

Multi-Family

Maximum Multi-Family & Allowable
Accessory Use Square Footage: 60,000 S.F.
Maximum Units Per Acre: 7.00
Maximum Number of Residential Units: 62

The Terrace in Oak Hill
Impervious Cover Calculations

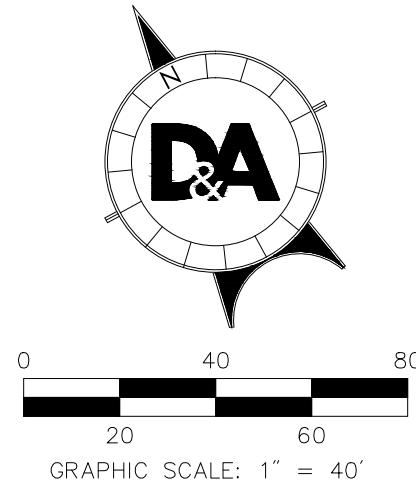
By code: Uplands
Added: 4.22 acres
Subtotal: 3.57 acres
Subtotal: 7.79 acres

WQTZ 0.75 acres (remaining WQTZ)
CWQZ 0.38 acres
Total: 8.92 acres (Gross Site Area)

Net Site Area:	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)

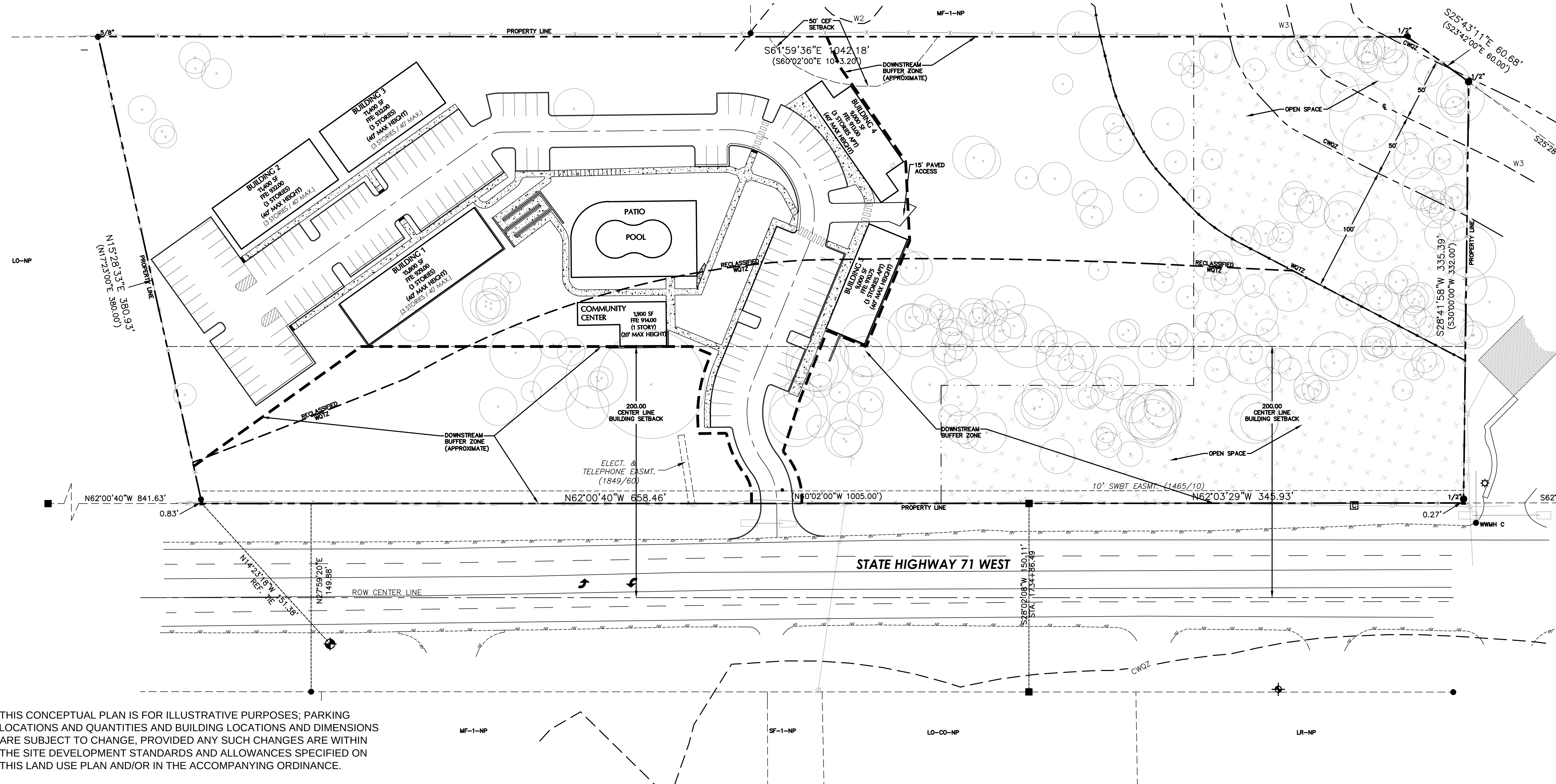
Open Space Area: 2.26 ac
Downstream Buffer Zone: 3.75 ac
Net Site Area: 7.58 ac
Allowable Impervious Cover
on Net Site Area @25%: 1.90 ac

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.

DA Doucet & Associates, Inc.
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TDFE #3937
AUSTIN, TEXAS - NORTHAMPTON, MASSACHUSETTS - ROSELILLE, CALIFORNIA
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: 06-06-14
SHEET
1
1 OF 6
Project No.:
1293-001

Drawing: P:\1293-001\working\drawings\submitted_files\2014-06-04_PUD_MF\1293-100 PUD_06-06-14.dwg 18 P.U.D. LAND USE PLAN
User: JMB
Plot Date/Time: Jun 06 14 - 09:48:39

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.

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User: JBECKER
Plot Date: 06-14-2014
Plot Time: 06:57

Designed by: CST

Drawn by: JBB

Reviewed by: JD

Date: 06-06-14

SHEET

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Project No:

1293-001

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

P.U.D. NOTES
CASE NO. - C814-2007-00009.01

D&A

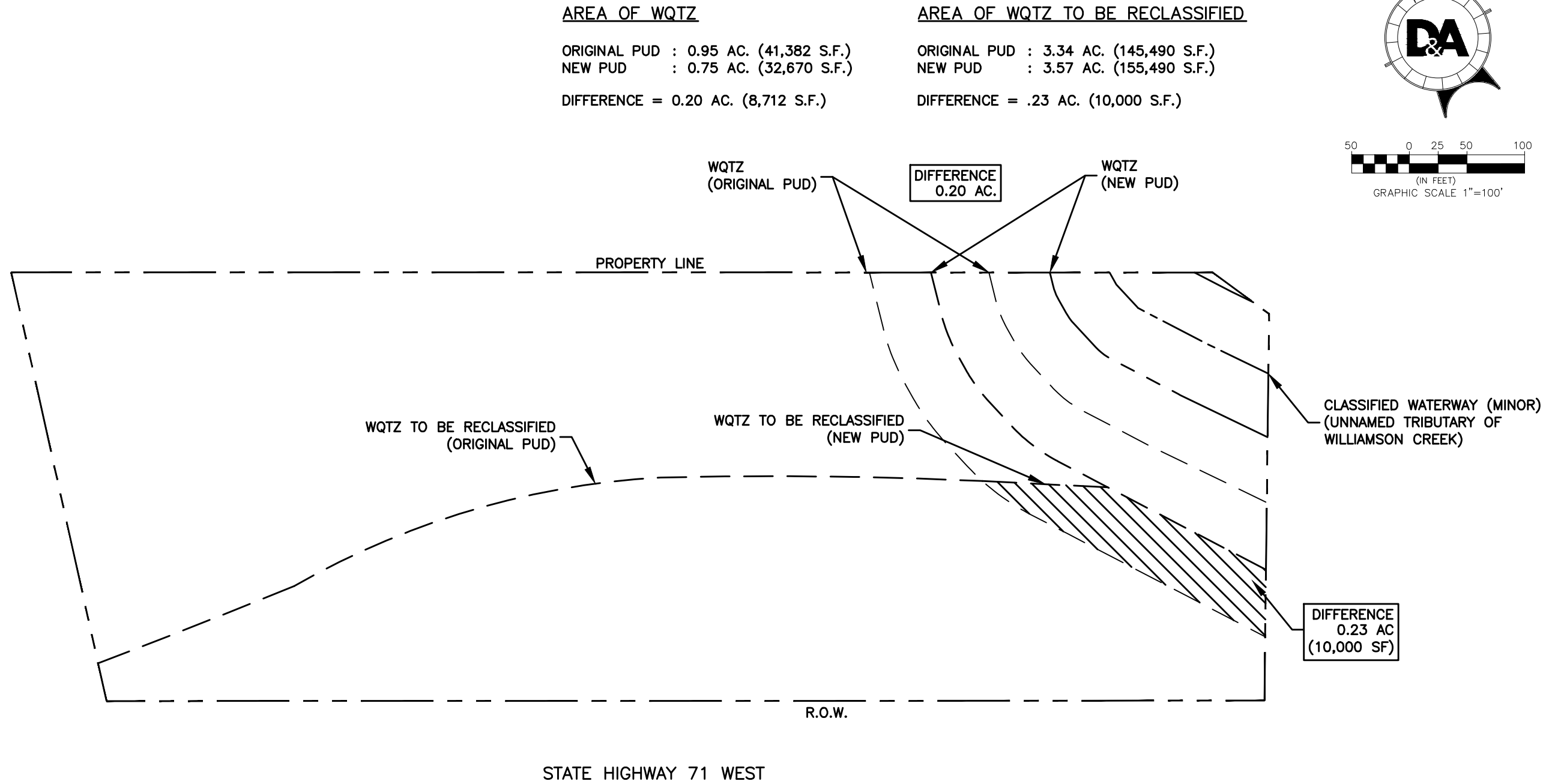
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W HWY. 71 / FLETCHER LN.

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Plot Date/Time: Jun. 06, 14 - 09:50:18



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Firm Registration Number: 3937

PUD ZONING EXHIBIT

WQ TZ AREAS (EXISTING & PROPOSED)
TO BE RECLASSIFIED

CASE #C814-2007-0009.01

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

SHEET
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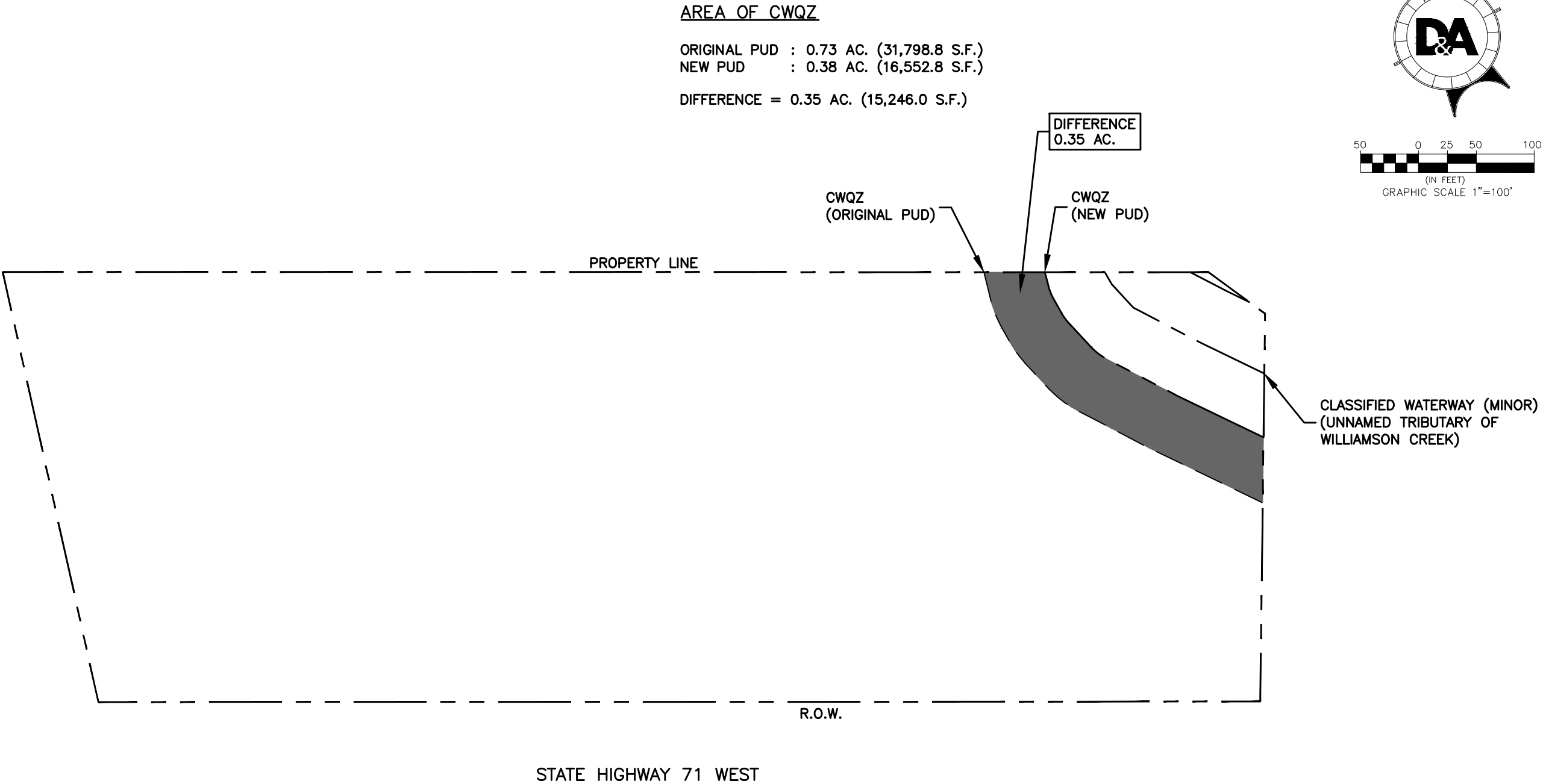
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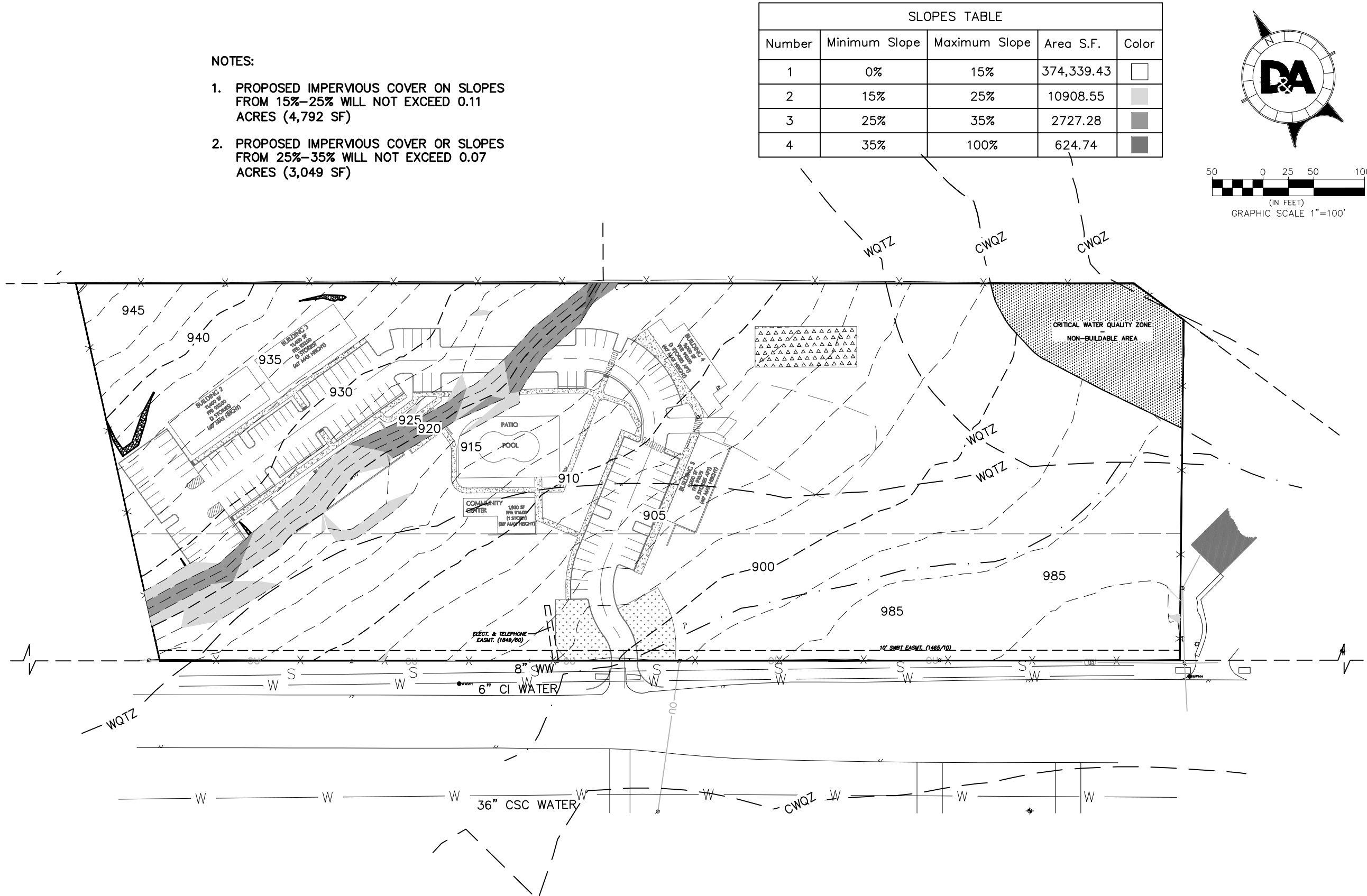


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Plot Date/Time: Jun. 06, 14 - 09:50:43



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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Project No:
1293-001

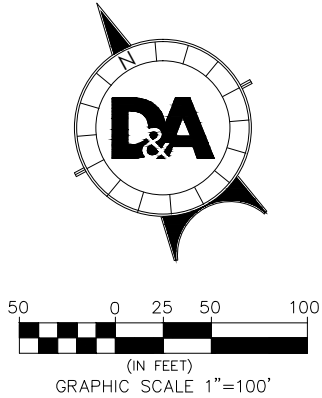
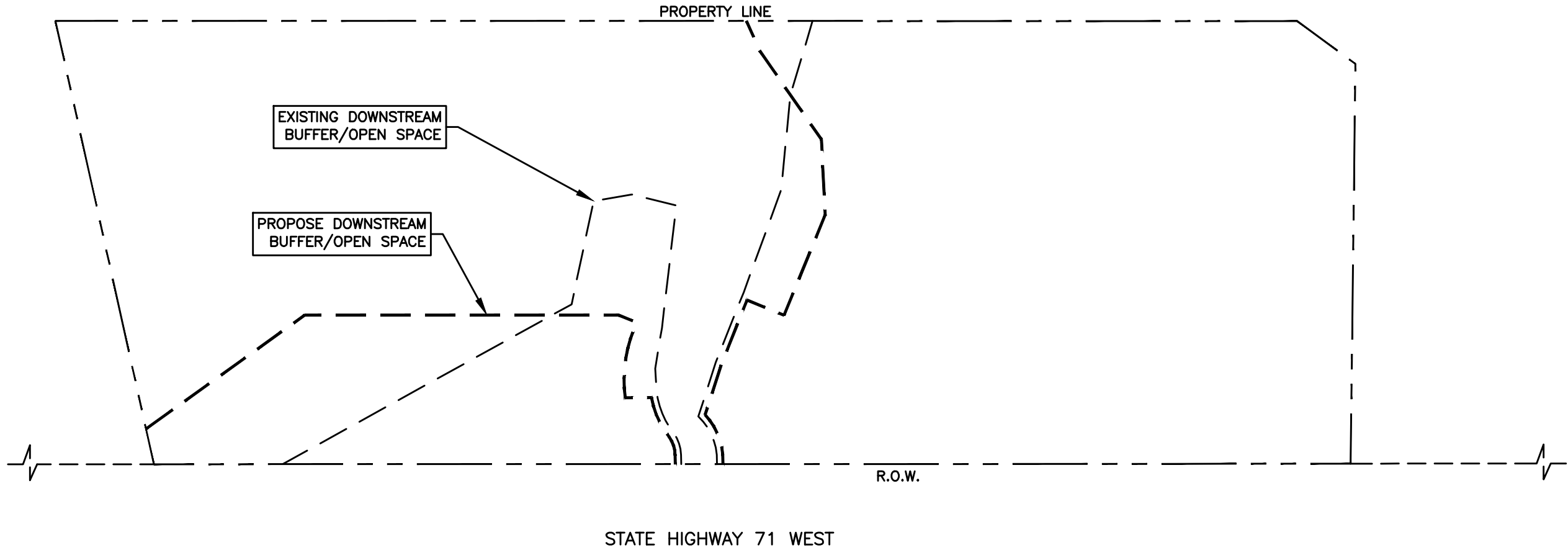
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Drawing: P:\1293-001\dwg\working_drawings\submitted_files\2014-06-04_PUD_MF\1293001_EXH_BUFFER.dwg

User: JBECKER

Last Modified: Jun. 06, 14 - 09:51

Plot Date/Time: Jun. 06, 14 - 09:51:22



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

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PUD ZONING EXHIBIT
DOWN STREAM BUFFER ZONE
CASE #C814-2007-0009.01

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6 OF 6
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