

Multi-Family

Total Maximum Multi-Family Square Footage:	56,600 s.f.
Number of Units per Acre:	6.52
Maximum Units per Acre:	7.00
Total Multi-Family Units:	58 units
Maximum # of Multi-Family Units:	62 (975 s.f. per 2-bdr)
Total Multi-Family Parking Req:	116 spaces (2 spaces per unit)
Total Multi-Family Parking Provided:	122 spaces

The Terrace in Oak Hill

Impervious Cover Calculations	
By code:	Uplands
Added:	4.22 acres
Subtotal:	3.57 acres
WQ1Z	0.75 acres (remaining WQ1Z)
CWQ2	0.38 acres
Total:	8.92 acres (Gross Site Area)
Net Site Area:	
Slope	Net Site Area
0-15%	7.47 ac x 100% = 7.47 ac
15-25%	0.25 ac x 40% = 0.10 ac
25-35%	0.06 ac x 20% = 0.01 ac
>35%	0.01 ac x 0% = 0.00 ac
Subtotal	7.79 ac
	7.58 ac (Net Site Area)

Open Space Area:

Downstream Buffer Zone:	2.26 ac
Net Site Area:	3.75 ac
Allowable Impervious Cover on Net Site Area @25%:	7.58 ac
Impervious Cover Proposed:	1.90 ac
Buildings:	1.56 ac
Paving:	0.47 ac
Sidewalks:	1.09 ac
Patio:	0.07 ac
(100% Reduction using Eco-Crete)	0.10 ac
(0% Impervious Cover per 25-8-63(c)(5))	0.00 ac

Site Data:

- Minimum Setbacks:
 - Front Yard - 25 ft
 - Side Yard - 5 ft
 - Rear Yard - 10 ft
- Maximum Building Coverage: 10%
- Maximum Building Height: 40 ft.
- Maximum Floor Area Ratio: .75/1

TOTAL CUT/FILL BETWEEN 4' AND 8' WILL NOT EXCEED 5,000 SF.
 OPEN SPACE 98,000 SF. (2.26 AC.)

- Legend**
- Open Space - to be retained
 - CWQ2 - to be retained
 - WQ1Z - to be retained
 - WQ1Z - to be reclassified
 - Downstream Buffer Trail (Permissible)

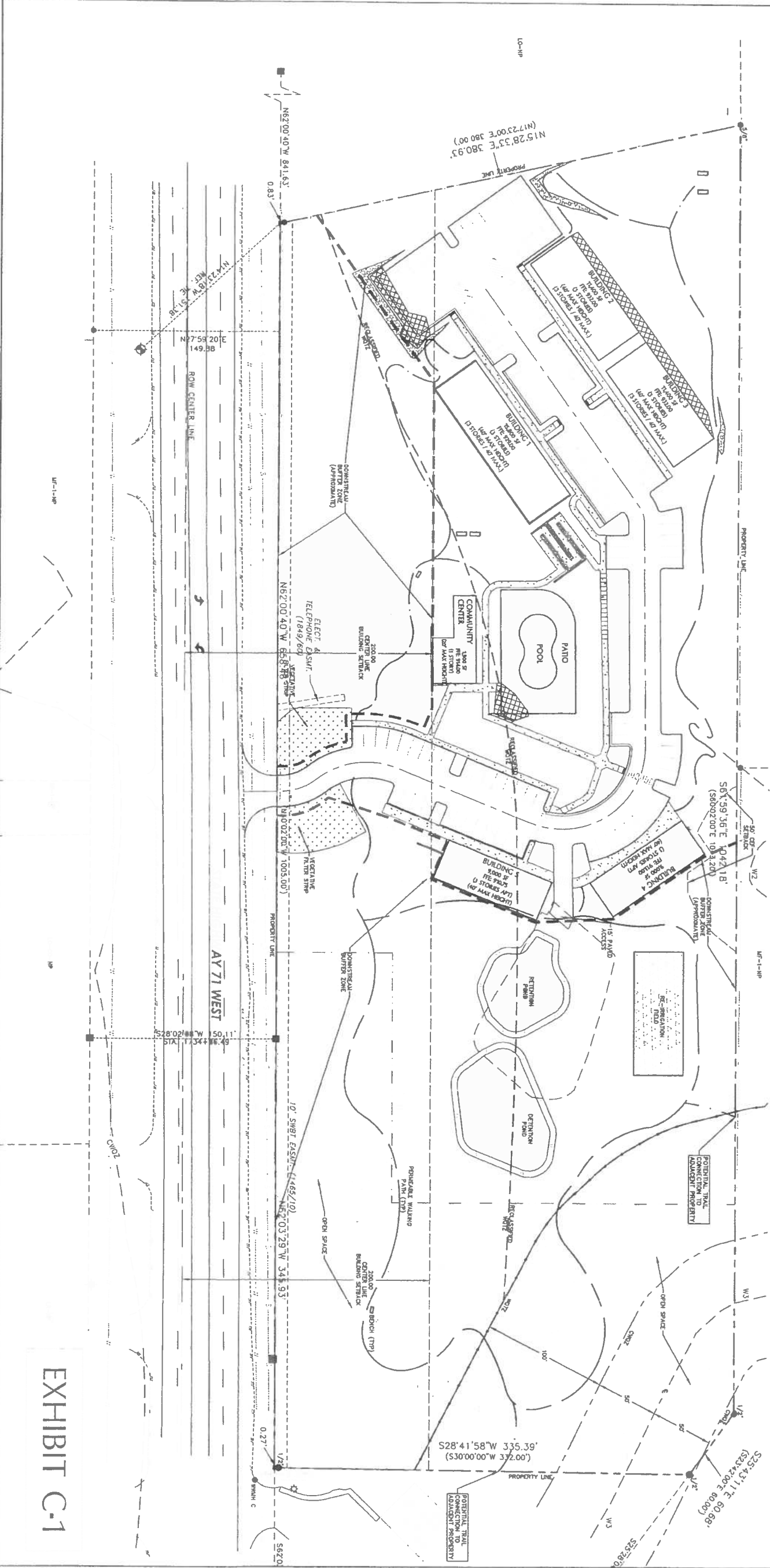


EXHIBIT C-1

TERRACE IN OAK HILL
 8500 W HIGHWAY 71
 AUSTIN, TX 78746

P.U.D. LAND USE PLAN
 CASE NO. - C814-2007-0009.01

DA Doucet & Associates, Inc.
 7401 B Hwy. 71 West, Suite 160
 Austin, TX 78735
 Phone: (512) 583-2600 Fax: (512) 583-2601
 TBE #3937
 AUSTIN, TEXAS - NORTHAMPTON, MASSACHUSETTS - ROSEVILLE, CALIFORNIA
www.doucetandassociates.com

C-1
 SHEET
 1 OF 2
 1293-001

NOTES

- I. DEVELOPMENT OF THIS PROPERTY SHALL NOT EXCEED AN AVERAGE OF 7.00 RESIDENTIAL UNITS PER ACRE
2. THE APPLICANT WILL LIMIT CUT/FILL FROM 4 TO 8 FEET TO AN AREA NOT TO EXCEED 5,000 SF.
 - A. AREAS IN WHICH CUT/FILL IS EXCESS OF 4 FEET ARE ALREADY PROTECTED BY THE LAND DEVELOPMENT CODE (LDC-259-3.11 & 3.22) ARE NOT COUNTED IN THE 5,000 SF LIMIT AND ARE NOT LIMITED TO CUT/FILL AREAS GENERALLY DESIGNATED ON THE LAND USE PLANS.
 - B. ADMINISTRATIVE VARIANCES IN ACCORDANCE W/LDC-25-4.2(B)(1) TO EXCEED 4 FEET OF CUT/FILL FOR THE CONSTRUCTION OF WATER QUALITY CONTROL OR DETENTION FACILITIES APPURTENANCES FOR CONVEYANCE SUCH AS SWALES, DRAINAGE DITCHES AND DIVERSION BENS ARE NOT COUNTED IN THE 5,000 SF LIMIT.
 - C. THE CRITERIA FOR EVALUATING & GRANTING OR DENYING AN ADMINISTRATIVE VARIANCE IN ACCORDANCE WITH LDC 25-4.2(B)(6) WILL REMAIN UNCHANGED BY THE REVISED PUD ORDINANCE.
3. THE LOCATION OF THE DOWNSTREAM BUFFER AREA IS APPROXIMATE AND MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE THE FINAL SITE LAYOUT. THE MINIMUM ALLOWABLE DOWNSTREAM BUFFER AREA IS 3.75 ACRES.
4. THE DOWNSTREAM BUFFER AREA WILL REMAIN UNDEVELOPED, EXCEPT FOR THE FOLLOWING ALLOWABLE COMPONENTS:
 - A. WATER QUALITY AND DETENTION FACILITIES
 - B. PERMEABLE TRAILS
 - C. ORNAMENTAL FACILITIES
 - D. UTILITY CONNECTIONS
5. THERE ARE TWO CRITICAL ENVIRONMENTAL FEATURES (CEFs) LOCATED ON OR ADJACENT TO THE PROJECT SITE. CONSTRUCTION IS ALLOWED WITHIN 150 FT OF CEF W-2 BUT NO CLOSER THAN 50 FT (EXCEPT AS NOTED ON THE LAND USE PLAN), AS MITIGATION FOR CONSTRUCTION WITHIN THE 50 FT SETBACK AREA, THE WATER QUALITY AND DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS OF 6095.6 IN THE CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL.
6. ALL TRAILS WITHIN THIS PUD MUST BE PERMEABLE SURFACE.
7. PARKING WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 26.6 TRANSPORTATION APPENDIX A OF THE CITY OF AUSTIN L.D.C.
8. TOTAL IMPERVIOUS COVER ON SLOPES FROM 15%-35% WILL NOT EXCEED 0.16 ACRES.
9. NO HARD SURFACE TRAILS ARE PERMITTED IN THE DOWNSTREAM BUFFER. TRAILS ARE PERMITTED IN THE DOWNSTREAM BUFFER PROVIDED THAT THE ARE CONSTRUCTED OF PERMEABLE MATERIAL INSTALLED OVER NON COMPACTED BASE.
10. WETLAND MITIGATION WILL BE PROVIDED TO OFFSET THE BULKING/LIMIT OF CONSTRUCTION ENCROACHMENT INTO THE 50 FT SETBACK OF THE WETLAND CRITICAL ENVIRONMENTAL FEATURE.
- II. THE LIMITS OF THE NORTHEAST CORNER NOT AS DEPICTED IN THE LAND USE PLAN ARE BASED ON CITY OF AUSTIN GIS DATA AS OF APRIL, 2011.

EXHIBIT C-2

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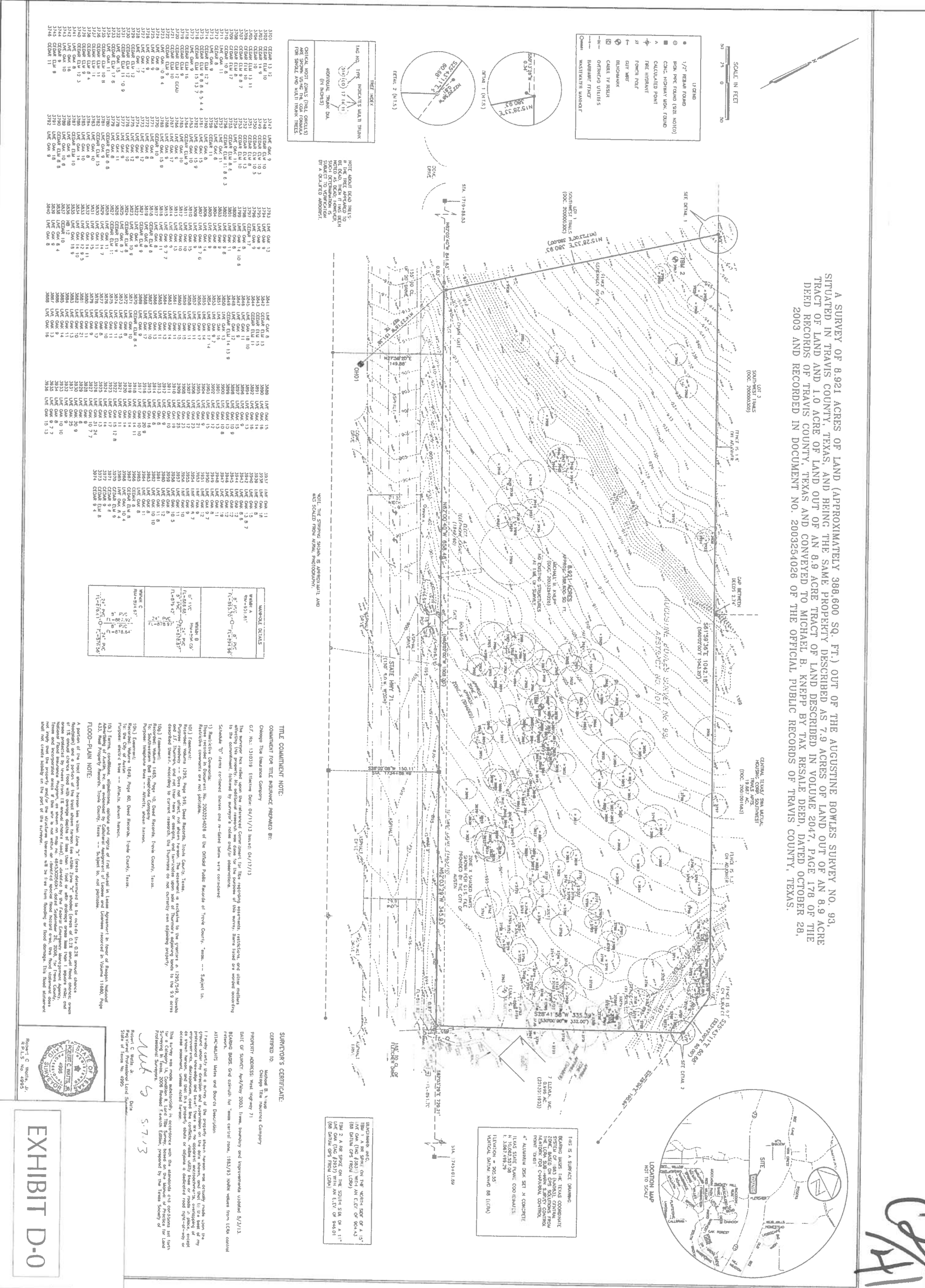
P.U.D. NOTES
CASE NO. - C814-2007-0009.01

TERRACE IN OAK HILL
8500 W HIGHWAY 71
AUSTIN, TX 78746

Designed by	CT
Drawn by	MB
Reviewed by	DB
Date	06-27-11

SHEET
C-2
2 OF 2

Project No: 1293-001



A SURVEY OF 8.921 ACRES OF LAND (APPROXIMATELY 388,600 SQ. FT.) OUT OF THE AUGUSTINE BOWLES SURVEY NO. 93, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED AS 7.9 ACRES OF LAND OUT OF AN 8.9 ACRE TRACT OF LAND AND 1.0 ACRE OF LAND OUT OF AN 8.9 ACRE TRACT OF LAND DESCRIBED IN VOLUME 2047, PAGE 178 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO MICHAEL B. KNEPP BY TAX RESALE DEED, DATED OCTOBER 28, 2003 AND RECORDED IN DOCUMENT NO. 2003254026 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE: ABOUT 80% OF THE TREES ON THIS TRACT ARE MATURE AND SHOULD BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE. THIS SURVEY IS FOR THE PURPOSE OF A FUTURE DEVELOPMENT OF A GOLF COURSE.

- 3101 CEDAR 11.1
- 3102 CEDAR 11.0
- 3103 CEDAR 10.9
- 3104 CEDAR 11.1
- 3105 CEDAR 11.1
- 3106 CEDAR 11.1
- 3107 CEDAR 11.1
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- 3200 CEDAR 11.1

WATERLINE DETAILS	WELL DETAILS
Waterline 1 18" PVC - 120' x 120'	Well 1 4" PVC - 120' x 120'
Waterline 2 18" PVC - 120' x 120'	Well 2 4" PVC - 120' x 120'
Waterline 3 18" PVC - 120' x 120'	Well 3 4" PVC - 120' x 120'

TITLE COMMENT NOTE:
 COMMENT FOR TITLE REVISION PREPARED BY: [Name]
 Change: [Description]
 Date: 04/17/11

WOODS AND TREE SURVEY:
 A portion of the total area herein has within 100 feet of the 0.28 acre of the 7.9 acre tract been removed or is to be removed in connection with the proposed development. This survey is for the purpose of a future development of a golf course. The survey shows the location and size of trees on the tract. The survey also shows the location of the waterline and well. The survey is for the purpose of a future development of a golf course.

SURVEYOR'S CERTIFICATE:

Surveyed to: Michael B. Knapp
 Property Address: West Highway 71
 Date of Survey: May/July 2008
 Scale: 1 inch = 200 feet

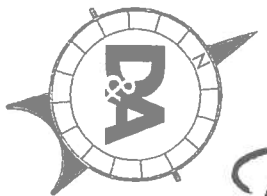
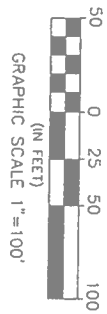
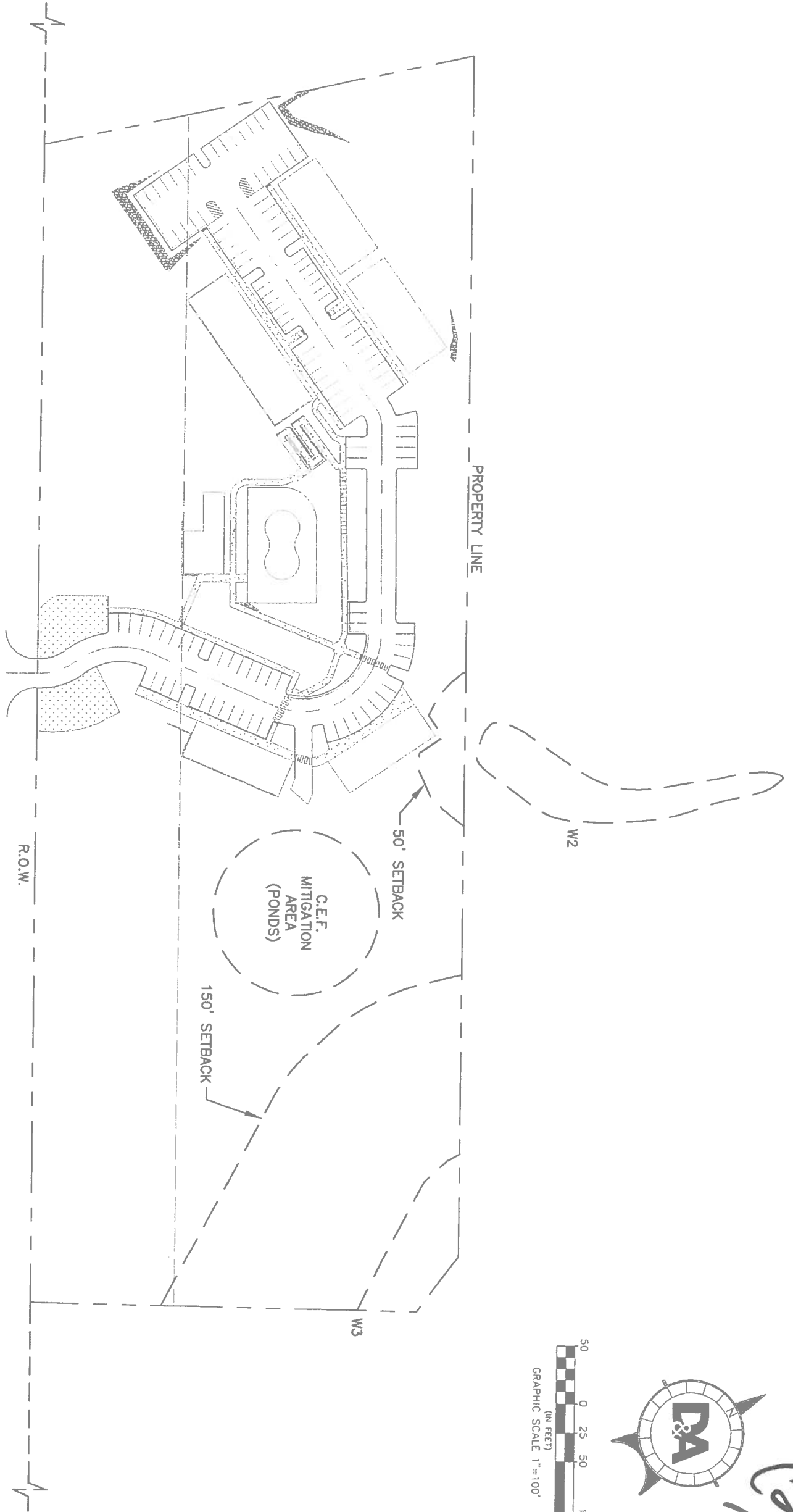
EXHIBIT D-0

D-0
 SHEET 1 OF 1
 PROJECT NO. 1293-001

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BOUNDARY, TOPOGRAPHIC & TREE SURVEY
 CASE NO. - C814-2007-0009.01

TERRACE IN OAK HILL
 8500 W HIGHWAY 71
 AUSTIN, TX 78746



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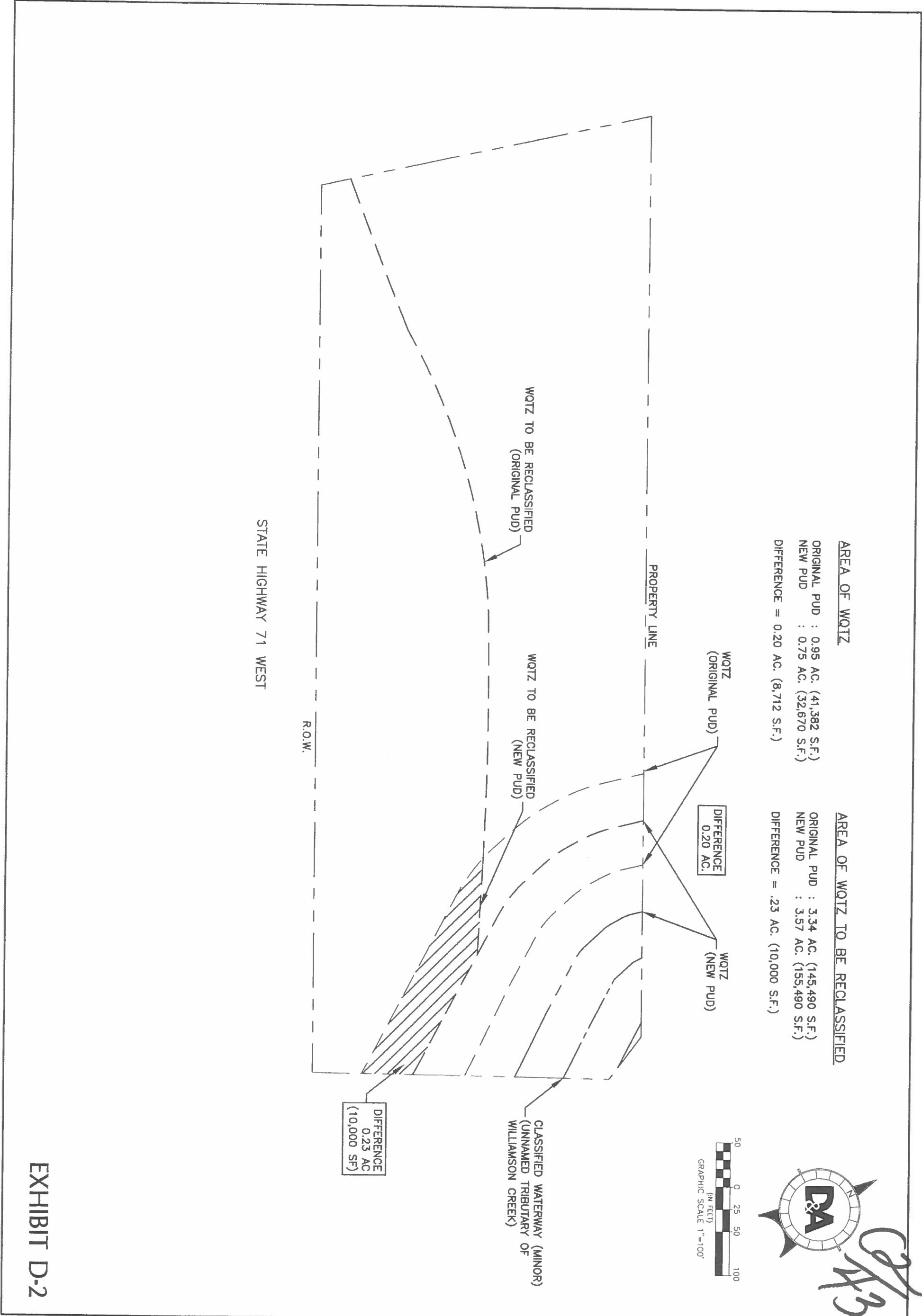
EXHIBIT D-1

**THE TERRACE IN OAK HILL
8500 S.H. 71 W
AUSTIN, TX 78735**

**PUD ZONING EXHIBIT
C.E.F. EXHIBIT
CASE #C814-2007-0009.01**

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Firm Registration Number: 3937

EXHIBIT D-1
1 OF 6
Project No.: 1293-001

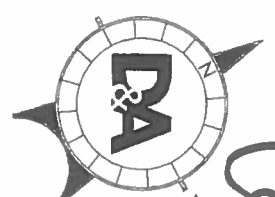
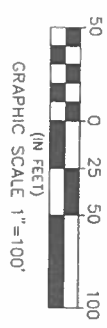


AREA OF WQTZ

ORIGINAL PUD : 0.95 AC. (41,382 S.F.)
 NEW PUD : 0.75 AC. (32,670 S.F.)
 DIFFERENCE = 0.20 AC. (8,712 S.F.)

AREA OF WQTZ TO BE RECLASSIFIED

ORIGINAL PUD : 3.34 AC. (145,490 S.F.)
 NEW PUD : 3.57 AC. (155,490 S.F.)
 DIFFERENCE = .23 AC. (10,000 S.F.)



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EXHIBIT D-2

<p>EXHIBIT D-2 2 OF 6 Project No.: 1293-001</p>	<p>THE TERRACE IN OAK HILL 8500 S.H. 71 W AUSTIN, TX 78735</p>	<p>PUD ZONING EXHIBIT WQTZ AREAS (EXISTING & PROPOSED) TO BE RECLASSIFIED CASE #C814-2007-0009.01</p>	<p>DA DOUCET & ASSOCIATES Civil Engineering - Planning - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetandassociates.com Firm Registration Number: 3937</p>
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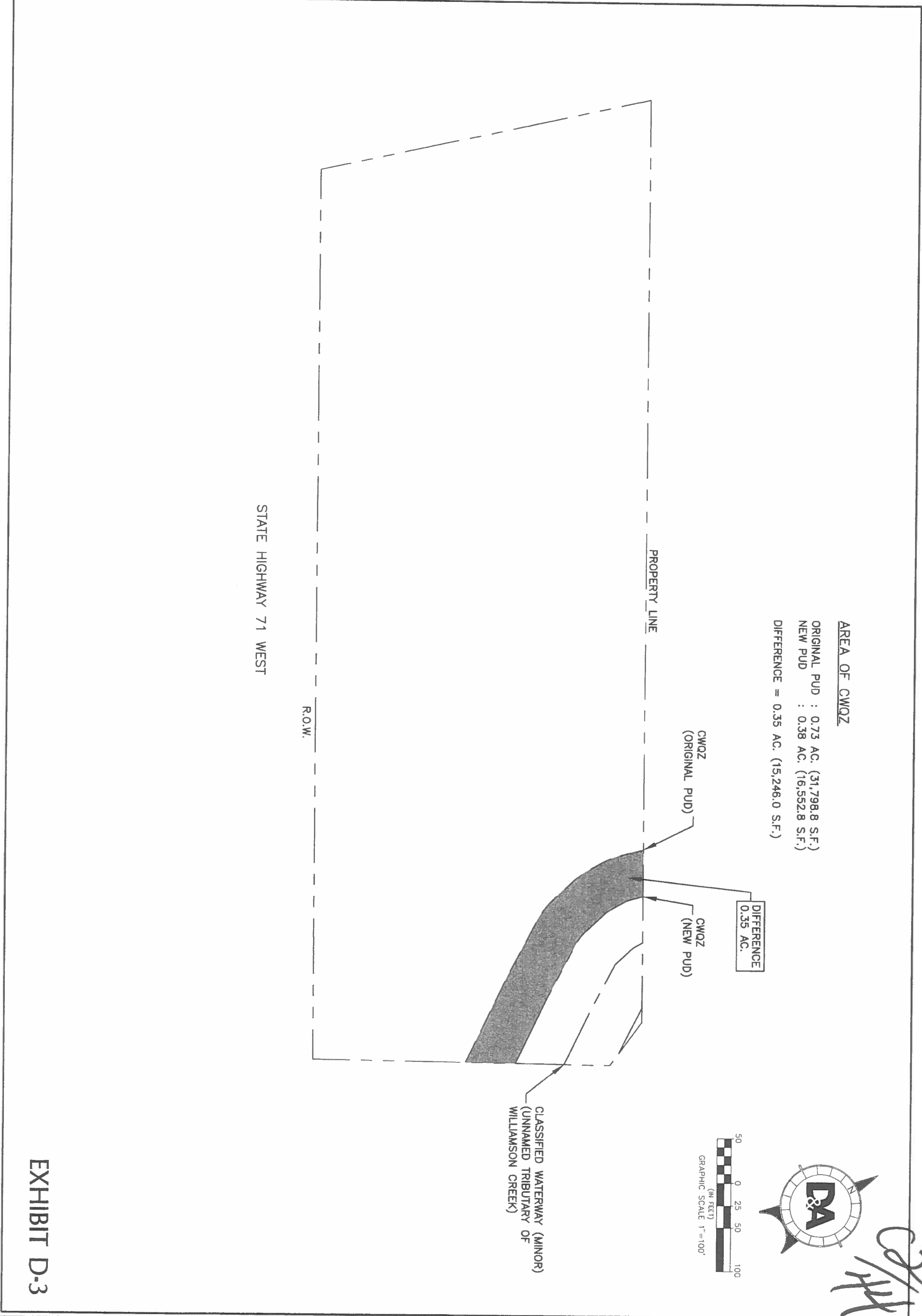
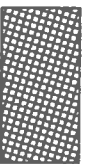
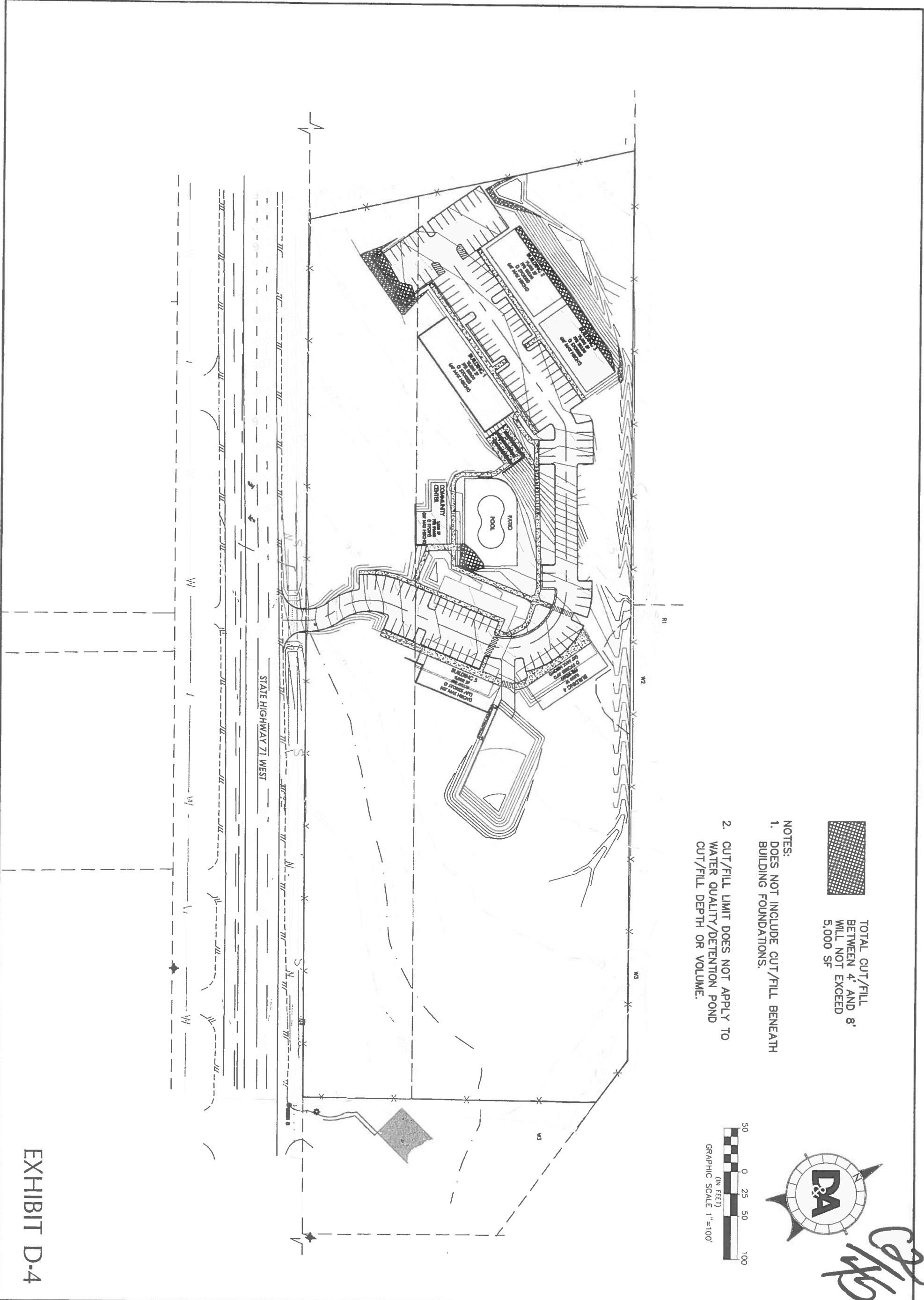


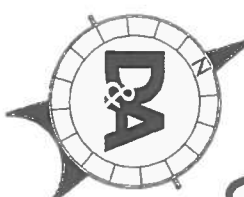
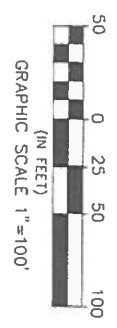
EXHIBIT D-3

EXHIBIT D-3 3 OF 6 Project No: 1293-001	THE TERRACE IN OAK HILL 8500 S.H. 71 W AUSTIN, TX 78735	PUD ZONING EXHIBIT CWQZ AREAS (EXISTING & PROPOSED) TO BE RECLASSIFIED CASE #C814-2007-0009.01	DA DOUCET & ASSOCIATES Civil Engineering - Planning - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetandassociates.com Firm Registration Number: 3937
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TOTAL CUT/FILL
BETWEEN 4' AND 8'
WILL NOT EXCEED
5,000 SF

- NOTES:
1. DOES NOT INCLUDE CUT/FILL BENEATH BUILDING FOUNDATIONS.
 2. CUT/FILL LIMIT DOES NOT APPLY TO WATER QUALITY/DETENTION POND CUT/FILL DEPTH OR VOLUME.



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EXHIBIT D-4





THE TERRACE IN OAK HILL
8500 S.H. 71 W
AUSTIN, TX 78735

PUD ZONING EXHIBIT
4'-8' CUT / FILL
#C814-2007-0009.01

DA DOUCET & ASSOCIATES
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Firm Registration Number: 3937

EXHIBIT
D-4
4 OF 6
Project No.:
1293-001

- NOTES:
1. PROPOSED IMPERVIOUS COVER ON SLOPES FROM 15%-25% WILL NOT EXCEED 0.11 ACRES (4,792 SF)
 2. PROPOSED IMPERVIOUS COVER OR SLOPES FROM 25%-35% WILL NOT EXCEED 0.07 ACRES (3,049 SF)

SLOPES TABLE				
Number	Minimum Slope	Maximum Slope	Area S.F.	Color
1	0%	15%	374,339.43	
2	15%	25%	10908.55	
3	25%	35%	2727.28	
4	35%	100%	624.74	

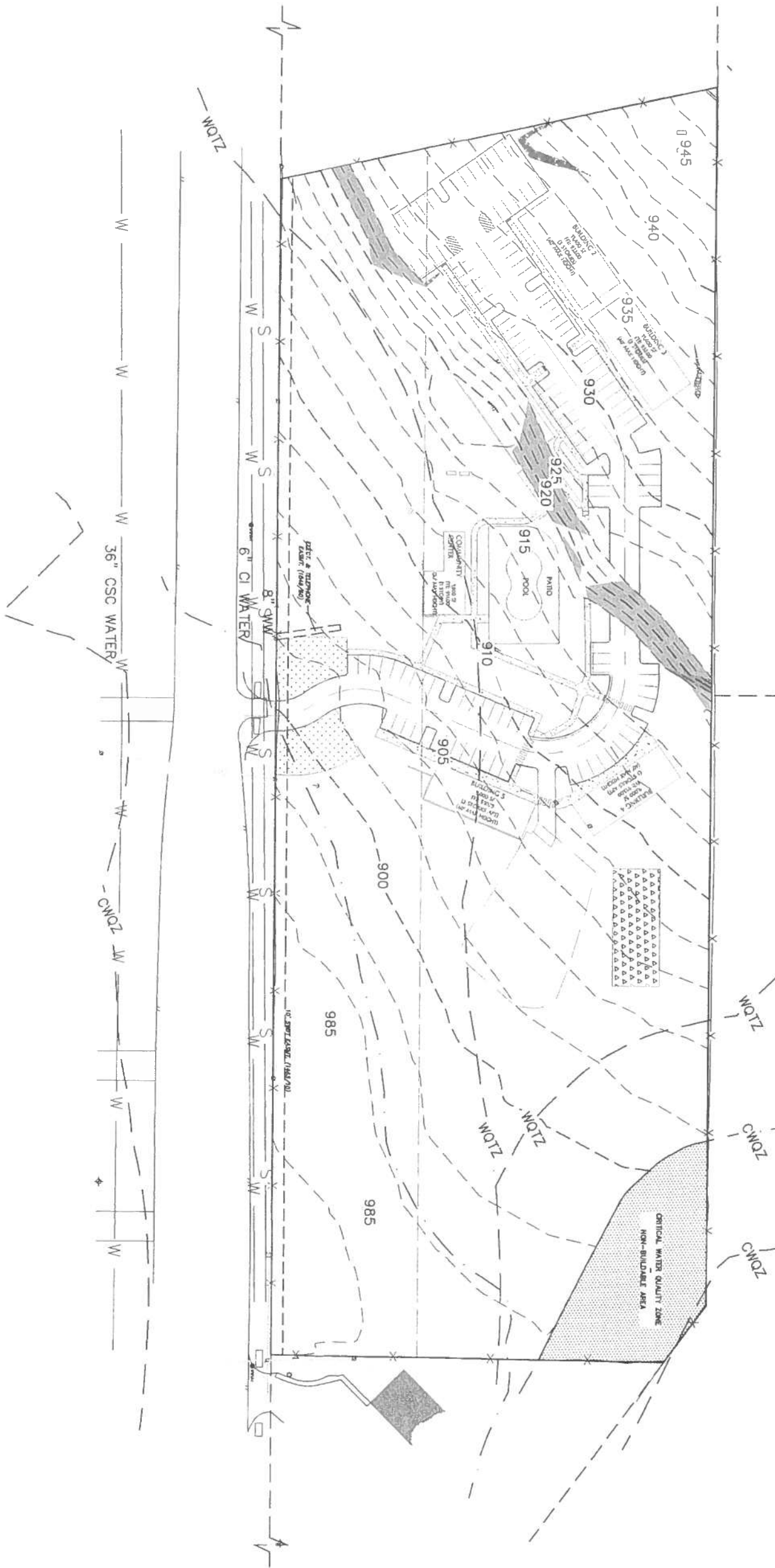
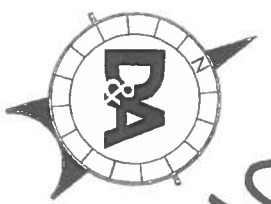


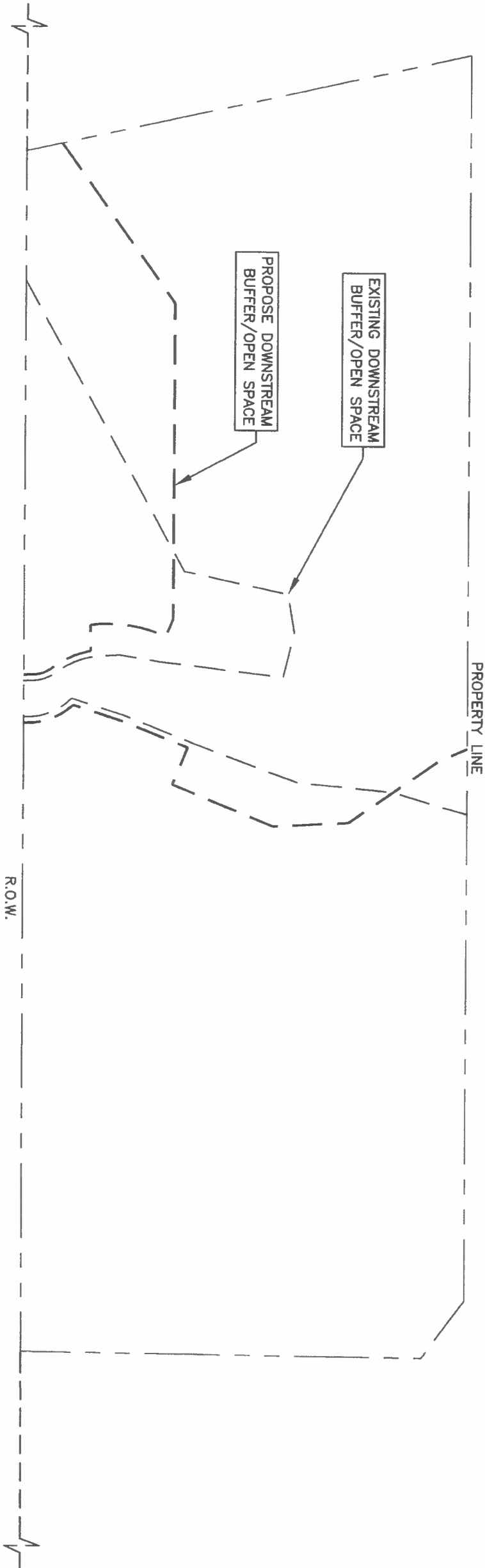
EXHIBIT D-5

THE TERRACE IN OAK HILL
8500 S.H. 71 W
AUSTIN, TX 78735

PUD ZONING EXHIBIT
SLOPE MAP
#C814-2007-0009.01

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EXHIBIT
D-5
SOF 6
Project No.:
1293-001

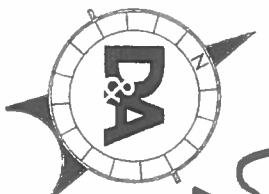
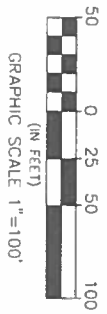


STATE HIGHWAY 71 WEST

R.O.W.

PROPERTY LINE

EXISTING DOWNSTREAM BUFFER/OPEN SPACE = 3.37 AC.
PROPOSED DOWNSTREAM BUFFER/OPEN SPACE = 3.75 AC.



C/S/X

EXHIBIT D-6

EXHIBIT D-6 6 OF 6 Project No.: 1293-001	THE TERRACE IN OAK HILL 8500 S.H. 71 W AUSTIN, TX 78735	PUD ZONING EXHIBIT DOWN STREAM BUFFER ZONE CASE #C814-2007-0009.01	DA DOUCET & ASSOCIATES Civil Engineering - Planning - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetandassociates.com Firm Registration Number: 3937
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