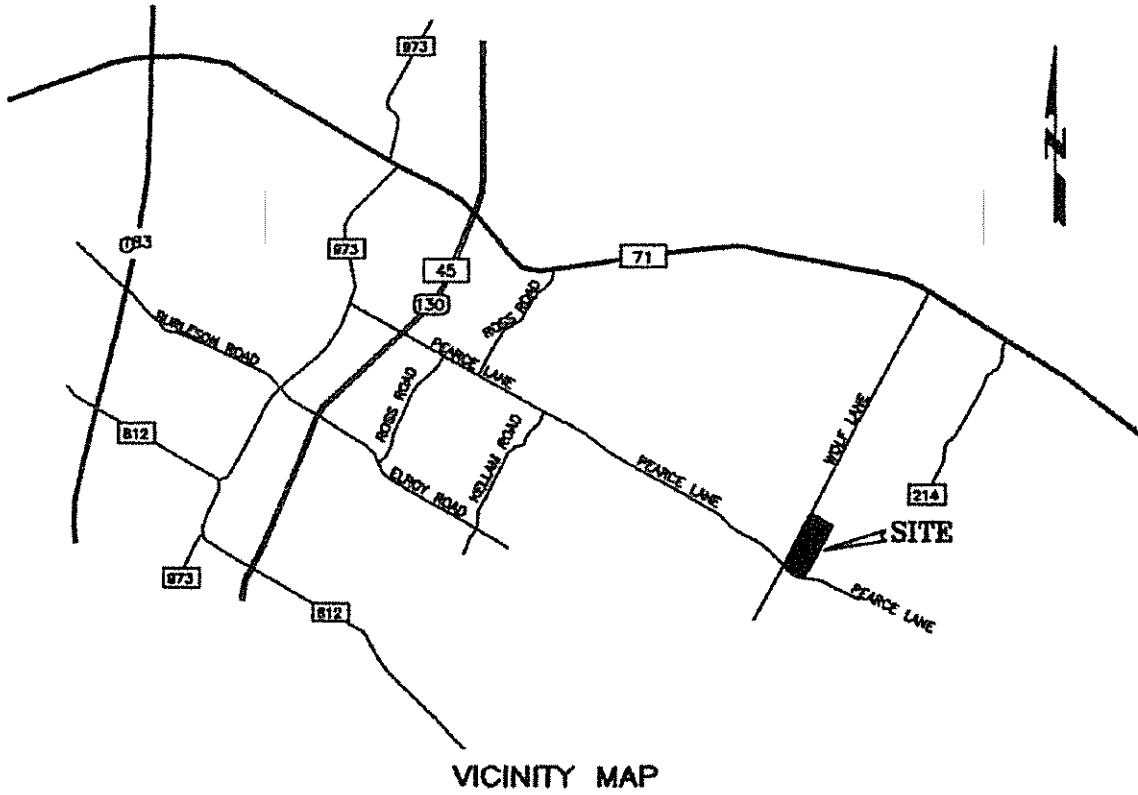


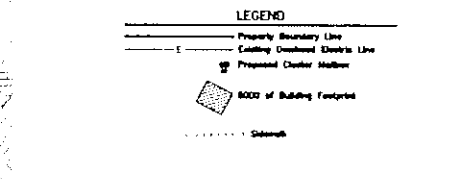
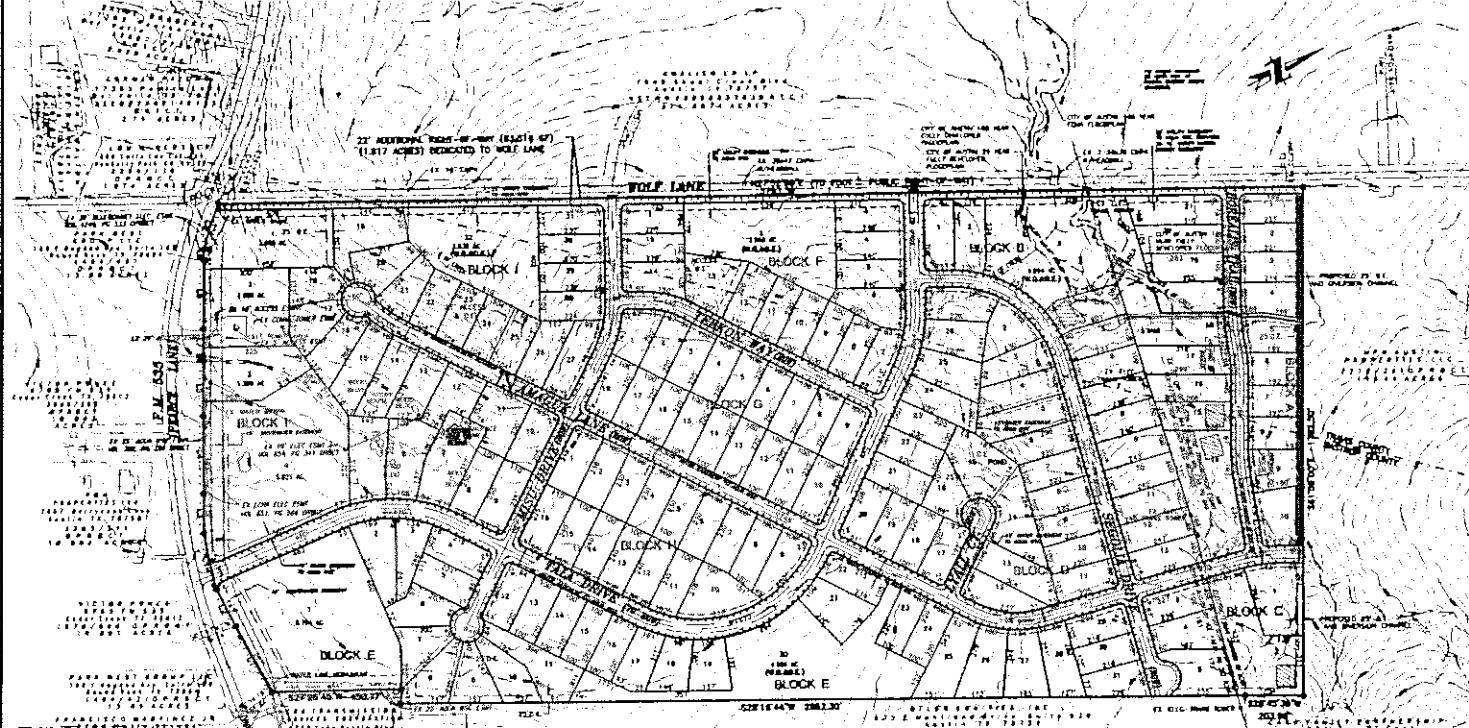
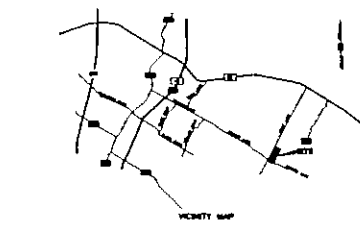
**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2015-0143**Z.A.P. DATE:** August 16, 2016**SUBDIVISION NAME:** Wolf Creek Subdivision Preliminary Plan**AREA:** 153.94 acres**LOT(S):** 174 total lots**OWNER/APPLICANT:** Silvermine Partners, LLC (R. McDonald) **AGENT:** Vigil & Associates (H. Vigil)**ADDRESS OF SUBDIVISION:** Wolf Lane**GRIDS:** S11**COUNTY:** Travis/Bastrop**WATERSHED:** Cottonmouth Creek**JURISDICTION:** 5-mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** 165 single family residential lots, five commercial lots, four water quality and detention lots, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets as well as Wolf Lane and Pearce Lane.**DEPARTMENT COMMENTS:** The request is for approval of the Wolf Creek Subdivision Preliminary Plan. The preliminary plan is composed of 174 lots on 153.94 acres. Water and wastewater will be provided by the Aqua Water Supply Corporation.**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan. This preliminary plan meets all applicable state, county, and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sue Welch  
Email address: [Sue.Welch@traviscountytexas.gov](mailto:Sue.Welch@traviscountytexas.gov)**PHONE:** (512) 854-7637

# WOLF CREEK SUBDIVISION PRELIMINARY PLAN



NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS COMPLETED IN ACCORD WITH THE SUPPLY COMPANY'S AND ENGINEER'S WRITTEN EXCEPT FOR THE PORTION OF THE ROAD THAT IS OWNED BY THE CITY OF ALBERTA...  
 THESE IS SUBDIVISION IS APPROXIMATELY SITUATED IN THE EASTERN PART OF THE CITY OF ALBERTA...  
 IF THE PROPERTY IS NOT COMPLETED... THE CITY OF ALBERTA...  
 THE FINAL PLAN OF APPROVED... THE CITY OF ALBERTA...

# WOLF CREEK SUBDIVISION PRELIMINARY PLAN



**DEVELOPMENT SUMMARY:**

	Total	Tracts Co.	Reserve Co.
Total Site Area	6,705,479 s.f. 153,837 Ac.	32,830 Ac.	121,007 Ac.
R.O.W. Deduction	13,578 s.f.	2,251 s.f.	11,327 s.f.
R.O.W. Deduction Area	628,104 s.f.	4,714 Ac.	16,803 Ac.
Residential Lots	165 lots	103,164 Ac.	20,184 Ac.
Commercial Lots	0 lots	0 Ac.	0 Ac.
Water Quality and Detention Lots	4 lots	2.33 Ac.	1.67 Ac.
MO and Det. Lot Area	874,586 s.f.	13,486 Ac.	7,842 Ac.
Permitted Impervious Cover	405,808 s.f. 9,316 Ac.	1,537 Ac.	7,780 Ac.
Residential Lots (see Q-2 Residential Table)	829,000 s.f. 19,031 Ac.	3,329 Ac.	15,702 Ac.
Commercial Lots (5 Lots, 736,775 s.f. @ 88%)	480,284 s.f.	11,024 Ac.	6,000 Ac.
Total Impervious Cover	1,715,012 s.f.	38,371 Ac.	24,512 Ac.
Permitted Impervious Cover	33,948 s.f.	0.773 Ac.	0.773 Ac.
1:181 Lots @ 2.8 Residencies/Lot	0.000 Acres provided		
Required by 1000th 2,254 Ac. Required	Payment in lots of parcels		

**APPENDIX Q-2: COMMERCIAL AREA IMPERVIOUS COVER**

ALLOWABLE IMPERVIOUS COVER: Impervious cover allowed at 80% = 0.8A = 11,705 Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY: Total coverage 15-25% = AREA = 108 = 0.000 Acres

PROPOSED TOTAL IMPERVIOUS COVER: 11,705 Acres

**APPENDIX Q-2: RESIDENTIAL AREA IMPERVIOUS COVER**

ALLOWABLE IMPERVIOUS COVER: 435 Minimal = 481,186 AC

Lot Size	% of Total	Total Area	Total Impervious
1/2 - 1/4 Acre	5.000	33,630 Ac.	14,310 Ac.
1/4 - 1/2 Acre	25.000	168,150 Ac.	73,688 Ac.
1/2 - 1 Acre	70.000	479,406 Ac.	203,188 Ac.
<b>Total</b>	<b>100%</b>	<b>681,186 Ac.</b>	<b>291,186 Ac.</b>

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY: Total coverage 15-25% = AREA = 108 = 0.187 Acres

PROPOSED TOTAL IMPERVIOUS COVER: 1,303,529 s.f. @ 19,031 Acres

SLOPE CATEGORIES	TOTAL IMPERVIOUS COVER ACRES	% OF DRAINAGE RESPONSIBILITY
0-15%	132,680	14.35%
15-25%	1,871	0.00%
25-35%	1,318	0.00%
Over 35%	0.000	0.00%
<b>Total Site Area</b>	<b>135,829</b>	<b>14.35%</b>

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N89°48'18"W	287.18
L2	S89°11'52"E	142.77
L3	N81°28'29"W	176.31
L4	S91°28'27"W	170.85
L5	N1°10'08"E	178.83
L6	S82°12'28"W	16.21
L7	N82°15'20"W	84.88
L8	N82°30'27"W	36.75
L9	S82°28'48"W	30.84
L10	Curve	

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- DRAWING 3 DRAINAGE PLAN-PROPOSED CONDITIONS
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- DRAWING 5 DRAINAGE PLAN-PROPOSED HD
- DRAWING 6 UTILITY PLAN
- DRAWING 7 SLOPE-SOIL-CROSSLAND CONTROLS PLAN
- DRAWING 8 LIMITS OF CONSTRUCTION

**WOLF CREEK SUBDIVISION**

Revised: 07/11/2016  
 Date of Sale: 02/28/2016  
 Date of Submittal: 08/28/2016

**OWNER:** Sherman Partners, LLC  
 811 S. 30<sup>th</sup> St., Suite 100, Aurora, Texas 76704  
 817-280-6353

**ENGINEER:** Vigil & Associates, P.C.  
 4301 Burnside Drive, Austin, Texas 78756  
 (512) 328-2887

**SURVEYOR:** Jerome S. Gorman, F.S.S.  
 7704 N. Loop West, Suite 100, Houston, Texas 77040  
 (281) 303-4182

LEGAL DESCRIPTION: 153,837 acres of land out of the J&K ARCHONdo MARBRO grant, Abstract No. 53, Bexar County, Texas and the J&K ARCHONdo MARBRO grant, Abstract No. 5, Bexar County, Texas.

DATE: Aug 30, 2016

- 1. Total acreage of the subdivision is 151.877 ac.
- 2. Total number of residential lots is 683.
- 3. Development Density is 1.04 units/acre.
- 4. R.R.M. acreage is 21.217 ac.
- 5. All road use of this subdivision and within 150' of the boundary is residential and two lane.
- 6. **Particular Description:** Proposed development and improvements shall be in accordance with the City of Austin Environmental Criteria Manual and EDC Section 20-4 Article 3, 30-5.
- 7. **Cracks:** Cracks are required for all construction as indicated on drawings including single family and duplex in accordance with the City of Austin Environmental Criteria Manual and EDC Section 20-4 Article 3, 30-5.
- 8. **There are no trees 12" in diameter or larger located in this subdivision.**
- 9. **Plant:** In the recording of any Final Plat of all or a portion of this Preliminary Plat, final security shall be provided in accordance with Section 20-4-12 of the City of Austin/Texas County Code for the following improvements: underground, underground and overhead electric, and any other related items (e.g. erosion and sedimentation control, restoration, channel work, pipe in accordance, detention, water quality ponds, etc.) as determined prior to Final Plat approval. The restoration cost schedule will be based on the deferred areas including the following streets: Burnside Trail, Sprague Drive, Leaf Court, Indian Way, Amargosa Lane, Sage Drive, and Emerald Lane.
- 10. The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivisions improvements which comply with applicable codes and requirements of the City of Austin. These codes, standards and requirements that just previous of recording may be required of the owner's sole expense, if plans to construct the subdivision do not comply with such codes and requirements.
- 11. Conditions shown are based on City of Austin aerial photography.
- 12. Any electric utility activity inside the subdivision shall be included under the General Development Permit by the owner of the subdivision. The Electric Utility shall have the right to cross and/or remove lines, overhead and other attachments to the extent necessary to keep the subdivision safe. The utility will perform all work in compliance with 25-1 Subchapter 6, Article 1 of the City of Austin Land Development Code.
- 13. 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. Subsequent Electric Utility will not render electric service unless required clearances are maintained.
- 14. The owner/contractor of the subdivision shall provide the Mechanical Electric-Clamp electric utility department with any required meter for access required for installation and ensure maintenance of overhead or underground electric facilities while in the presence of the subdivision.
- 15. The owner shall be responsible for installation of temporary safety barriers, flagging and area protection. In addition, the owner shall be responsible for any tree pruning and tree removal that is within the foot of the collection of the overhead electric facilities designed to provide electric service to the project. The owner shall include a Mechanical Electric's note within the books of construction for this project.
- 16. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility system shall be installed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.
- 17. All lot and block shall include the structure is connected to the Austin ESC meter and wastewater system.
- 18. For a maximum flow efficiency, the roadway shall be constructed using a 14:1 slope with specific approval of surface and pavement design proposals by the City of Austin.
- 19. Approval of this Preliminary Plat does not constitute approval of any structure from the City's land development regulations in the Final Plat construction plan or site plan stages, unless such deviations have been specifically requested in writing and subsequently approved in writing by the City. Such approvals do not relieve the applicant of the obligation to modify the design of the project if it does not meet all other City of Austin land development regulations that apply to the project. The design must substantially impact the public's safety, health, welfare or property.
- 20. Prior to construction, except single family, single family attached, or duplex on any lot in this subdivision, a site development permit shall be obtained from the City of Austin/Texas County.
- 21. Prior to construction on lots in this subdivision, drainage plans shall be submitted to the City of Austin/Texas County for review. Revised plans shall be held in the original meeting of subdivision status by pending city approved methods.
- 22. All drainage easements on private property shall be maintained by the property owner or easement holder.
- 23. Subdividing, relocating, redeveloping or other structures are permitted if drainage easements are approved by the City of Austin or Texas County.
- 24. Property owner shall provide access to drainage easements as may be necessary and shall not prohibit access by government authorities.
- 25. A minimum of two self-sufficient parking spaces required for each unit. The driveway may be considered one of the two spaces required for each unit. All required parking shall be located on site as required by Land Development Code Section 20-4.
- 26. Building setbacks shall be in accordance with City of Austin zoning regulations.
- 27. All of the lots shall be subdivided into lots as shown on the final plat.
- 28. Water quality control will be required for all development with impervious cover in excess of 25% of the lot site area of the subdivision pursuant to Land Development Code, 20-4-41.
- 29. Ten-year post-bioretention control as determined under the Drainage Criteria Manual and the Environmental Criteria Manual is required pursuant to Land Development Code, 20-4-41.
- 30. The detention and water quality ponds and associated drainage facilities for this subdivision will be maintained by a homeowners association per restrictive covenants to be provided when the Final Plat is being approved.
- 31. All lot and block shall include the structure is connected to the Austin ESC meter and wastewater system.
- 32. Prior to the recording of Final Plat of all or a portion of this Preliminary Plat, final security shall be provided for the following improvements:
  - A. Street construction and related infrastructure, including paving, drainage, sidewalks, water supply and wastewater collection for the following streets: Burnside Trail, Sprague Drive, Leaf Court, Indian Way, Amargosa Lane, Sage Drive, and Emerald Lane.
  - B. Environmental and Safety controls, and other related items (e.g. erosion and sedimentation control, restoration, channel work, pipe in accordance, detention, water quality ponds, etc.) as determined prior to Final Plat approval. The restoration cost schedule will be based on a deferred areas including the following streets: Burnside Trail, Sprague Drive, Leaf Court, Indian Way, Amargosa Lane, Sage Drive, and Emerald Lane.
- 33. Construction on slopes over 25% is prohibited.
- 34. **Developer Acknowledgment:**
- 35. **Owner Acknowledgment:**

Owner: Sherrisse Partners, LLC Phone # (912) 260-1333  
 Address: 807 S. W. St, Building 5, Suite 101, Austin, Texas 78714

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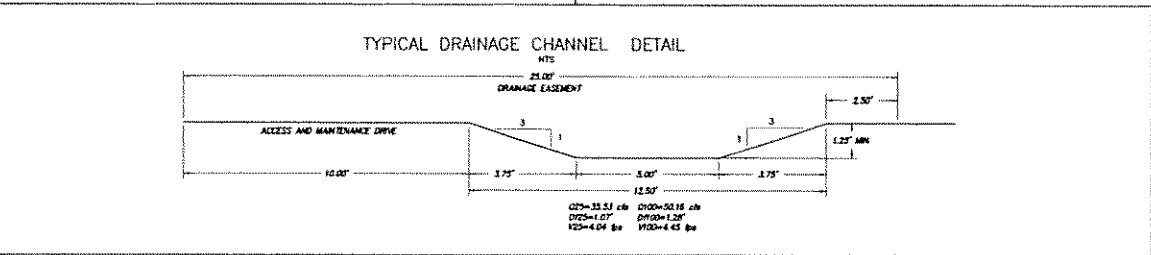
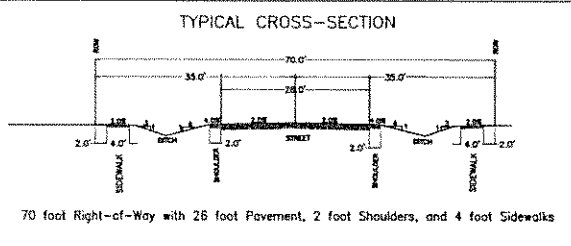
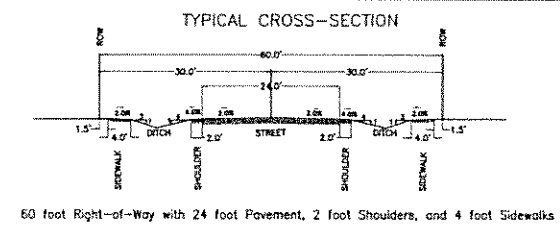
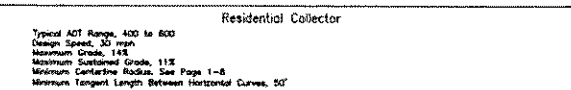
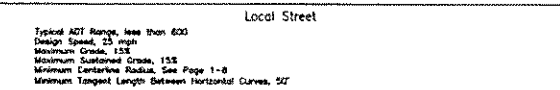
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Copyright: 2016

DATE: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT NO: \_\_\_\_\_

SHEET NO: \_\_\_\_\_ OF \_\_\_\_\_



**VIGIL & ASSOC.**  
 FIRM REGISTRATION NO. F-4788  
 P.O. BOX 160314, AUSTIN, TEXAS 78716-0314  
 TEL 512-350-2687

**PRELIMINARY SUBDIVISION PLAT NOTES**

**WOLF CREEK SUBDIVISION**  
 (PRELIMINARY)  
 PEARCE LANE  
 AUSTIN, TEXAS

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT NO: \_\_\_\_\_

SHEET NO: \_\_\_\_\_ OF \_\_\_\_\_

