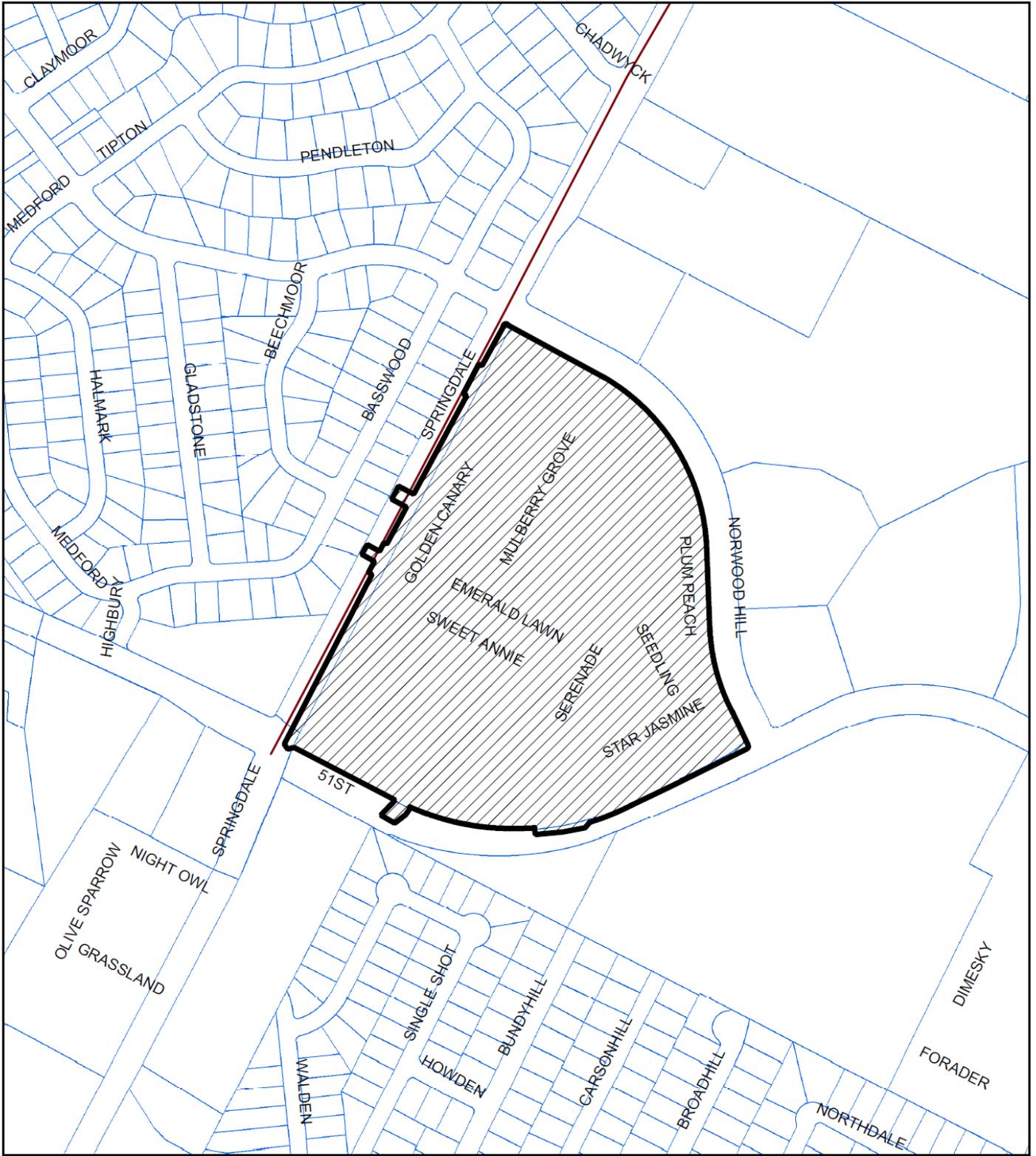
**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	20.00'	89°53'35"	31.38'	N73°30'44"E	28.26'	(N75°53'27"E 28.28')
C2	582.72'	59°06'50"	601.21'	S32°00'47"E	574.90'	(S29°33'17"E 574.86')
C3	618.63'	24°01'48"	259.46'	S14°27'17"E	257.56'	(S12°01'06"E 257.63')
C4	20.00'	88°57'08"	31.05'	S18°33'13"W	28.02'	(S20°57'50"W 28.28')
C5	766.73'	53°56'04"	721.75'	N89°29'27"W	695.39'	(N87°04'06"W 695.42')
C6	15.00'	89°12'01"	23.35'	N17°14'41"W	21.06'	(N15°07'04"W 21.61')

15.M. #1. SQUARE CUT ON TOP OF A CONCRETE CURB INLET ALONG THE NORTH CURB LINE OF EAST 51ST STREET, APPROXIMATELY 75' WEST OF THE CENTERLINE OF NORWOOD HILL ROAD (NOT BUILT), ELEVATION = 592.77'

**LJA Engineering, Inc.**  
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 FRNF-1316

JOB NUMBER: A343-0410  
 SHEET NO. **4**  
 OF 100 SHEETS



-  Subject Tract
-  Base Map

CASE NO: SP-2014-0508C(XT2)  
 ADDRESS: 4800 E 51ST STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.