

Multi-Family

Total Maximum Multi-Family Square Footage: 56,600 s.f.
Maximum Units per Acre: 7.00
Maximum # of Multi-Family Units: 62

Community Center

Building 1: 1,900 s.f. office
Total Community Center Parking Req: 7 spaces (1:275)

The Terrace in Oak Hill
Impervious Cover Calculations

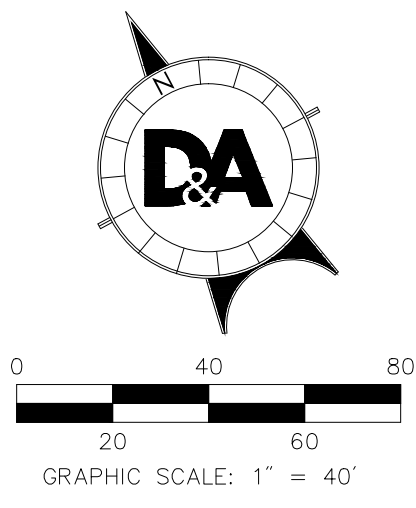
		Uplands	
By code:	4.22 acres		
Added:	3.57 acres		
Subtotal:	7.79 acres		
WQTZ	0.75 acres (remaining WQTZ)		
CWQZ	0.38 acres		
Total:	8.92 acres (Gross Site Area)		
Net Site Area:		Net Site Area	
Slope			
0-15%	7.47 ac x 100%	=	7.47 ac
15-25%	0.25 ac x 40%	=	0.10 ac
25-35%	0.06 ac x 20%	=	0.01 ac
>35%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

Open Space Area: 2.26 ac
Downstream Buffer Zone: 3.75 ac
Net Site Area: 7.58 ac
Allowable Impervious Cover on Net Site Area @25%: 1.90 ac
Impervious Cover Proposed: 1.56 ac

Buildings: 0.47 ac
Paving: 1.09 ac

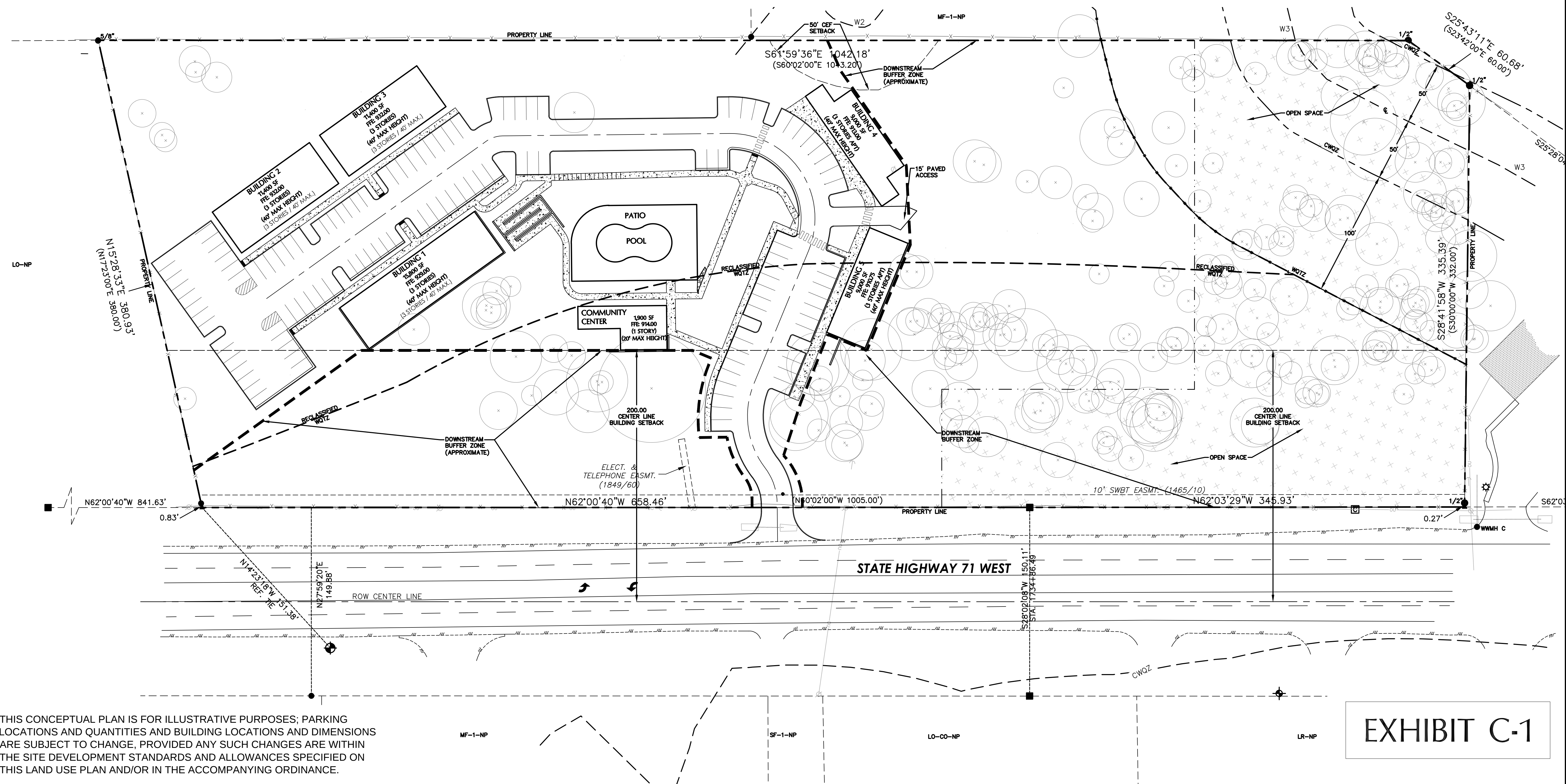
Sidewalks: 0.07 ac
Patio: 0.10 ac
(100% Reduction using Eco Creto)
(0% Impervious Cover per 25-8-63(c)(5))

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



OPEN SPACE
98,620 S.F. (2.26 AC.)

Legend
Open Space
CWQZ - to be retained
WQTZ - to be retained
WQTZ - to be reclassified
Downstream Buffer



THIS CONCEPTUAL PLAN IS FOR ILLUSTRATIVE PURPOSES; PARKING LOCATIONS AND QUANTITIES AND BUILDING LOCATIONS AND DIMENSIONS ARE SUBJECT TO CHANGE, PROVIDED ANY SUCH CHANGES ARE WITHIN THE SITE DEVELOPMENT STANDARDS AND ALLOWANCES SPECIFIED ON THIS LAND USE PLAN AND/OR IN THE ACCOMPANYING ORDINANCE.

EXHIBIT C-1

Item # 72
D&A Doucet & Associates, Inc.
7401 B Hwy. 71 West
Austin, TX 78746
Phone: (512) 583-2600
FAX: (512) 583-2601
AUSTIN, TEXAS - NORTHAMPTON, MASSACHUSETTS
www.doucetandassociates.com

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

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

Designed by: TM
Drawn by: JMB
Reviewed by: TM
Date: 04-08-14
SHEET
C-1
1 OF 2
Project No.: 1293-001

NOTES

1. DEVELOPMENT OF THIS PROPERTY SHALL NOT EXCEED AN AVERAGE OF 7.00 RESIDENTIAL UNITS PER ACRE.
2. THE LOCATION OF THE 'DOWNSTREAM BUFFER AREA' IS APPROXIMATE AND MAY BE MODIFIED AS NECESSARY TO ACCOMODATE THE FINAL SITE LAYOUT. THE MINIMUM ALLOWABLE DOWNSTREAM BUFFER AREA IS 3.75 ACRES.
3. THE DOWNSTREAM BUFFER AREA WILL REMAIN UNDEVELOPED, EXCEPT FOR THE FOLLOWING ALLOWABLE COMPONENTS:
 - A. WATER QUALITY CONTROLS AND DETENTION FACILITIES
 - B. PERMEABLE TRAILS
 - C. DRAINAGE FACILITIES
 - D. UTILITY CONNECTIONS AND CROSSINGS
4. ALL TRAILS WITHIN THIS PUD MUST BE PERMEABLE SURFACE. NO HARD SURFACE TRAILS ARE PERMITTED IN THE DOWNSTREAM BUFFER. TRAILS ARE PERMITTEDIN THE DOWNSTREAM BUFFER PROVIDED THAT THEY ARE CONSTRUCTED OF PERMEABLE MATERIAL INSTALLED OVER NON COMPACTED BASE.
5. PARKING WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 26.6 TRANSPORTAION APPENDIX A OF THE CITY OF AUSTIN L.D.C.
6. TOTAL IMPERVIOUS COVER ON SLOPES FROM 15%-35% WILL NOT EXCEED 0.18 ACRES.
7. THE LIMITS OF THE NORTHEAST CWQZ; WQTZ AS DEPICTED IN THE LAND USE PLAN ARE BASED ON CITY OF AUSTIN GIS DATA AS OF APRIL, 2014.

EXHIBIT C-2

Designed by: CST

Drawn by: JBB

Reviewed by: JD

Date: 10-07-13

SHEET

C-2

2 OF 2

Project No:

1293-001

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

P.U.D. NOTES

CASE NO. - C814-2007-0009.01

DA

Doucet & Associates, Inc.

7401 B Hwy. 71 West, Suite 160
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TBPE #3937
AUSTIN, TEXAS - NORTHAMPTON, MASSACHUSETTS - ROSELILLE, CALIFORNIA

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User: JBECKER
Plot Modified: May 21, 2014 10:58:02
Plot Date/Time: May 21, 2014 10:58:02

W HWY. 71 / FLETCHER LN.