



Project Review Form (PRF)

Statement of Applicable Codes

This completed form must accompany all applications for site plans or subdivisions.

One Texas Center | 505 Barton Springs Rd | Austin, TX 78704 | Phone: (512) 974-1770 | DevelopmentATX.com

For Office Use Only — See Vested Rights Determination (if applicable) for additional information

File # Assigned: VR-2021-0036000 Date Filed: 7/19/21 Original Application Vesting Date: N/A See findings

Signature: *Jan Dymkowski* Date: 7/29/21

Director's Determination of Vested Rights (select one): ☒ Not Applicable ☐ Approved ☐ Denied

Proposed Project Name: Covered Bridge Amenity Center

Address/Location: 6820 Covered Bridge Drive, Austin, TX 78736

Legal Description: Lot 47, Block 'D', Covered Bridge Section 2

☐ A. The proposed application is submitted for review under regulations currently in effect.

*** NOTE: If "A" is checked above, proceed to the signature block at the bottom.

☒ B. The proposed application is for a project requesting review under regulations other than those currently in effect based on a claim of vested rights (i.e., "grandfathering") to earlier City of Austin regulations under Chapter 245 or Section 43.002 of the Texas Local Government code. Please list file number and type of prior permit here:
Original Application Filing Date: File #: SPC-02-033C Type: Site Plan

*** NOTE: If "B" is checked above, the applicant must complete the "Information Required for Vested Rights Review" below, and attach a Vested Rights Petition that provides additional information and more fully describes the basis for the claim.

☐ C. The proposed application is for a project requesting review under regulations other than those currently in effect based on a City of Austin ordinance or agreement that establishes entitlements specific to the property which differ from those generally applicable under current regulations. Provide a brief description of the basis for this request here:

*** NOTE: If "C" is checked above, the applicant must attach a copy of the City of Austin ordinance or agreement for which rights are claimed.

Information Required for Vested Rights Review

In addition to providing the information below, attach a completed Vested Rights Petition (VRP) and supporting documentation, including project history from the Original Application to the present, with a copy of the original application for which vested rights are claimed and any subsequent permits or approvals issued for the property.

Project Application History	File #	Application Date	Approval Date
Annexation/Zoning Cases	C14-85-288.45		08/28/86
Preliminary Subdivision	C8-78-084.01		
Final Subdivision Plat	C8-78-084.01.2A	08/28/97	09/15/19
Site Plan/Development Permit	SPC-02-033C	09/10/02	02/08/03

Proposed Project Application (select one): ☐ Preliminary Subdivision ☐ Final Plat ☒ Site Plan ☐ Building Permit

Proposed Project Land Use Acreage (specify acreage in each of the following land use categories): Single-Family/Duplex: 0.14

Townhouse/Condo/Multifamily: 3.51 Office: Commercial: Industrial/R&D: Other (specify):

Total acreage: 3.65 Watershed: Williamson Creek ☒ Watershed Class: Barton Springs Zone

This proposed project application will still be reviewed under those rules and regulations that are not subject to chapter 245, such as those to prevent imminent destruction of property or injury to person, including regulation dealing with stormwater detention, temporary erosion and sedimentation controls, and regulations to project critical/significant recharge features.

Property Owner/Agent Printed Name: Fred C. Lockwood Phone: 512-422-5065

Signature: *Fred C. Lockwood* Date: 05/24/20

City of Austin | Project Review Form (PRF) — Statement of Applicable Codes

11/7/19 | Page 1 of 1



City of Austin

Planning and Development Review Department
P.O. Box 1088, Austin, Texas 78767

DETERMINATION OF REGULATIONS

Findings

This determination is made under City Code 25-1-541 in response to a claim that the project identified below is vested to earlier regulations and entitled to be reviewed under those regulations. The determination may be reconsidered once at the request of the applicant.

Project Name: Covered Bridge Amenity Center

Address: 6820 Covered Bridge Drive

Case No. VR-2021-0036000

Date of Application: 7/19/2021

Date of Determination: 7/29/2021

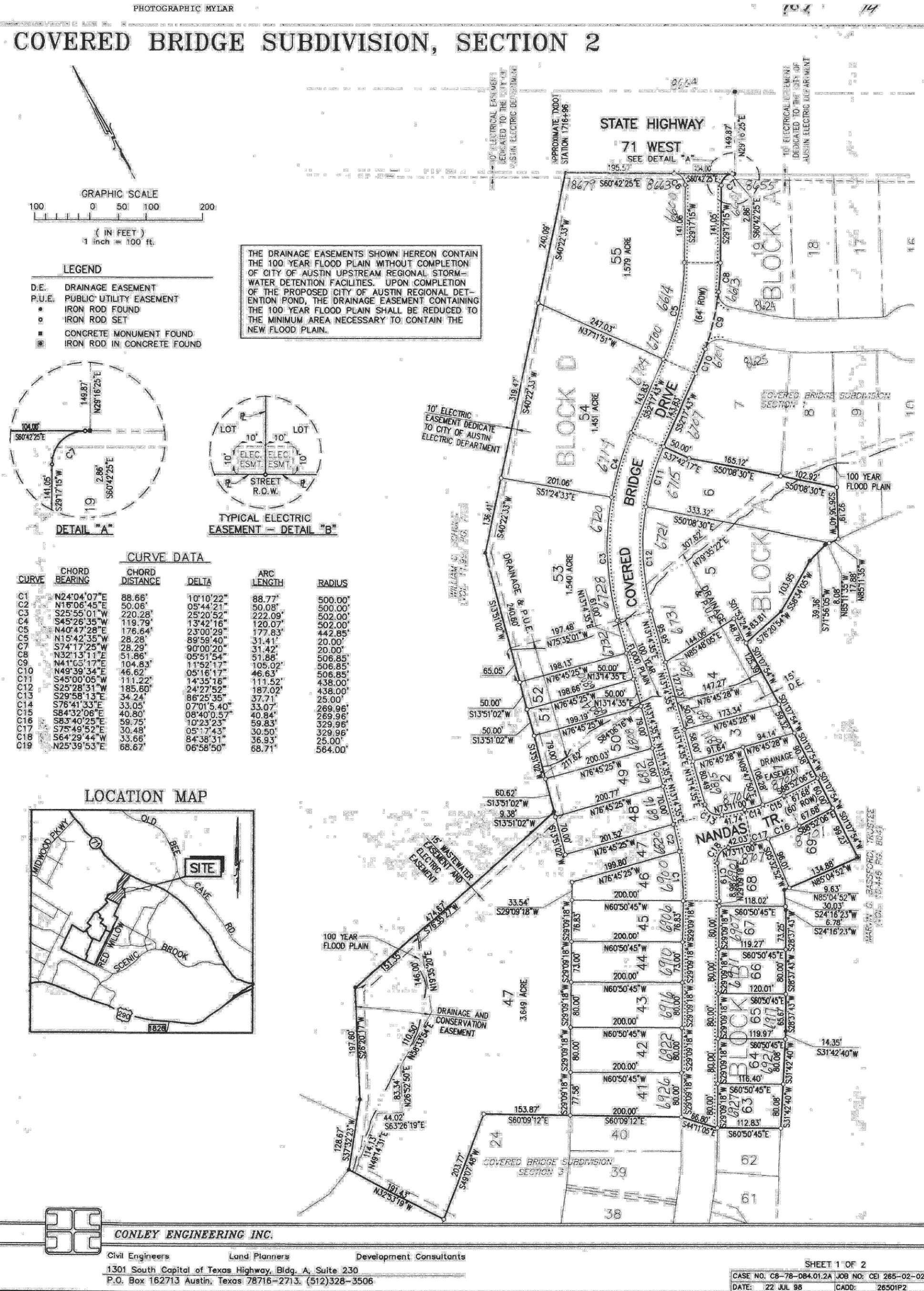
Signature: *Jan Dymkowski* Date: 7/29/2021

See "Grounds for Determination" (reverse) for a summary of the most common grounds for approval or denial. Additional grounds may also apply.

() APPROVED

Vesting Date: N/A

Findings: Per Plat note # 24 development is subject to City regulations in affect as of June 27, 1978. Also subject to additional plat notes as written and restrictive covenants as notes on plat C8-78-084.01.2A.



COVERED BRIDGE SUBDIVISION, SECTION 2

KNOW ALL MEN BY THESE PRESENTS, THAT WILLIAM D. SCHULTZ, BEING THE OWNER OF 162.14 ACRES OF LAND OUT OF THE C.A. BOTTOM SURVEY NO. 840, THE SAMUEL BISHOP SURVEY NO. 100, THE MOORE SURVEY NO. 84 AND THE A. BOWLES SURVEY NO. 63 IN TRAVIS COUNTY, TEXAS, CONVEYED BY WARRANTY DEED VOLUME 11997, PAGE 775, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING PART OF THAT SAME PROPERTY VACATED BY INSTRUMENT RECORDED IN VOLUME 11997, PAGE 775, TRAVIS COUNTY DEED RECORDS, DO HEREBY SUBDIVIDE 19.560 ACRES OF LAND TO BE KNOWN AS COVERED BRIDGE SUBDIVISION, SECTION 2 IN ACCORDANCE WITH THE ATTACHED PLAT FOR THE PURPOSE EXPRESSED SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED AND DOES HEREBY DEDICATE STREETS AND EASEMENTS TO THE PUBLIC.

WITNESS MY HAND THIS 28th DAY OF July 1998, A.D.

WILLIAM D. SCHULTZ
AUSTIN, TEXAS 78734
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED WILLIAM D. SCHULTZ KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 28th DAY OF July 1998.

Garnett B. Neal
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES 08-11-2004

SURVEYOR'S CERTIFICATION:
I, PAUL J. FLUGEL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO UNDERTAKE THE GENERAL DUTIES OF A SURVEYOR AND HEREBY CERTIFY THAT THIS PLAT AND OTHER CONSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF THE UTILITY SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 13-7, ARTICLE II OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (1996 ED.).

THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND Ongoing MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES ALONG THE PERIMETER OF THIS SUBDIVISION OR WITHIN THIS SUBDIVISION IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

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5. ALL BUILDING FOUNDATIONS ON SLOPES OF 15 PERCENT AND OVER AND ON FILL PLACED UPON SUCH SLOPES SHALL UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD AND SUCH DESIGNS SHALL BE PLACED ON FILE WITH THE CITY OF AUSTIN.

6. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON ALL LOTS IN THIS SUBDIVISION, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S EROSION AND SEDIMENTATION CONTROL MANUAL (CITY OF AUSTIN LAND DEVELOPMENT CODE SECTION 13-7-14 (1997 ED.)).

7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

8. WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE WILLIAMSON CREEK WATERSHED, IS CLASSIFIED AS RURAL WATER SUPPLY. THE PROJECT IS LOCATED IN THE BARTON SPRINGS ZONE.

9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS AS APPLICABLE.

10. PERMITS REQUIRED PRIOR TO CONSTRUCTION INCLUDE A CITY OF AUSTIN BUILDING PERMIT.

11. CUT AND FILL IN THIS SUBDIVISION IS RESTRICTED PURSUANT TO LDC 13-7-16 (1996 ED.).

12. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND Ongoing MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES ALONG THE PERIMETER OF THIS SUBDIVISION OR WITHIN THIS SUBDIVISION IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

13. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE GENERAL DUTIES OF A SURVEYOR PERMIT BY THE OWNER OF THE SUBDIVISION.

14. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER CONSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF THE UTILITY. THE UTILITY WILL PERFORM ALL TREE WORK IN CONFORMANCE WITH CHAPTER 13-7, ARTICLE II OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (1996 ED.).

15. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION FROM THIS PROJECT. THIS EROSION CONTROL MEASURES SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF THE STREETS AND OTHER SUBDIVISION IMPROVEMENTS NECESSARY TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVISION AND THE CITY OF AUSTIN, DATED 02/08/03, AND IS SUBJECT TO THE TERMS OF THAT AGREEMENT.

FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE 46 IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, VOLUME 11997, PAGE 775.

17. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

18. BENCHMARK:
#1. SQUARE FIELD CUT IN CENTER OF CONCRETE HEADWALL ABOVE THE OUTCUT, 124.8' ON SOUTH SIDE OF HIGHWAY 71, WEST AND ALSO 127' WEST OF SILVER MINE DRIVE 913.15' (FB3895-PG-86).
#2. ROCK HILL FOUND IN NORTH SIDE OF POWER POLE ALONG THE SOUTH R.O.W. LINE OF U.S. 71 WEST +/- 760' WEST OF SILVER MINE DRIVE.

19. NO BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY LDC 13-2-1 (1996 ED.).

20. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN EXCEPT THAT ANY EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHODS.

21. THE SUBDIVISION WILL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 13-2 AND LAND DEVELOPMENT CODE CHAPTER 13-7 AS AMENDED.

22. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.

23. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT:
1. COVERED BRIDGE DRIVE
2. COVERED BRIDGE DRIVE

FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE ENGINEERING BODY OR UTILITY COMPANY.

24. THIS DEVELOPMENT IS SUBJECT TO THE CITY OF AUSTIN REGULATIONS IN EFFECT AS OF JUNE 27, 1978 AND THE RESTRICTIVE COVENANT FILED IN VOLUME 1002A, PAGE 0366, TRAVIS COUNTY DEED RECORDS, PURSUANT TO ZONING CASE NO. C14-85-288.45, AS PER CITY OF AUSTIN PRE-APPLICATION S.B. 1704 DETERMINATION DATED MAY 15, 1997 (FILE 58-97-074).

25. NO STRUCTURAL CUT AND FILL SHALL BE ALLOWED ON BUILDING SITES OVER 25 ACRES.

26. ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 10 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:
BLOCK LOT F.F.ELEV. BLOCK LOT F.F.ELEV.
A 910.5 D 913.0
B 910.5 E 913.0
C 910.5 F 913.0

NO FILL SHALL BE PLACED OR ALLOWED TO REMAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT (FEDERAL FLOOD INSURANCE).

27. CONSTRUCTION ON LOTS ON SLOPES OVER 15% SLOPE IS LIMITED BY RESTRICTIVE COVENANT AND ZONING CASE C14-85-288 AND ARE SUBJECT TO IMPROVEMENT COVENANT LIMITATIONS INCLUDED IN THESE AGREEMENTS.

28. PORTIONS OF THIS PROJECT ARE SUBJECT TO CERTAIN REQUIREMENTS OF THE WILLIAMSON CREEK ORDINANCE #90215-W AND ORDINANCE #910319-W IN ACCORDANCE WITH ZONING CASE # C14-85-288.

29. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

30. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH SINGLE FAMILY ATTACHED RESIDENTIAL UNIT. ONE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM (LDC 13-2-436A, 13-5-107).

31. ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.

32. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN/TRAVIS COUNTY.

33. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

34. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

35. ANY FENCES CONSTRUCTED ABUTTING A DRAINAGE EASEMENT SHALL INCLUDE A 3 FOOT MINIMUM WIDE ACCESS GATE ON EACH PROPERTY AS DETERMINED NECESSARY BY THE CITY OF AUSTIN.

36. ELECING EASEMENTS PER DETAIL "B" ARE HEREBY DEDICATED WITH EACH LOT IN THIS SUBDIVISION.



COVERED BRIDGE
AMENITY CENTER

FINAL PLAT

DATE
08-05-2024
PROJECT ADDRESS
6820 COVERED BRIDGE DR.
DESIGNED BY
RDP
CHECKED BY
SDK

NO.	DESCRIPTION	1	2	3	4	5	6
1	REVISIONS						

SHEET 2 OF 15 SHEETS

AW 4 OF 13

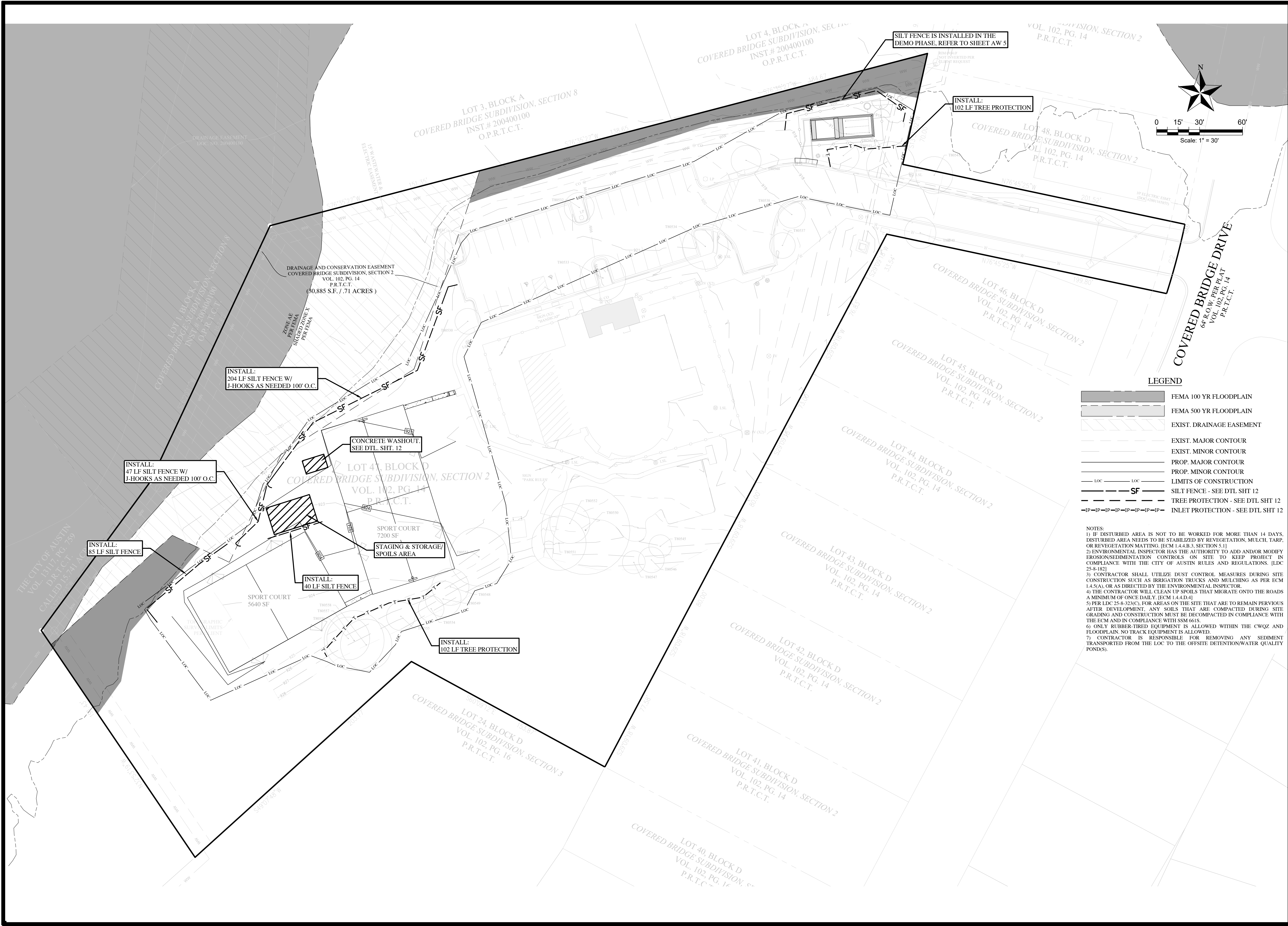


EXISTING SITE & DEMOLITION PLAN

REVISIONS		
NO.	DESCRIPTION	APPROVAL
1.		
2.		
3.		
4.		
5.		

AW 5 OF 13



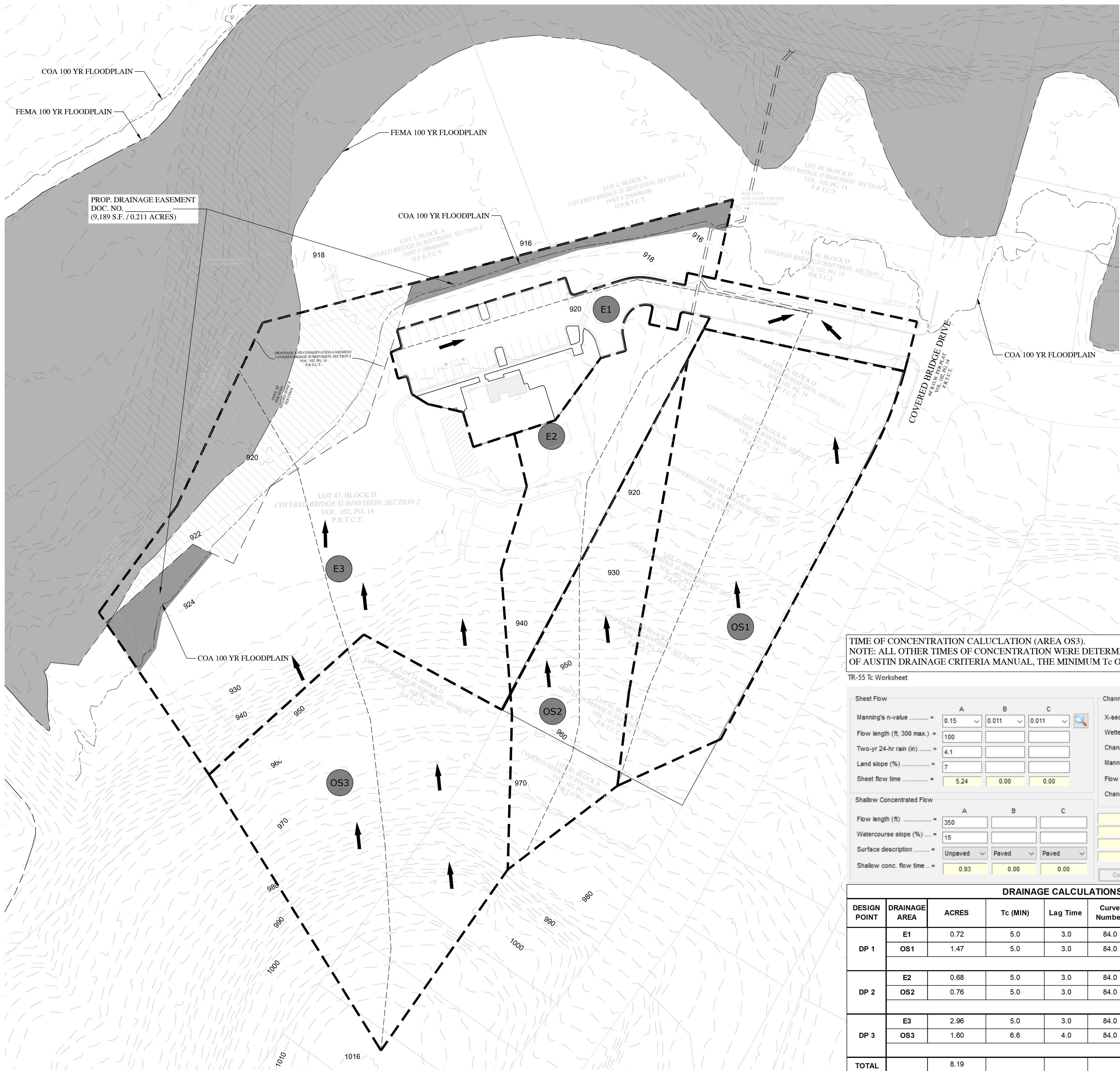


COVERED BRIDGE
AMENITY CENTER
EROSION & SEDIMENTATION CONTROL PLAN

DATE	08-05-2024
PROJECT ADDRESS	6820 COVERED BRIDGE DR.
DESIGNED BY	RDP
CHECKED BY	SDK

REVISIONS	NO.	DESCRIPTION	APPROVAL
1.	2.	3.	4.
5.	6.		





0 25' 50' 100'
Scale: 1" = 50'

LEGEND
FEMA 100 YR FLOODPLAIN
FEMA 500 YR FLOODPLAIN
EXIST. DRAINAGE EASEMENT
EXIST. MAJOR CONTOUR
EXIST. MINOR CONTOUR
PROP. MAJOR CONTOUR
PROP. MINOR CONTOUR
LOC
LIMITS OF CONSTRUCTION
TIME OF CONCENTRATION
DRAINAGE AREA LABEL
E1

TIME OF CONCENTRATION CALCULATION (AREA OS3).
NOTE: ALL OTHER TIMES OF CONCENTRATION WERE DETERMINED TO BE 5 MINUTES OR LESS. PER THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL, THE MINIMUM Tc OF 5 MINUTES WAS USED FOR THESE AREAS.

TR-55 Tc Worksheet

Sheet Flow
Manning's n-value: A=0.15, B=0.011, C=0.011
Flow length (ft, 300 max.): 100
Two-yr 24-hr rain (in): 4.1
Land slope (%): 7
Sheet flow time: A=5.24, B=0.00, C=0.00

Channel Flow
X-sectional area (sqft): 10
Wetted perimeter (ft): 20
Channel slope (%): 3
Manning's n-value: 0.030, 0.015, 0.015
Flow length (ft): 130
Channel flow time: 0.40, 0.00, 0.00

Shallow Concentrated Flow
Flow length (ft): 350
Watercourse slope (%): 15
Surface description: Unpaved, Paved, Paved
Shallow conc. flow time: 0.93, 0.00, 0.00

Sheet flow time = 5.24 min
Shallow conc. flow time = 0.93 min
Channel flow time = 0.40 min
Time of conc., Tc = 6.6 min

Compute, Print..., Help, Exit

DRAINAGE CALCULATIONS (EXISTING)										
DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (100YR) (CFS)
DP 1	E1	0.72	5.0	3.0	84.0	72.3%	4.4	7.0	8.6	11.4
	OS1	1.47	5.0	3.0	84.0	50.0%	7.3	11.9	14.8	19.9
							11.7	18.8	23.4	31.3
DP 2	E2	0.68	5.0	3.0	84.0	13.9%	2.7	4.7	6.0	8.2
	OS2	0.76	5.0	3.0	84.0	50.0%	3.7	6.1	7.6	10.2
							6.4	10.8	13.5	18.3
DP 3	E3	2.96	5.0	3.0	84.0	5.2%	12.2	21.6	27.7	38.1
	OS3	1.60	6.6	4.0	84.0	50.0%	7.4	12.1	15.1	20.3
							19.5	33.4	42.4	57.8
TOTAL		8.19					37.4	62.9	79.3	107.4

COVERED BRIDGE AMENITY CENTER
EXISTING DRAINAGE AREA MAP

DATE: 08-05-2024
PROJECT ADDRESS: 6820 COVERED BRIDGE DR.
DESIGNED BY: RDP
CHECKED BY: SDK

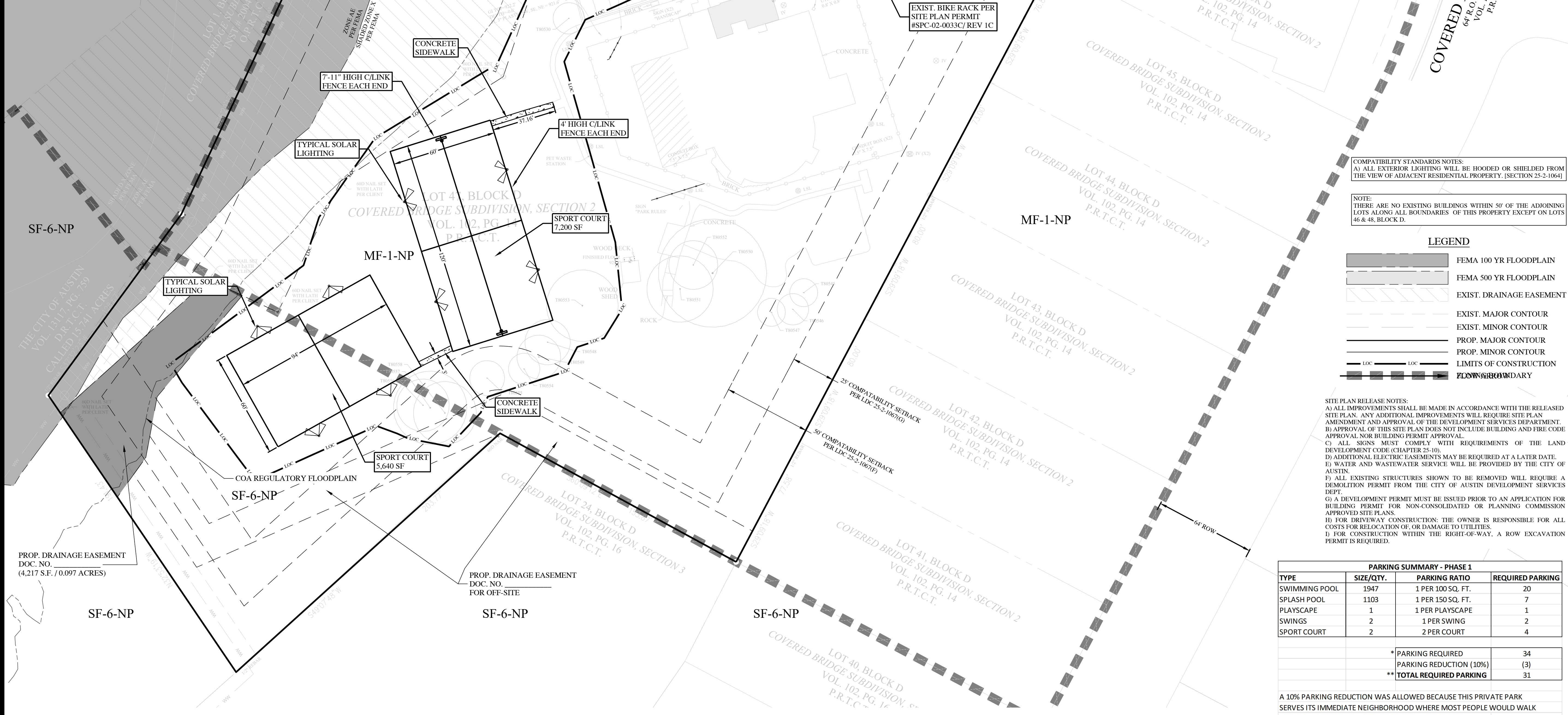
REVISIONS
1. 2. 3. 4. 5. 6.

7 OF 13

SITE DATA TABLE						
	AREA (SF)	AREA (AC)	AREA (%)	FLOOR TO TOTAL SITE AREA RATIO	BLDG. HEIGHT (STORY)	FOUNDATION TYPE
TOTAL SITE (MF-1-NP & SF-6-NP)	190118	4.36	100			
MF-1-NP ZONING (LAND)	159540	3.66	84			
MF-1-NP ZONING (EXISTING BUILDING COVERAGE) GFA	633	0.015	0.33	.005:1	1	SLAB ON GRADE
MF-1-NP ZONING (OTHER EXIST. IMPERVIOUS COVER)	32865	0.754	17.3			
MF-1-NP (PROPOSED IMPERVIOUS COVER)	11500	0.22	5.8			
MF-1-NP (OPEN SPACE)	116678	2.68	61.4			
MF-1-NP (PROPOSED BUILDING COVERAGE) GFA	0	0				
SF-6-NP ZONING (LAND)	30578	0.702	16			
SF-6-NP ZONING (EXISTING BUILDING COVERAGE) GFA	0	0	0	N/A	N/A	N/A
SF-6-NP (OTHER EXIST. IMPERVIOUS COVER)	0	0	0			
SF-6-NP (PROPOSED IMPERVIOUS COVER)	5793	0.133	18.9			
SF-6-NP (OPEN SPACE)	24785	0.569	81.1			
SF-6-NP (PROPOSED BUILDING COVERAGE) GFA	0	0				
TOTAL SITE IMPERVIOUS COVER	50791	1.166	26.7			

PROJECT INFORMATION TABLE			
PROPERTY OWNER NAME(S):	COVERED BRIDGE POA	PHONE:	503-936-1499
ADDRESS:	14050 SUMMIT DR. STE 113A	CITY/STATE/ZIP:	AUSTIN, TX 78725
ACREAGE:	4.3645	TOTAL IMPERVIOUS COVER:	1.166
LEGAL DESCRIPTION:	LOT 47 BLOCK D, COVERED BRIDGE SEC. 2 VOL. 102, PG. 14		
PROPERTY ADDRESS:	6820 COVERED BRIDGE DR., AUSTIN TX 78736		
LAND USE SUMMARY:	2 PAVED SPORTS COURTS - COMMUNITY RECREATION - PRIVATE USE		
ZONING CLASSIFICATION:	MF-1-NP & SF-6-NP		

PARKING SPACES REQUIRED:	34	SPACES PROVIDED:	37
DATE:	10/24/2024		
PERSON PREPARING PLAN/ENGINEER/AGENT:	ANTHONY GOODE	COMPANY:	GOODE FAITH ENGINEERING
ADDRESS:	1620 LA JAITA DR., STE. 300	CITY/STATE/ZIP:	CEDAR PARK, TX. 78613
PHONE:	972.260.9100	FAX:	N/A



COVERED BRIDGE
AMENITY CENTER

SITE PLAN

DATE	08-05-2024
PROJECT ADDRESS	6820 COVERED BRIDGE DR.
DESIGNED BY	RDP
CHECKED BY	SDK

NO.	DESCRIPTION	1	2	3	4	5	6
1	APPROVAL						

