C8/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0238 **ZAP DATE:** September 15, 2015

SUBDIVISION NAME: Ballantyne Preliminary Plan

AREA: 43.69 acres **LOTS:**

APPLICANT: Finley Company (Tim Finley) **AGENT:** Jones & Carter, Inc. (Shawn Graham/Gemsong Ryan)

ADDRESS OF SUBDIVISION: 800 ½ W. Wells Branch Parkway

GRIDS: MN36 **COUNTY:** Travis

WATERSHED: Harris Branch **JURISDICTION:** Full Purpose

EXISTING ZONING: SF-4A-CO, MF-4 and GR

DISTRICT: 7

LAND USE: Residential and Commercial

NEIGHBORHOOD PLAN: none

SIDEWALKS: Sidewalks will be constructed along the Wells Branch frontage and both sides of all internal streets.

DEPARTMENT COMMENTS: The request is for the approval of the Ballantyne Preliminary Plan, comprised of 188 lots on 43.69 acres. The proposed lots comply with zoning requirements for use, lot width and lot size. Although the plat extends the existing rights-of-way of Spring Hill, Horborne, Delahunty and Hebbe Streets, access will be restricted to pedestrians and bicyclists, and vehicles will be prohibited, as required by the conditional overlay.

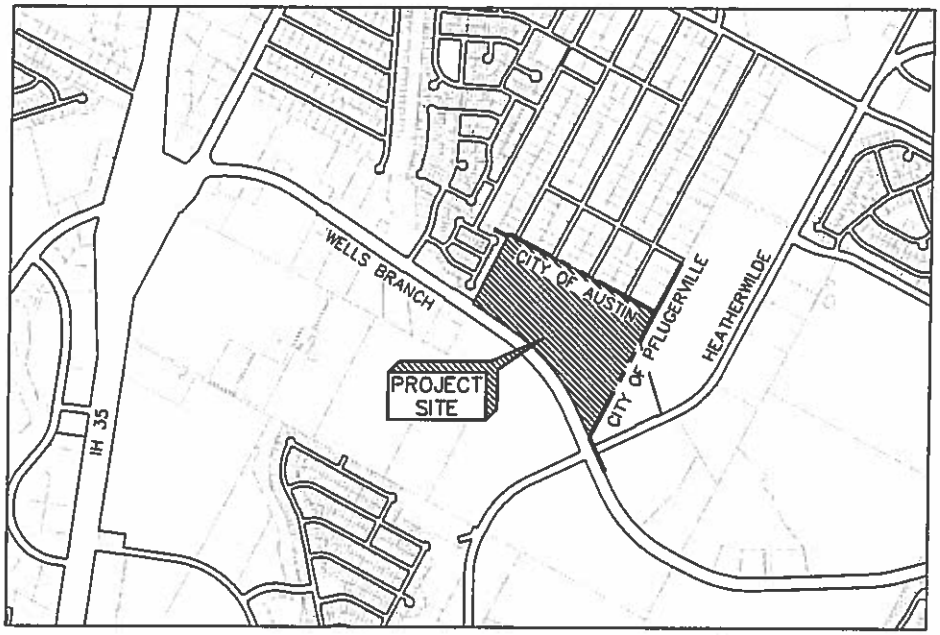
STAFF RECOMMENDATION: The staff recommends approval of the plat. The preliminary plan complies with the zoning, and meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins **PHONE:** 512-974-3175

E-mail: steve.hopkins@austintexas.gov

8/2



BALLANTYNE

CITY OF AUSTIN TRACT VICINITY MAP

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9493

SCALE: 1" = 2000'
DATE: 11/10/2014
JOB NO: A760-0002

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C8-2014-0238

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION

DATE OF SUBMITTAL: DECEMBER 4, 2014

DEVELOPER:
HOPPER COMMUNITIES
299 EAST KINGSTON AVE
CHARLOTTE, NC 28203
(704) 805-4800 (PHONE)

OWNER:
FINLEY COMPANY
P.O. BOX 2066
AUSTIN, TX 78768
(512) 478-0865 (PHONE)

ENGINEER:
JONES AND CARTER, INC.
1701 DIRECTORS BLVD, SUITE 400
AUSTIN, TEXAS 78744
(512) 441-9493 (PHONE)

LEGAL DESCRIPTION: 43.69 AC OF L.C. CUNNINGHAM SURVEY
ABSTRACT NO. 163, SURVEY NO. 63

ZONING: EXISTING = 43.69 AC (DR) DEVELOPMENT RESERVE
PROPOSED = ZONING CASE C14-2014-0186
30.96 AC (SF-4A) SF RESIDENTIAL SMALL LOT
12.15 AC (MF-4) MF RESIDENTIAL MODERATE
0.58 AC (CR) COMMUNITY COMMERCIAL

SUBURBAN WATERSHED: HARRIS BRANCH

PRELIMINARY PLAN
OF
BALLANTYNE SUBDIVISION
(A SMALL LOT SUBDIVISION)
FOR
HOPPER COMMUNITIES
CITY OF AUSTIN

INDEX OF DRAWINGS

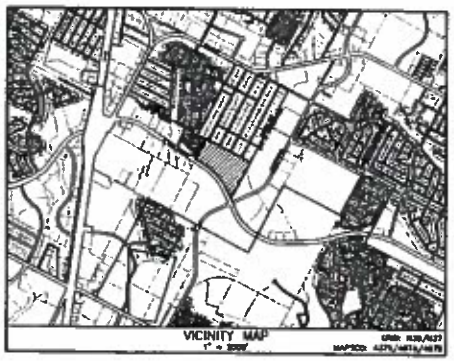
SHEET #	TITLE
1.	COVER SHEET & INDEX
2.	GENERAL NOTES
3.	PRELIMINARY PLAT
4.	EXHIBIT A - TOPOGRAPHIC & TREE SURVEY
5.	EXHIBIT B - WATER & WASTEWATER PLAN
6.	EXHIBIT C - EXISTING DRAINAGE AREA MAP
7.	EXHIBIT D - PROPOSED DRAINAGE AREA MAP
8.	EXHIBIT E - DRAINAGE & WATER QUALITY PLAN
9.	EXHIBIT F - EROSION CONTROL PLAN

NOTES:

1. 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.
2. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM MAP NO. 48453C0220J & 48453C0230J TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED AUGUST 18, 2014.
3. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-8-42(D)(4) OF THE LDC FOR CUT/FILL UP TO 8 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES.
4. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-8-42(D)(7) OF THE LDC FOR CUT/FILL UP TO 8 FEET.

REVISIONS/CORRECTIONS

REV #	DESCRIPTION	REVISE (R) DELETE (D) ADD (A) SHEET NO'S	TOTAL SHEETS IN PLAN SET	NET CHANGE IMPERV COVER SF	TOTAL SITE IMPERV COVER SF / %	CITY OF AUSTIN APPROVAL DATE	DATE CHANGED



I, SHANNON C. GRAHAM, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I CERTIFY THAT THIS PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: JOHN E. BRAUGHAN, DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, SUITE 102, AUSTIN, TEXAS 78745

9/4/2015
DATE

DECEMBER 2014

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.9493

HOPPER COMMUNITIES

BALLANTYNE SUBDIVISION - PRELIMINARY PLAN

C8-2014-0238

NOTES:
1. THIS SUBDIVISION WILL BE DEVELOPED UNDER LDC 25-4-232, AS AMENDED.
2. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION AND SIDEWALKS. ALL STREET WIDTHS SHALL BE SHOWN ON STANDARD ROADWAY SECTIONS THIS SHEET.
3. ALL STREETS IN THIS SUBDIVISION WILL BE PUBLIC.
4. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
5. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
   A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: STRATHAVEN PASS, FALKLAND TRACE, DURNESS DRIVE, FORTROSE TERRACE, SPRING HILL LANE, HORNBORNE LANE, DELMARITY LANE, HEBBE LANE, AND BALLANTYNE TRACE.
   *FISCAL SECURITY NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION A
   B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: STRATHAVEN PASS, FALKLAND TRACE, DURNESS DRIVE, FORTROSE TERRACE, SPRING HILL LANE, HORNBORNE LANE, DELMARITY LANE, HEBBE LANE, AND BALLANTYNE TRACE.
6. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS THE CONSTRUCTION FOR THIS PROJECT.
8. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
9. ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. MINIMUM FINISHED FLOOR ELEVATIONS FOR ANY LOT ADJACENT TO A WATERWAY WILL BE SET ON THE FINAL PLAT. CONSTRUCTION ON ANY LOT WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.
10. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS EXCEPT FOR THE WATER QUALITY DRAINAGE EASEMENT FOR WET POND A, WHICH WILL BE MAINTAINED BY THE CITY OF AUSTIN.
13. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
14. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO AUSTIN WATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
15. SIDEWALK NOTE: PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED AS INDICATED IN TABLE 1 AND ALONG ALL INTERNAL STREETS AND WELLS BRANCH PKWY, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC 25-6-351.
16. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE DETAINED BY THE USE OF ON-SITE PONDING, RSMP PARTICIPATION OR OTHER APPROVED METHODS.
17. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
18. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED FOR THIS PROJECT SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN SECTION 25-8 OF THE CITY LAND DEVELOPMENT CODE, THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
19. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
20. ALL ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
21. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT. SECTION 25-6-[illegible](C)(1).
22. BLOCK A – LOT 1, BLOCK B – LOTS 1 & 23, BLOCK C – LOTS 1 & 10, BLOCK D – LOTS 1 & 11, BLOCK E – LOTS 1 & 11, BLOCK F – LOT 1, BLOCK G – LOT 14, BLOCK H – 14, BLOCK I – LOT 1 AND BLOCK J – LOT 13 ARE RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND/OR HIS/HER ASSIGNS.
23. EXISTING CONTOUR INFORMATION WITHIN THE SITE BOUNDARY WERE GENERATED FROM A GROUND SURVEY PROVIDED BY JOHN E. BRAUTIGAM, R.P.L.S. No. 5057. EXISTING CONTOUR INFORMATION OUTSIDE THE SITE BOUNDARY WERE GENERATED FROM CITY OF AUSTIN GIS DATABASES.
24. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
25. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN PER SER #3561.
26. WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN THROUGH ITS PARTICIPATION IN THE WALNUT CREEK REGIONAL WASTEWATER SYSTEM PER WASTEWATER SER #3562.
27. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
28. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
29. THIS PROJECT IS LOCATED IN THE CITY OF AUSTIN.
30. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
31. ALL CORNER LOTS ARE REQUIRED TO BE A MINIMUM OF 4,500 SQUARE FEET.
32. DUE TO TOPOGRAPHIC & HYDROLOGIC CONDITIONS, IT IS NOT PRACTICAL TO PROVIDE DIRECT WATER QUALITY CONTROLS FOR WATER QUALITY AREAS F-2 & G-2. THEREFORE, TREATMENT IS PROVIDED BY OVERSIZING WET POND A TO PROVIDE ADDITIONAL WATER QUALITY TREATMENT AS COMPENSATION.
33. NO ON-SITE DETENTION IS REQUIRED FOR MULTI-FAMILY LOT 17. DETENTION FOR THE SITE IS PROVIDED FOR THE SOUTHERN PORTION OF THE TRACT BY OVERSIZING THE DETENTION PORTION OF WET POND A. THE COMBINED PEAK FLOWS TO THE EXISTING SET OF 24"X36" BOX CULVERTS THAT CROSS UNDER WELLS BRANCH PARKWAY ARE LESS THAN THE PEAK FLOW TO THE SAME POINT UNDER EXISTING CONDITIONS. THE COMBINED SINGLE FAMILY/MULTI-FAMILY DETENTION POND C PROVIDES DETENTION FOR THE NORTHERN PORTION OF MULTI-FAMILY LOT 17.
34. ALL HOUSES ON THE SINGLE FAMILY LOTS MUST DIRECT ROOF RUN-OFF TOWARDS THE STREET AS INDICATED IN EXHIBIT [illegible] – PROPOSED DRAINAGE AREA MAP.
35. AN ADMINISTRATIVE VARIANCE HAS BEEN REQUESTED FROM LDC SECTION 25-8-341 FOR CUT BETWEEN 4 FEET AND 8 FEET OF DEPTH FOR THE CONSTRUCTION OF WATER QUALITY/DETENTION PONDS.
36. AN ADMINISTRATIVE VARIANCE HAS BEEN REQUESTED FROM LDC SECTION 25-8-342 FOR FILL EXCEEDING 4 FEET, BUT LESS THAN 8 FEET, OF DEPTH FOR LOT CONSTRUCTION.
37. ANY NECESSARY ELECTRICAL EASEMENTS WILL BE PROVIDED WITH THE FINAL PLAT APPLICATION.
38. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20070621-027, OR AS AMENDED, PRIOR TO APPROVAL OF THE FIRST FINAL PLAT IN THIS SUBDIVISION.
39. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN, OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
40. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE 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.
41. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL LOTS.

TABLE 1

STREET NAME	ROW WIDTH (FT)	PAVEMENT WIDTH (FOC-FOC) (FT)	CURB TYPE	LENGTH (FT)	CLASS	SIDEWALK (FT)	SIDEWALK LOCATION
BALLANTYNE TRACE	70	27 (West Side of Median) 17 (East Side of Median)	CURB & GUTTER	200	LOCAL	5	BOTH SIDES
FORTROSE TERRACE	56	36	CURB & GUTTER	[illegible]	LOCAL	4	BOTH SIDES
SPRING HILL LANE	56	36	CURB & GUTTER	[illegible]	LOCAL	4	BOTH SIDES
DURNESS DRIVE	56	36	CURB & GUTTER	[illegible]	LOCAL	4	BOTH SIDES
FALKLAND TRACE	56	36	CURB & GUTTER	[illegible]	LOCAL	4	BOTH SIDES
STRATHAVEN PASS	56	36	CURB & GUTTER	[illegible]	LOCAL	4	BOTH SIDES
HORNBORNE LANE	50	30	CURB & GUTTER	130	LOCAL	4	BOTH SIDES
DELMARITY LANE	50	30	CURB & GUTTER	130	LOCAL	4	BOTH SIDES
HEBBE LANE	50	30	CURB & GUTTER	130	LOCAL	4	BOTH SIDES
			TOTAL	[illegible]			

TABLE 2

LAND USE SUMMARY				
LAND USE	QUANTITY	DENSITY	INTENSITY	ACREAGE
SINGLE FAMILY LOTS (= 40'x110')	121	5.46 LOTS/ACRE	N/A	16.15
DRAINAGE/DETENTION LOT	1	N/A	N/A	3.57
PARK	1	N/A	N/A	4.20
LANDSCAPE LOTS	13	N/A	N/A	0.95
DRAINAGE LOT	1	N/A	N/A	0.12
RIGHT OF WAY	N/A	N/A	N/A	7.75
MULTI FAMILY	1 *	MAX 35.36 UNITS/ACRE	MAX 0.75:1 FAR	12.00
RETAIL	1 *	N/A	N/A	0.35
TOTAL	140 *			46.49

APPENDIX Q-2
IMPERVIOUS COVER
BALLANTYNE SUBDIVISION

SUBURBAN WATERSHEDS – CITY LIMITS

NOTE: Q2 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

ALLOWABLE IMPERVIOUS COVER

Impervious cover allowed at	[illegible]	[illegible]	6.40	Acres
Impervious cover allowed at	[illegible]	[illegible]	16.53	Acres
Impervious cover allowed at	[illegible]	[illegible]	7.49	Acres
Impervious cover allowed at	[illegible]	[illegible]	0.29	Acres
Total impervious cover allowed =			30.70	Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

Total acreage 15-25% = 0 Acres 3 Slots =

PROPOSED TOTAL IMPERVIOUS COVER

Total proposed impervious cover 24.15 Acres =

PROPOSED IMPERVIOUS COVER ON SLOPES

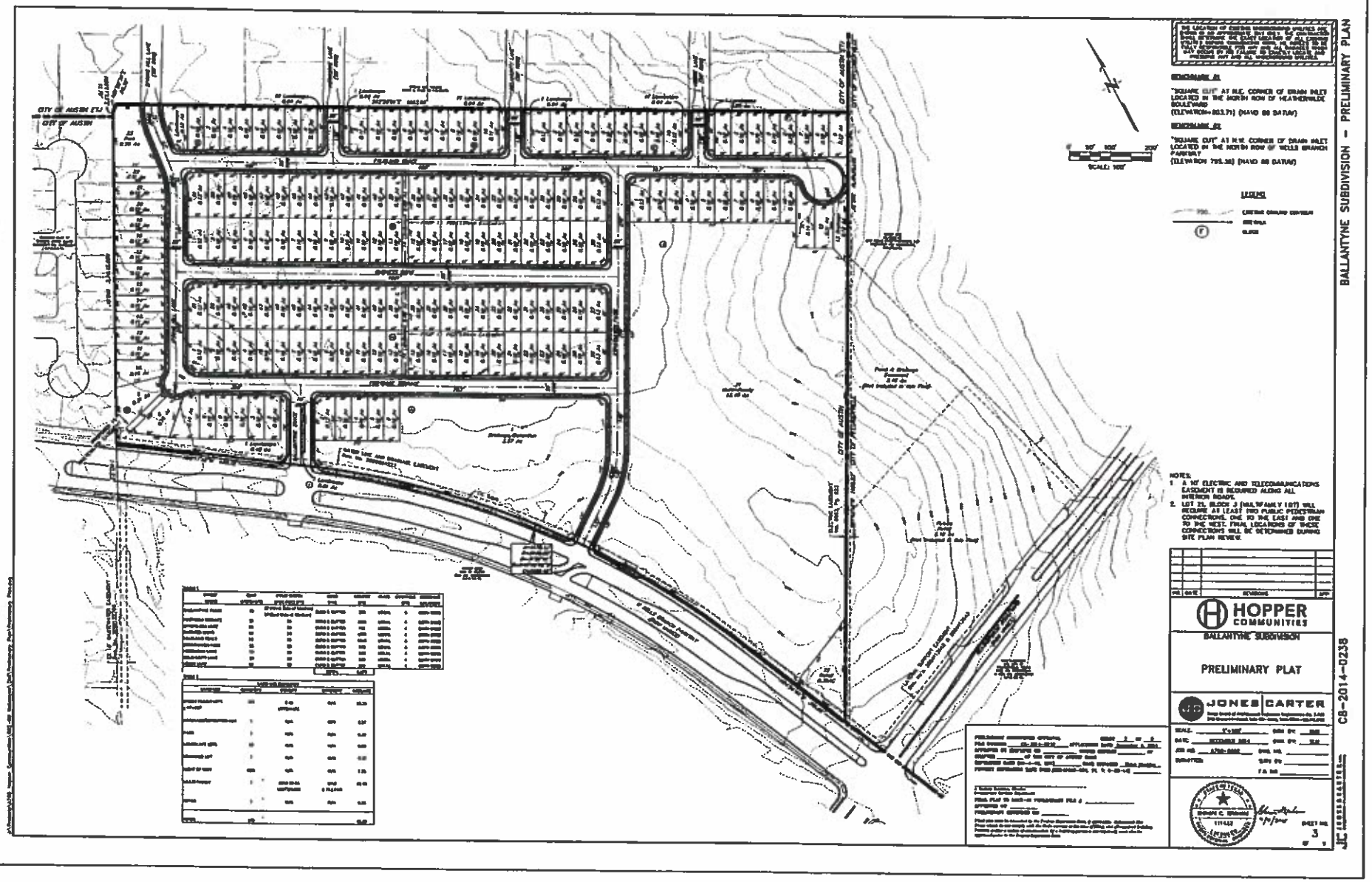
SLOPE CATEGORIES	ACRES	BUILDINGS AND STREETS IMPERVIOUS COVER ACRES	% of Category	DRIVEWAYS/ROADWAYS ACRES
0-15%	42.80	30.48	44.88	1.21
15-25%	0.00	0		0
25-35%	0.00	0		0
Over 35%	0.00	0		0
Total Site Area	42.80			

HOPPER COMMUNITIES
BALLANTYNE SUBDIVISION
GENERAL NOTES
JONES | CARTER
SHEET NO. 2

C8-2014-0238

BALLANTYNE SUBDIVISION – PRELIMINARY PLAN

C8/5


BALLANTYNE SUBDIVISION – PRELIMINARY PLAN
HOPPER COMMUNITIES
BALLANTYNE SUBDIVISION
PRELIMINARY PLAT
JONES CARTER
C8-2014-0238
LEGEND
NOTES:
1. A 10' ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS REQUIRED ALONG ALL INTERIOR ROADS.
2. LOT 21, BLOCK J (WALTWARY 1.07) WILL REQUIRE AT LEAST TWO PUBLIC PEDESTRIAN CONNECTIONS, ONE TO THE EAST AND ONE TO THE WEST. FINAL LOCATIONS OF THESE CONNECTIONS WILL BE DETERMINED DURING SITE PLAN REVIEW.
SCALE: 100'
CITY OF AUSTIN
CITY OF AUSTIN ETJ
SHEET NO. 3 OF 9