SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0127 **ZAP DATE:** August 15, 2017

SUBDIVISION NAME: Gracy Woods

AREA: 5.51 acres **LOTS**: 26

APPLICANT: Sycamore Court, LLC (Ken Blaker) **AGENT:** Texas Engineering Solutions (James Hagen)

ADDRESS OF SUBDIVISION: 1601 ½ Kathy Lynn Court

GRIDS: ML33 **COUNTY:** Travis

WATERSHED: Walnut Creek **JURISDICTION:** Full Purpose

ZONING: SF-2 (single family standard lot)

DISTRICT: 7

LAND USE: Residential

DEPARTMENT COMMENTS: The request is for the approval of Gracy Woods, a preliminary plan comprised of 26 lots on 5.51 acres. The applicant proposes to create 25 residential lots, one drainage lot, and extend Woodwind Lane to connect to Bittern Hollow. The preliminary plan contains four flag lots, but because this land has never been platted, a flag lot variance is not required. The proposed lots comply with zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

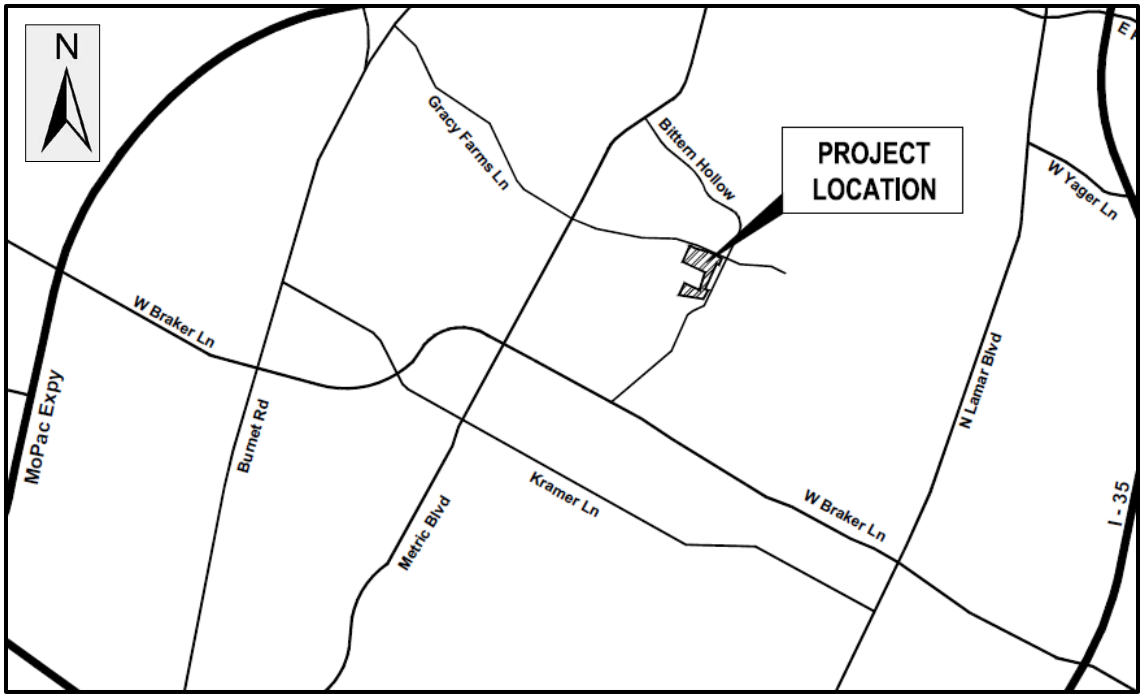
ZONING AND PLATTING COMMISSION ACTION:

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

E-mail: steve.hopkins@austintexas.gov

Location Map

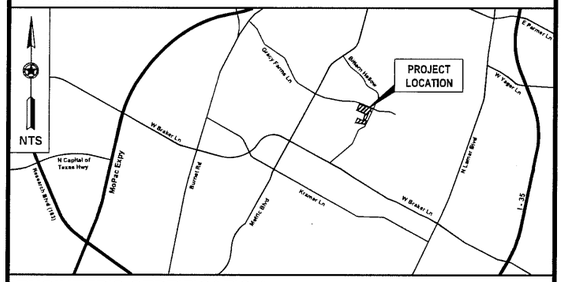
Gracy Woods



DRAWING NOT TO SCALE

PRELIMINARY PLAN FOR
GRACY WOODS

VICINITY MAP



ENGINEER'S CERTIFICATION

ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THIS PRELIMINARY PLAN AND ACCOMPANYING REPORT, THAT ALL THE INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AN THAT THE PLAN COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE AS OF 10/06/2015, AS AMENDED, AND ALL OTHER APPLICABLE ORDINANCES.

JAMES T. HAGEN P.E.
LICENSED PROFESSIONAL ENGINEER
NO. 82659 STATE OF TEXAS

TEXAS ENGINEERING SOLUTIONS, LLC.
3815 S. CAPITAL OF TEXAS HWY., STE. 300
AUSTIN, TEXAS 78704
PHONE: (512)904-0505
FAX: (512)904-0509

PRELIMINARY PLAN NOTES

1. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.

2. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.

3. LOT 21, BLOCK A WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.

4. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

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 SUPLPY, AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS:
1. WOODWIND LN.
2. KATHY LYNN CT.

FISCAL SURETY IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS SUBSECTION (A).

(B) ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (e.g., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, GETEATION, 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:
1. WOODWIND LN.
2. KATHY LYNN CT.

6. ALL STREETS WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL BE BUILT TO CITY OF AUSTIN STANDARDS.

7. MAINTENANCE OF JOINT USE DRIVEWAYS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT-USE DRIVEWAY.

8. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

9. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

10. CONTRACTOR TO CONTACT "ONE CALL" PRIOR TO START OF CONSTRUCTION.

11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.

12. THE TOPOGRAPHY SHOWN ON THESE PLANS WAS DERIVED FROM A SITE TOPOGRAPHY SURVEY PROVIDED BY LENZ & ASSOCIATES.

13. ELECTRIC SERVICES WILL BE PROVIDED BY AUSTIN ENERGY.

14. 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.

15. 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.

16. 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 OF CONSTRUCTION FOR THIS PROJECT.

17. 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.

18. PRIOR TO ANY CONSTRUCTION, PLANS SHALL BE SUBMITTED TO CITY OF AUSTIN FOR REVIEW.

19. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO CITY OF AUSTIN WATER & WASTEWATER SYSTEM.

20. THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

21. PRIOR TO SUBDIVISION IMPROVEMENTS, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

22. A HOMEOWNER'S ASSOCIATION WILL MAINTAIN THE DRAINAGE AND COMMON AREA. THERE WILL BE NO LICENSE AGREEMENT WITH CITY OF AUSTIN FOR MAINTENANCE OF THE DRAINAGE AND COMMON AREAS.

23. NO PORTION OF THIS PRELIMINARY PLAN IS OVER THE EDWARDS AQUIFER RECHARGE ZONE ACCORDING TO THE CITY OF AUSTIN OR THE TCEQ.

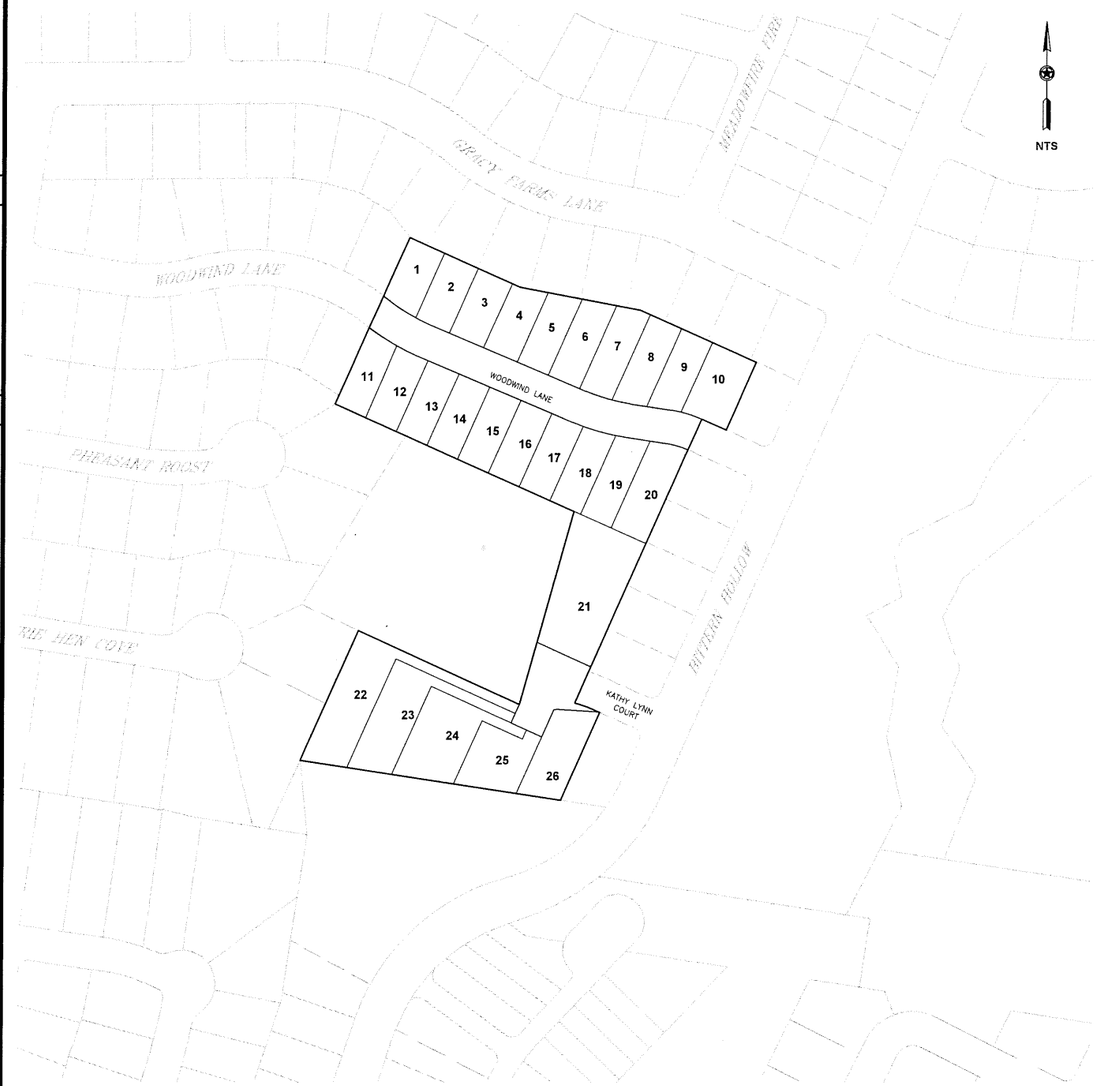
24. THIS PROJECT IS LOCATED IN THE WALNUT CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED. IT IS NOT LOCATED OVER THE RECHARGE ZONE.

25. THIS PRELIMINARY PLAN IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN.

26. THE CONSTRUCTION ON THE LOTS IN THIS PROJECT SHALL NOT CAUSE PONDING, EROSION OR INCREASED FLOW ON ADJACENT PROPERTIES.

27. EROSION AND CONTROLS FOR SINGLE FAMILY CONSTRUCTION:
IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER/ BUILDER TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL (SILT FENCE) DOWNHILL OF THE DISTURBED AREAS DURING THE PERIOD OF HOUSE CONSTRUCTION.

28. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THE SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.



PRELIMINARY PLAN NOTES CONTINUED

29. NO SUBDIVISION WITHIN THE LIMITS OF THIS PRELIMINARY MAY BE PLATTED UNTIL NECESSARY OFF-SITE INFRASTRUCTURE IS ALREADY PERMITTED FOR THE CONSTRUCTION OR UNLESS FISCAL IS POSTED AT THE TIME OF SUBDIVISION FINAL PLATTING FOR ALL NECESSARY OFF-SITE INFRASTRUCTURE IMPROVEMENTS.

30. ALL SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS REQUIREMENTS.

31. PASSING SPACES TO BE PROVIDED ON SIDEWALKS AT A DISTANCE NOT TO EXCEED 200'. THE PASSING SPACE SHOULD BE A MINIMUM 5' WIDTH BY 5' LENGTH WITH A 2% CROSS SLOPE.

32. 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.

33. THE CONTRACTOR MUST COORDINATE WITH THE EXISTING RESIDENTS AT 1602 KATHY LYNN COURT TO MAINTAIN ACCESS AND UTILITY CONNECTIONS THROUGHOUT CONSTRUCTION.

34. FIRE PROTECTION DEMAND: 1000 GPM PER 2012 IFC

35. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: KATHY LYNN COURT, WOODWIND LANE. 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, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

36. AN INCREASE IN EMERGENCY VEHICLE ACCESS DISTANCE HAS BEEN APPROVED FOR LOT 22, AS REQUESTED BY THE OWNER PER EXCEPTION 3 TO SECTION 503.1.1 OF THE CITY OF AUSTIN FIRE CODE IN EFFECT ON NOVEMBER 19, 2015. THIS EXCEPTION IS LIMITED TO CONSTRUCTION OF NO MORE THAN TWO SINGLE FAMILY RESIDENCES IMPACTED BY THE INCREASED EMERGENCY VEHICLE ACCESS DISTANCE.

37. CONSTRUCTION TYPE IS V-B (UNPROTECTED WOOD FRAME). MAXIMUM SQUARE FOOTAGE OF THE BUILDINGS IS 3600 SF AND THE MAXIMUM NUMBER OF STORIES IS TWO.

38. PRIOR TO ANY CONSTRUCTION, PLANS SHALL BE APPROVED BY AUSTIN FIRE DEPARTMENT.

39. THE JOINT USE ACCESS EASEMENT WILL BE PROVIDED TO AUSTIN FIRE DEPARTMENT PRIOR TO CONSTRUCTION PLAN APPROVAL.

40. LOTS 22-24, BLOCK A WILL BE SERVED BY UNDERGROUND ELECTRIC.

41. THE PROPOSED SUBDIVISION IS ELIGIBLE FOR PARTICIPATION IN THE RSMP PROVIDED ADEQUATE CONVEYANCE FROM THE SUBDIVISION TO THE FACILITY IS INCLUDED IN THE SUBDIVISION CONSTRUCTION PLANS.

SHEET LIST INDEX

SHEET #	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY PLAN
EX-A	ENVIRONMENTAL PROTECTION PLAN 1 OF 2
EX-B	ENVIRONMENTAL PROTECTION PLAN 2 OF 2
EX-C	PREDEVELOPED DRAINAGE AREA MAP
EX-D	DEVELOPED DRAINAGE AREA MAP
EX-E	DRAINAGE AREA CALCS
EX-F	SLOPE MAP
EX-G	WATER QUALITY PLAN
EX-H	DRIVEWAY & UTILITY PLAN

OWNER INFO

WES PEOPLES HOMES
CONTACT: KEN BLAKER
11130 JOLLYVILLE ROAD
AUSTIN, TX 78759
512-338-5300

CONSULTANTS / CONTRACTORS

ENGINEER:
TEXAS ENGINEERING SOLUTIONS
3815 S. CAPITAL OF TEXAS HWY, STE 300
AUSTIN, TEXAS 78704
512-904-0505

SURVEYOR:
LENZ & ASSOCIATES, INC.
CONTACT: TIMOTHY A. LENZ, RPLS
512-443-1174

UTILITES

WATER & WASTEWATER
AUSTIN WATER UTILITY
AVANTE PLAZA, SUITE 300
625 EAST 10TH STREET
AUSTIN, TEXAS 78701
CONTACT: ALFREDO TORRES
PHONE: 512.972.0238

ELECTRIC
AUSTIN ENERGY
2412 KRAMER LANE, BLDG. C
AUSTIN, TX 78758
512.505.7206

GAS
TXU ENERGY
1005 CONGRESS AVENUE #750
AUSTIN, TX 78701
1.800.818.6132

ONE-CALL
UTILITY LOCATING SERVICE
CONTRACTOR TO CALL BEFORE DIGGING!!!
PHONE: 1.800.245.4545

LEGAL DESCRIPTION

ABS 70 SUR 54
BROOKS JC ACR 5.638

STREET / ROADWAY INFORMATION

ALL STREETS WITHIN THE SUBDIVISION ARE TO MATCH THE EXISTING STUB STREETS OF KATHY LYNN COURT & WOODWIND LANE.

STREET NAME	R.O.W	PAVING WIDTH W/ CURB & GUTTER	SIDEWALK WIDTH SIDE	CLASSIFICATION	NATURE	LENGTH
WOODWIND LN.	50'	31'	4' SOUTH	LOCAL	PUBLIC	511'
KATHY LYNN CT.	50'	31'	4' NORTH	LOCAL	PUBLIC	100'
TOTAL						

LAND USE SCHEDULE

LAND USE	LOTS	AREA (SF)	ACREAGE (AC)
SINGLE FAMILY	25	185,221.57	4.25
DRAINAGE/UTILITY/OPEN SPACE	1	20,414.34	.47
ROW	-	34,465.18	.79
TOTAL	26	240,101.09	5.51

FLOOD PLAIN NOTE

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FEDERAL INSURANCE RATE MAP NO. 48453C0265J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

SIGNATURE BLOCK

CITY APPROVAL

PRELIMINARY SUBDIVISION APPROVAL Sheet 1 Of 2
FILE NUMBER: C8-2016-0127 APPLICATION DATE: JUNE 23, 2016

APPROVED BY COA ON _____ UNDER SECTION
_____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62) _____ CASE MANAGER: STEVE HOPKINS
PROJECT EXPIRATION DATE (ORD. #20140612-084, Pt. 7; 6-23-14)

J. RODNEY GONZALES
Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____APPROVED ON
PRELIMINARY EXTENDED ON _____ UNTIL _____

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

JAMES T HAGEN
82659
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
3/27/2017

Texas Engineering Solutions
3815 S. CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704
O: 512-904-0505
F: 512-904-0509
TBPE No. 11206

PROJECT DATA

COUNTY:	TRAVIS
CITY LIMITS/ETJ:	AUSTIN
FINAL PLAT NUMBER:	N/A
RELATED CASES:	N/A
PROJECT ADDRESS:	N/A
GRID NUMBER:	L33
ZONING:	SF-2
USAGE:	UNDEVELOPED
FEMA MAP PANEL:	48453C0265J

OWNER / DEVELOPER
WES PEOPLE HOMES
11130 JOLLYVILLE RD.
AUSTIN, TX 78759
(512) 338-5300

CONSULTANTS:
LENZ & ASSOCIATES, INC.
4303 RUSSELL DRIVE
AUSTIN, TX (512) 443-1174

REVISIONS

NO	DATE - DESCRIPTION

EDITED: FEBRUARY 15, 2017
PLOTTED: FEBRUARY 15, 2017
PLOTTED BY: Milena Pisani

HORIZONTAL SCALE:
VERTICAL SCALE:

GRACY WOODS

COVER SHEET

1

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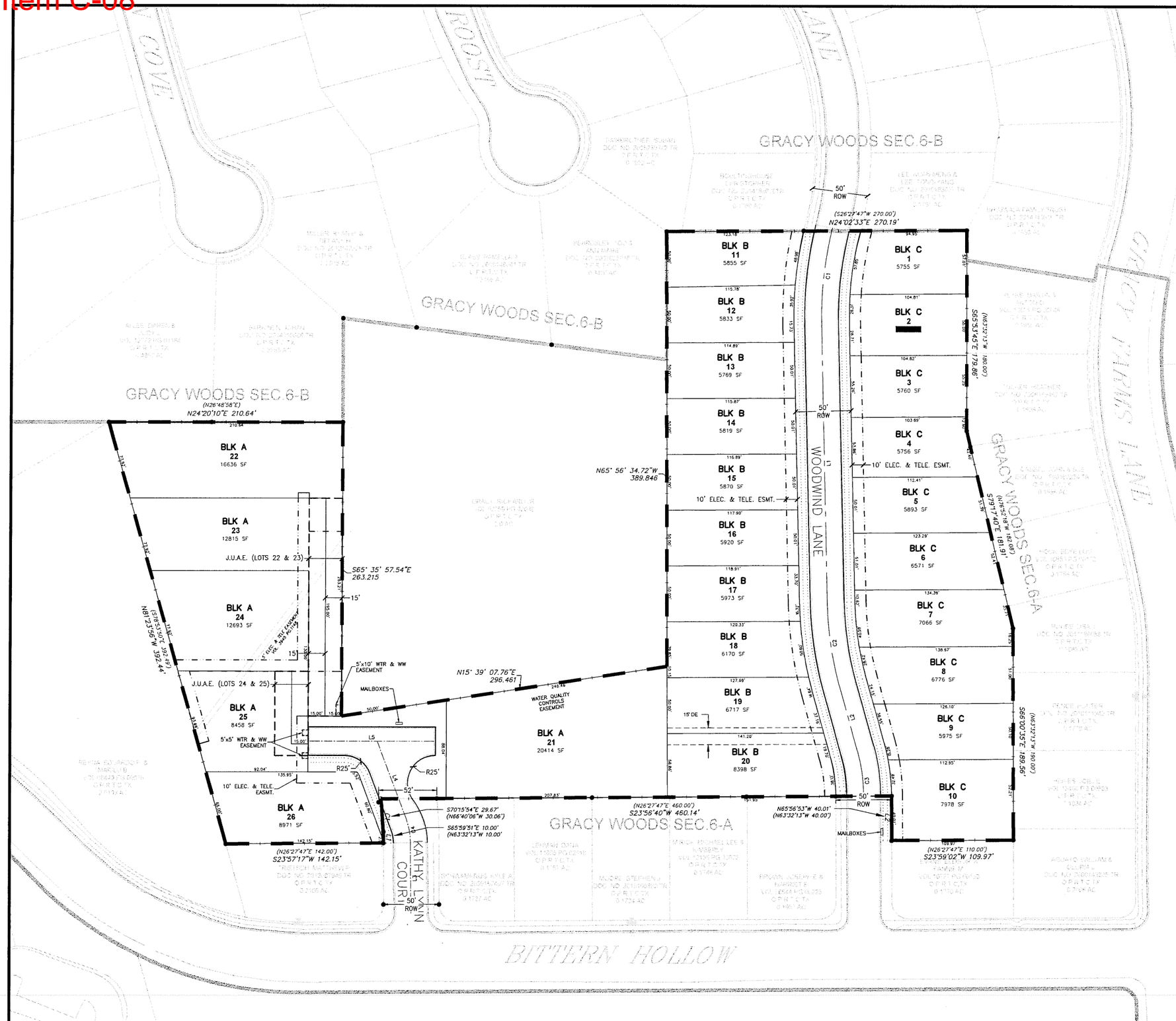

ORIENTATION AND SCALE

SCALE: 1" = 40'

LEGEND

- PROPERTY BOUNDARY
- EXISTING SUBDIVISION BOUNDARIES
- SIDEWALK
- ELECTRIC & TELECOMMUNICATIONS EASEMENT
- SURVEY PIN

NOTES

1. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
2. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: WOODWIND LANE AND KATHY LYNN LANE. 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, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC, 25-6-351

STREET LINE & CURVE TABLE

LINE TABLE	
LINE #	LENGTH
L1	249.47
L2	60.70
L3	62.92
L4	73.59
L5	111.94

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	87.152	330.000	86.899	S59° 30' 08.14"E
C2	75.285	300.000	75.087	S74° 15' 26.15"E
C3	40.831	151.000	40.707	S73° 41' 59.07"E
C4	22.687	65.000	22.572	S76° 23' 21.00"E

CITY APPROVAL

PRELIMINARY SUBDIVISION APPROVAL Sheet 2 Of 2

FILE NUMBER: C8-2016-0127 APPLICATION DATE: JUNE 23, 2016

APPROVED BY COA ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 25-4-62) _____ CASE MANAGER: STEVE HOPKINS

PROJECT EXPIRATION DATE (ORD. #20140512-084, PT. 7; 6-23-14)

J. RODNEY GONZALES
Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____ APPROVED ON _____

PRELIMINARY EXTENDED ON _____ UNTIL _____

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

JAMES T HAGEN #2659 REGISTERED PROFESSIONAL ENGINEER 2-15-2017

Texas Engineering Solutions
3815 S. CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704
O: 512-904-0505
F: 512-904-0509
TBPE No. 11206

PROJECT DATA	
COUNTY:	TRAVIS
CITY LIMITS/ETJ:	AUSTIN
FINAL PLAT NUMBER:	N/A
RELATED CASES:	N/A
PROJECT ADDRESS:	N/A
GRID NUMBER:	L33
ZONING:	SF-2
USAGE:	UNDEVELOPED
FEMA MAP PANEL:	48453C0265J

OWNER / DEVELOPER

WES PEOPLE HOMES
11130 JOLLYVILLE RD.
AUSTIN, TX 78759
(512) 338-5300

CONSULTANTS:

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4303 RUSSELL DRIVE
AUSTIN, TX (512) 443-1174

REVISIONS	
NO	DATE - DESCRIPTION

EDITED: FEBRUARY 15, 2017
PLOTTED: FEBRUARY 15, 2017
PLOTTED BY: Milena Pisani

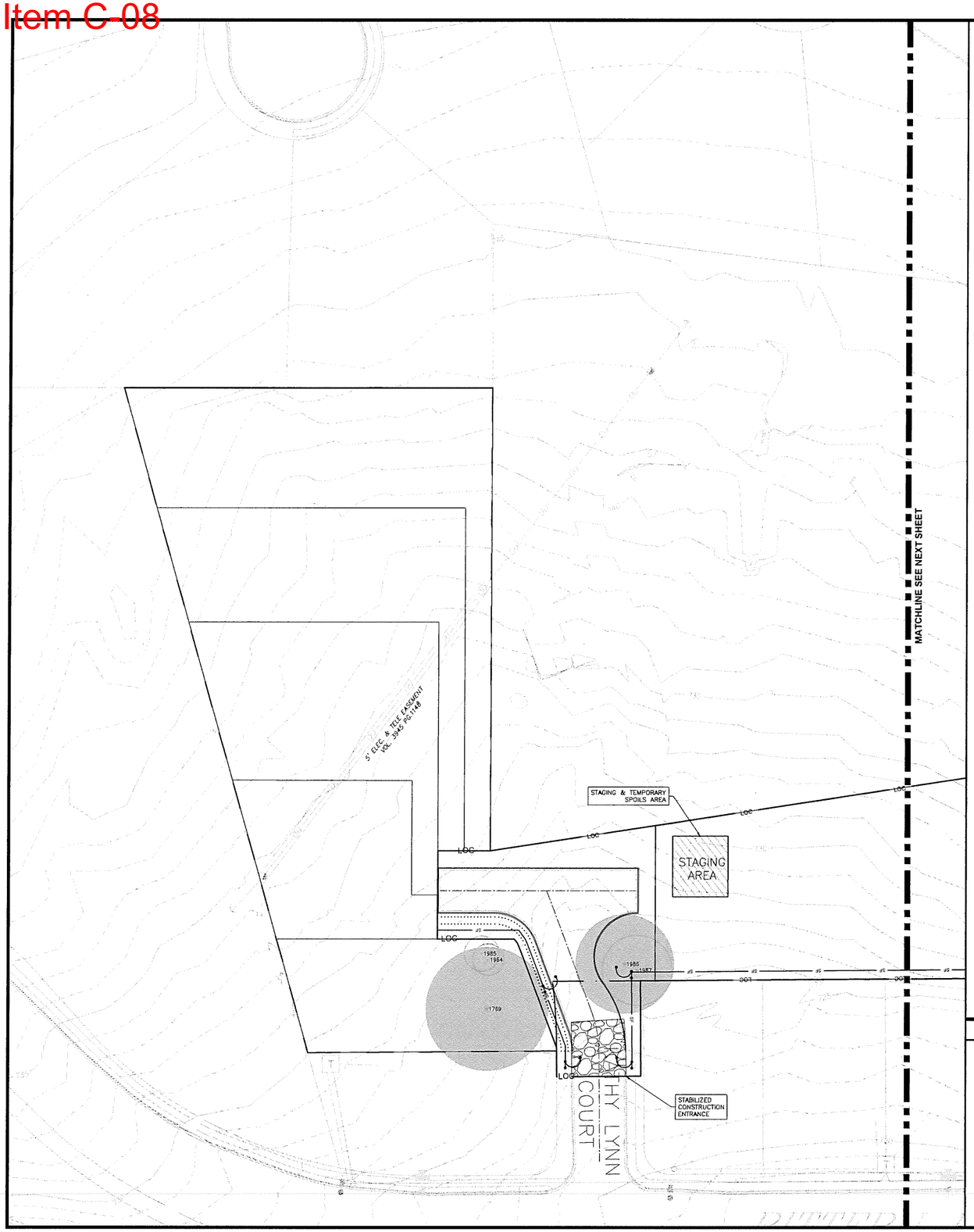
HORIZONTAL SCALE:
VERTICAL SCALE:

GRACY WOODS

PRELIMINARY PLAN

2

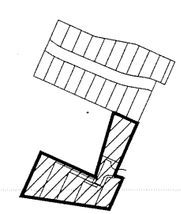
T:\Projects\Gracy Woods\Gracy\Data Processing\5 GRACY WOODS SFC.dwg



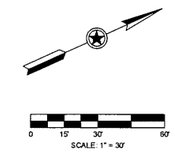
TREE LIST

TREE LIST			
TREE #	SIZE AND DESCRIPTION	REMOVE	HERITAGE
1769	TREE LO 35" M		H
1908	TREE LO 8"	*	
1909	TREE LO 8"	*	
1910	TREE LO 11" M	*	
1917	TREE LO 13" M	*	
1918	TREE LO 11"		
1920	TREE LO 16" M	*	
1923	TREE LO 16"	*	
1924	TREE LO 11" M	*	
1925	TREE LO 16" M	*	
1959	TREE LO 13" M	*	
1960	TREE LO 9"	*	
1961	TREE LO 14" M	*	
1984	TREE LO 9"	*	
1985	TREE LO 10"	*	
1986	TREE LO 28" M		H
1987	TREE LO 20"		
2027	TREE LO 9"		
2029	TREE LO 10"		
2030	TREE LO 14"		
2061	TREE LO 8"	*	
2062	TREE LO 16" M	*	
2078	TREE LO 12"		
2079	TREE LO 8"		
2080	TREE LO 9"		
2101	TREE LO 9"	*	
2102	TREE LO 9"	*	
2103	TREE LO 9"	*	

KEY MAP



ORIENTATION AND SCALE



LEGEND

- EX. CONTOUR
- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- TF — TREE PROTECTION FENCE
- J-HOOK
- SPOILS & STAGING AREA
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- HERITAGE TREE
- TREE TO REMAIN
- TREE TO BE REMOVED

NOTES

1. THE TOPOGRAPHY SHOWN ON THESE PLANS HAS BEEN DERIVED FROM TWO SOURCES: THE TOPOGRAPHY INSIDE THE SITE BOUNDARY WAS SURVEYED BY LENZ & ASSOCIATES, INC. ON DECEMBER 15, 2014 AND THE OVERALL TOPOGRAPHY, BUILDING, AND PAVEMENT WERE DERIVED FROM CITY OF AUSTIN 2003 PLANIMETRIC DATA.

2. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.

3. THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES DURING ALL SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING CONSISTENT WITH ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.

4. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).

5. THE CONTRACTOR SHALL SUBMIT A DE-WATERING PLAN WHICH MAY INCLUDE A TEMPORARY DIVERSION CHANNEL, DIVERSION PIPE, PUMPS, COFFER DAM, OR OTHER APPROVED METHODS AND SHALL OBTAIN DE-WATERING PLAN APPROVAL PRIOR TO CONSTRUCTION. SANDBAGS, EARTHEN DIKES OR OTHER ERODIBLE MATERIALS ARE NOT ACCEPTABLE. THE CONTRACTOR SHALL MAINTAIN DE-WATERING SYSTEM AS NECESSARY TO ENSURE PROPER PERFORMANCE. IF THE DE-WATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST FOLLOW THE ENVIRONMENTAL INSPECTOR'S DIRECTIONS TO ENSURE ADEQUATE SYSTEM PERFORMANCE.

6. ALL REVEGETATION SHALL CONFORM TO CITY OF AUSTIN SPECIFICATIONS.

7. CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, SECTION 3.5.4 TREE AND NATURAL PRESERVATION:

   a. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.

   b. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH OR GRAVEL TO MINIMIZE SOIL COMPACTION.

   c. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

   d. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

   e. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

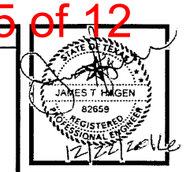
8. IF NO CONSTRUCTION IS SCHEDULED IN A DISTURBED AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREA MUST BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.

9. THE TOTAL IMPERVIOUS COVER CALCULATED FOR THIS SITE IS 2.14 ACRES & 38.8% SITE AREA.

10. ALL CURB INLETS SHALL HAVE TYPE II INLET PROTECTION WHICH SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL CONSTRUCTION AND REVEGETATION ACTIVITIES.

11. THE ROW SHALL BE REVEGETATED AS PRESCRIBED BY THE CITY OF AUSTIN AT THE COMPLETION OF CONSTRUCTION.

12. THE TREE SURVEY WAS CONDUCTED BY LENZ & ASSOCIATES, INC. ON DECEMBER 15, 2014



Texas Engineering Solutions
3815 S. CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704
O: 512-904-0505
F: 512-904-0509
TBPE No. 11206

PROJECT DATA	
COUNTY:	TRAVIS
CITY LIMITS/ETJ:	AUSTIN
FINAL PLAT NUMBER:	N/A
RELATED CASES:	N/A
PROJECT ADDRESS:	N/A
GRID NUMBER:	L33
ZONING:	SF-2
USAGE:	UNDEVELOPED
FEMA MAP PANEL:	48453C0265J

OWNER / DEVELOPER

WES PEOPLE HOMES
11130 JOLLYVILLE RD.
AUSTIN, TX 78759
(512) 338-5300

CONSULTANTS:

LENZ & ASSOCIATES, INC.
4303 RUSSELL DRIVE
AUSTIN, TX (512) 443-1174

REVISIONS	
NO	DATE - DESCRIPTION

EDITED: April 27, 2016
PLOTTED: April 27, 2016
PLOTTED BY: TESCAD15-PC Carlos A. Martinez

HORIZONTAL SCALE:
VERTICAL SCALE:

GRACY WOODS

ENVIRONMENTAL PROTECTION PLAN 1 OF 2

EX-A

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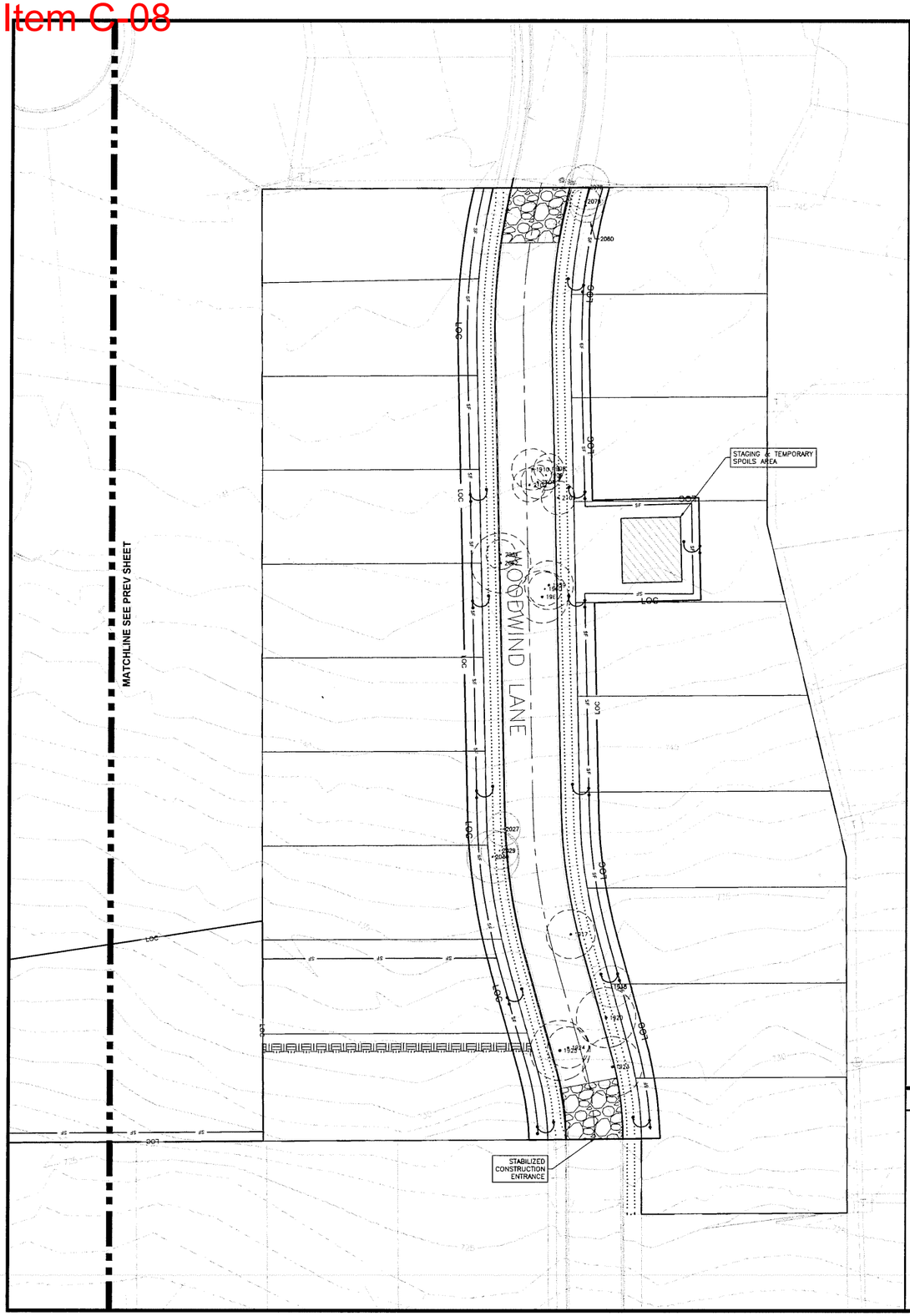
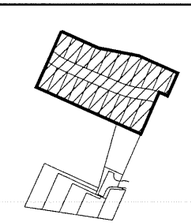


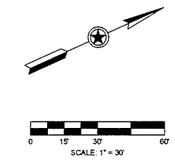
TREE LIST

TREE LIST			
TREE #	SIZE AND DESCRIPTION	REMOVE	HERITAGE
1769	TREE LO 35" M		H
1908	TREE LO 8"	*	
1909	TREE LO 8"	*	
1910	TREE LO 11" M	*	
1917	TREE LO 13" M	*	
1918	TREE LO 11"		
1920	TREE LO 16" M	*	
1923	TREE LO 16"	*	
1924	TREE LO 11" M	*	
1925	TREE LO 16" M	*	
1959	TREE LO 13" M	*	
1960	TREE LO 9"	*	
1961	TREE LO 14" M	*	
1984	TREE LO 9"	*	
1985	TREE LO 10"	*	
1986	TREE LO 28" M		H
1987	TREE LO 20"		
2027	TREE LO 9"		
2029	TREE LO 10"		
2030	TREE LO 14"		
2061	TREE LO 8"	*	
2062	TREE LO 16" M	*	
2078	TREE LO 12"		
2079	TREE LO 8"		
2080	TREE LO 9"		
2101	TREE LO 9"	*	
2102	TREE LO 9"	*	
2103	TREE LO 9"	*	

KEY MAP



ORIENTATION AND SCALE



LEGEND

- EX. CONTOUR
- LIMITS OF CONSTRUCTION
- SILT FENCE
- TREE PROTECTION FENCE
- J-HOOK
- SPOILS & STAGING AREA
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- HERITAGE TREE
- TREE TO REMAIN
- TREE TO BE REMOVED

NOTES

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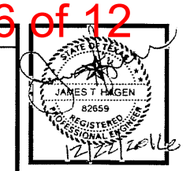


Texas Engineering Solutions
3815 S. CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704
O: 512-904-0505
F: 512-904-0509
TBPE No. 11206

PROJECT DATA	
COUNTY:	TRAVIS
CITY LIMITS/ETJ:	AUSTIN
FINAL PLAT NUMBER:	N/A
RELATED CASES:	N/A
PROJECT ADDRESS:	N/A
GRID NUMBER:	L33
ZONING:	SF-2
USAGE:	UNDEVELOPED
FEMA MAP PANEL:	48453C0265J

OWNER / DEVELOPER

WES PEOPLE HOMES
11130 JOLLYVILLE RD.
AUSTIN, TX 78759
(512) 338-5300

CONSULTANTS:

LENZ & ASSOCIATES, INC.
4303 RUSSELL DRIVE
AUSTIN, TX (512) 443-1174

REVISIONS	
NO	DATE - DESCRIPTION

EDITED: April 27, 2016
PLOTTED: April 27, 2016
PLOTTED BY: TESCAD15-PC Carlos A. Martinez

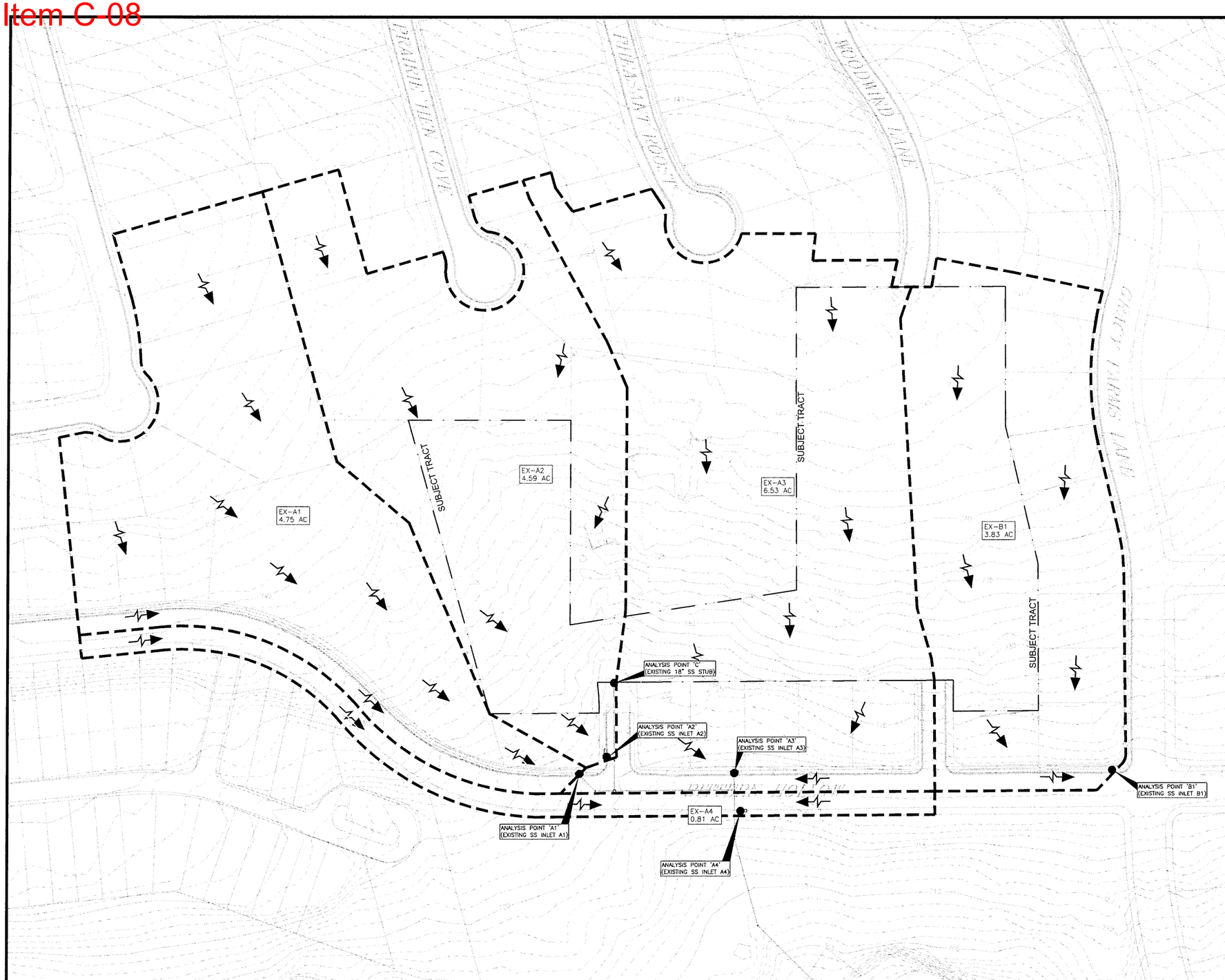
HORIZONTAL SCALE:
VERTICAL SCALE:

GRACY WOODS

ENVIRONMENTAL PROTECTION PLAN 2 OF 2

EX-B

I:\Private\Wes Peoples\Gracy Woods\Design\Site Preliminary\5 GRACY WOODS ESC.dwg



Pre-Developed Condtions Drainage Calculations

BASIN		Area (AC)	Composite "C"				Intensity					Design Discharge Q (cfs)			
From	%IC		2-Year	10-Year	25-Year	100-Year	2-Year	10-Year	25-Year	100-Year	Tc (min)	2-Year	10-Year	25-Year	100-Year
EX-A1	21.781	4.75	0.42	0.46	0.49	0.54	2.98	4.50	5.40	7.06	3.08	5.90	9.74	12.50	18.17
EX-A2	13.790	4.59	0.39	0.43	0.46	0.52	3.08	4.62	5.55	7.24	4.08	5.42	9.08	11.78	17.38
EX-A3	18.190	6.53	0.39	0.44	0.47	0.53	3.09	4.66	5.60	7.30	5.08	7.98	13.30	17.18	25.21
EX-A4	63.114	0.81	0.58	0.60	0.62	0.64	5.78	8.57	10.11	12.54	6.08	2.72	4.17	5.04	6.52
EX-B1	18.017	3.83	0.40	0.44	0.48	0.53	3.29	4.95	5.93	7.71	7.08	5.07	8.40	10.81	15.75
	Total AC:	20.51	* Composite C is calculated with the C values associated with the asphaltic impervious cover and grass/lawn areas of fair condition with average slopes												

ORIENTATION AND SCALE

0 30' 60' 120'
SCALE: 1" = 60'

LEGEND

XX XX / XX.XX AC	DRAINAGE AREA DESIGNATION AND ACREAGE DRAINED
	PRE-DEVELOPED DRAINAGE AREA BOUNDARY
	Tc FLOW LINE
	FLOW ARROW

NOTES

REFERENCES

1. SEE SHEET EX-E FOR DRAINAGE AREA CALCULATIONS.

STATE OF TEXAS
JAMES T HAGEN
82859
REGISTERED PROFESSIONAL ENGINEER
12/22/2016

Texas Engineering Solutions
3815 S. CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704
O: 512-904-0505
F: 512-904-0509
TBPE No. 11206

PROJECT DATA	
COUNTY:	TRAVIS
CITY LIMITS/ETJ:	AUSTIN
FINAL PLAT NUMBER:	N/A
RELATED CASES:	N/A
PROJECT ADDRESS:	N/A
GRID NUMBER:	L33
ZONING:	SF-2
USAGE:	UNDEVELOPED
FEMA MAP PANEL:	48453C0265J

OWNER / DEVELOPER
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(512) 338-5300

CONSULTANTS:
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REVISIONS	
NO	DATE - DESCRIPTION

EDITED: April 27, 2016
PLOTTED: April 27, 2016
PLOTTED BY: TESCAD15-PC Carlos A. Martinez
HORIZONTAL SCALE:
VERTICAL SCALE:

GRACY WOODS

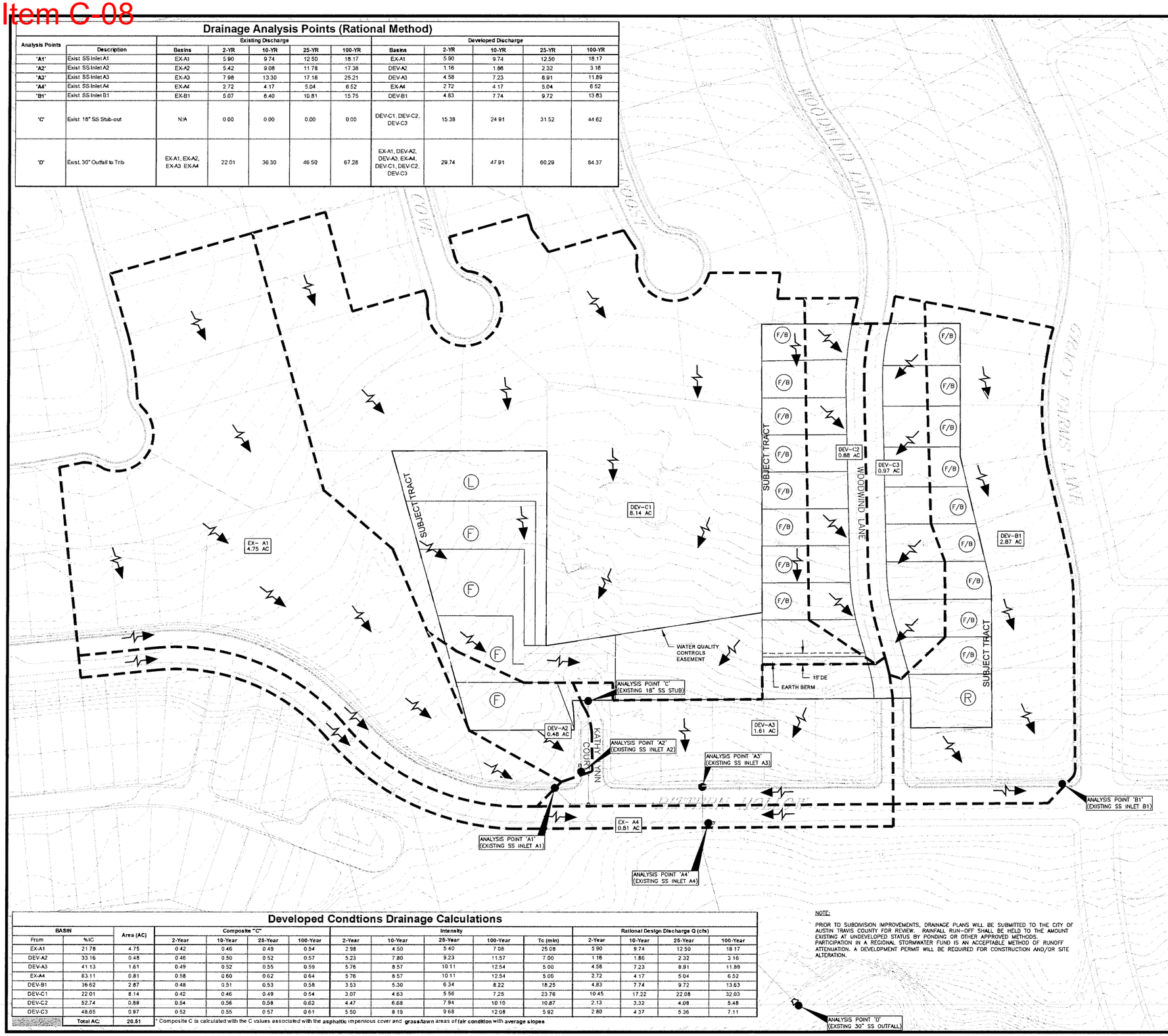
PREDEVELOPED DRAINAGE AREA MAP

EX-C

T:\Projects\Wes Peoples\Gracy Woods\Dwgs\Site Preliminary\C GRACY WOODS DRAW.dwg

Drainage Analysis Points (Rational Method)

Analysis Points	Description	Existing Discharge					Developed Discharge				
		Basins	2-YR	10-YR	25-YR	100-YR	Basins	2-YR	10-YR	25-YR	100-YR
'A1'	Exist. SS Inlet A1	EX-A1	5.90	9.74	12.50	18.17	EX-A1	5.90	9.74	12.50	18.17
'A2'	Exist. SS Inlet A2	EX-A2	5.42	9.08	11.78	17.38	DEV-A2	1.16	1.86	2.32	3.16
'A3'	Exist. SS Inlet A3	EX-A3	7.98	13.30	17.16	25.21	DEV-A3	4.58	7.23	8.91	11.89
'A4'	Exist. SS Inlet A4	EX-A4	2.72	4.17	5.04	6.52	EX-A4	2.72	4.17	5.04	6.52
'B1'	Exist. SS Inlet B1	EX-B1	5.07	8.40	10.81	15.75	DEV-B1	4.83	7.74	9.72	13.63
'C'	Exist. 18" SS Stub-out	N/A	0.00	0.00	0.00	0.00	DEV-C1, DEV-C2, DEV-C3	15.38	24.91	31.52	44.62
'D'	Exist. 30" Outfall to Trib	EX-A1, EX-A2, EX-A3, EX-A4	22.01	36.30	46.50	67.28	EX-A1, DEV-A2, DEV-A3, EX-A4, DEV-C1, DEV-C2, DEV-C3	29.74	47.91	60.29	84.37



Developed Condtions Drainage Calculations

BASIN		Area (AC)	Composite "C"				Intensity					Rational Design Discharge Q (cfs)			
From	%IC		2-Year	10-Year	25-Year	100-Year	2-Year	10-Year	25-Year	100-Year	Tc (min)	2-Year	10-Year	25-Year	100-Year
EX-A1	21.78	4.75	0.42	0.46	0.49	0.54	2.98	4.50	5.40	7.06	25.08	5.90	9.74	12.50	18.17
DEV-A2	33.16	0.48	0.46	0.50	0.52	0.57	5.23	7.80	9.23	11.57	7.00	1.16	1.86	2.32	3.16
DEV-A3	41.13	1.61	0.49	0.52	0.55	0.59	5.76	8.57	10.11	12.54	5.00	4.58	7.23	8.91	11.89
EX-A4	63.11	0.81	0.58	0.60	0.62	0.64	5.76	8.57	10.11	12.54	5.00	2.72	4.17	5.04	6.52
DEV-B1	36.62	2.87	0.48	0.51	0.53	0.58	3.53	5.30	6.34	8.22	18.25	4.83	7.74	9.72	13.63
DEV-C1	22.01	8.14	0.42	0.46	0.49	0.54	3.07	4.63	5.56	7.25	23.76	10.45	17.22	22.08	32.03
DEV-C2	52.74	0.88	0.54	0.56	0.58	0.62	4.47	6.68	7.94	10.10	10.87	2.13	3.32	4.08	5.48
DEV-C3	48.65	0.97	0.52	0.55	0.57	0.61	5.50	8.19	9.68	12.08	5.92	2.80	4.37	5.36	7.11
	Total AC:	20.51													

* Composite C is calculated with the C values associated with the asphaltic impervious cover and grass/lawn areas of fair condition with average slopes

NOTE:

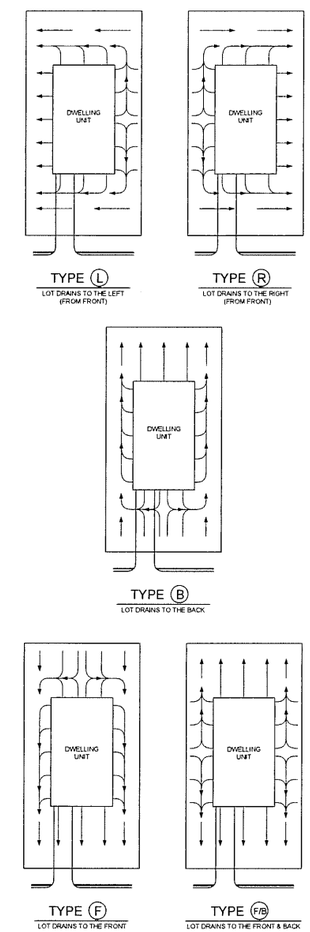
PRIOR TO SUBDIVISION IMPROVEMENTS, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. PARTICIPATION IN A REGIONAL STORMWATER FUND IS AN ACCEPTABLE METHOD OF RUNOFF ATTENUATION. A DEVELOPMENT PERMIT WILL BE REQUIRED FOR CONSTRUCTION AND/OR SITE ALTERATION.

ORIENTATION AND SCALE

0 30' 60' 120'
SCALE: 1" = 60'

LEGEND

- AREA XX / XX.XX AC — DRAINAGE AREA DESIGNATION AND ACREAGE DRAINED
- DRAINAGE AREA BOUNDARY
- SS LINE, SIZE NOTED ON PLAN
- STORM SEWER MANHOLE
- SS LATERAL FROM CURB OR AREA INLET
- SS LEVEL SPREADER
- FLOW ARROW
- Tc FLOW LINE



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JAMES T. HAGEN
82659
REGISTERED PROFESSIONAL ENGINEER

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GRID NUMBER:	L33
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REVISIONS

NO	DATE - DESCRIPTION

EDITED: April 27, 2018
PLOTTED: April 27, 2018
PLOTTED BY: TESCAD15-PC Carlos A. Martinez
HORIZONTAL SCALE:
VERTICAL SCALE:

GRACY WOODS

DEVELOPED DRAINAGE AREA MAP

EX-D

T:\Private\Wes People\Gracy Woods\Design\Site Preliminary\S GRACY WOODS DAM.dwg

Predeveloped Impervious Cover

EX-A1		
Total Area	4.750	Acres
Area in ft^2	206,910	sf
# of SF Lots < 10,000 sf	4.5	
# of SF Lots 10,000-15,000 sf	4.5	
# of SF Lots 15,000 sf - 1 ac	1.0	
# of SF Lots 1 ac - 3 ac	0.0	
# of SF Lots > 3 ac	0.0	
Total Lot Impervious Cover	32000.00	sf
Street Impervious Cover	10316.17	sf
Misc. Impervious Cover	2750.98	sf

Total Impervious Cover	45067.147	sf
Total Impervious Cover	1.03	Acres
% Impervious Cover	21.78%	

EX-A2		
Total Area	4.590	Acres
Area in ft^2	199,940	sf
# of SF Lots < 10,000 sf	1.0	
# of SF Lots 10,000-15,000 sf	1.5	
# of SF Lots 15,000 sf - 1 ac	3.0	
# of SF Lots 1 ac - 3 ac	0.5	
# of SF Lots > 3 ac	0.0	
Total Lot Impervious Cover	26250.000	sf
Street Impervious Cover	1322.474	sf
Misc. Impervious Cover	0.000	sf

Total Impervious Cover	27572.474	sf
Total Impervious Cover	0.63	Acres
% Impervious Cover	13.79%	

EX-A3		
Total Area	6.530	Acres
Area in ft^2	284,447	sf
# of SF Lots < 10,000 sf	8.5	
# of SF Lots 10,000-15,000 sf	2.5	
# of SF Lots 15,000 sf - 1 ac	0.0	
# of SF Lots 1 ac - 3 ac	0.5	
# of SF Lots > 3 ac	0.0	
Total Lot Impervious Cover	33500.000	sf
Street Impervious Cover	9909.398	sf
Misc. Impervious Cover	2642.506	sf

Total Impervious Cover	46051.904	sf
Total Impervious Cover	1.06	Acres
% Impervious Cover	16.19%	

EX-A4		
Total Area	0.810	Acres
Area in ft^2	35,284	sf
# of SF Lots < 10,000 sf	0.0	
# of SF Lots 10,000-15,000 sf	0.0	
# of SF Lots 15,000 sf - 1 ac	0.0	
# of SF Lots 1 ac - 3 ac	0.0	
# of SF Lots > 3 ac	0.0	
Total Lot Impervious Cover	0.000	sf
Street Impervious Cover	17580.620	sf
Misc. Impervious Cover	4688.165	sf

Total Impervious Cover	22268.785	sf
Total Impervious Cover	0.51	Acres
% Impervious Cover	63.11%	

EX-B1		
Total Area	3.830	Acres
Area in ft^2	166,835	sf
# of SF Lots < 10,000 sf	10.0	
# of SF Lots 10,000-15,000 sf	0.0	
# of SF Lots 15,000 sf - 1 ac	0.0	
# of SF Lots 1 ac - 3 ac	0.0	
# of SF Lots > 3 ac	0.0	
Total Lot Impervious Cover	25000.000	sf
Street Impervious Cover	5058.581	sf
Misc. Impervious Cover	0.000	sf

Total Impervious Cover	30058.581	sf
Total Impervious Cover	0.69	Acres
% Impervious Cover	18.02%	

Developed Impervious Cover

EX-A1		
Total Area	4.750	Acres
Area in ft^2	206,910	sf
# of SF Lots < 10,000 sf	4.5	
# of SF Lots 10,000-15,000 sf	4.5	
# of SF Lots 15,000 sf - 1 ac	1.0	
# of SF Lots 1 ac - 3 ac	0.0	
# of SF Lots > 3 ac	0.0	
Total Lot Impervious Cover	32000.00	sf
Street Impervious Cover	10316.17	sf
Misc. Impervious Cover	2750.98	sf

Total Impervious Cover	45067.147	sf
Total Impervious Cover	1.03	Acres
% Impervious Cover	21.78%	

DEV-A2		
Total Area	0.480	Acres
Area in ft^2	20,909	sf
# of SF Lots < 10,000 sf	2.0	
# of SF Lots 10,000-15,000 sf	0.0	
# of SF Lots 15,000 sf - 1 ac	0.0	
# of SF Lots 1 ac - 3 ac	0.0	
# of SF Lots > 3 ac	0.0	
Total Lot Impervious Cover	5000.000	sf
Street Impervious Cover	1647.650	sf
Misc. Impervious Cover	285.024	sf

Total Impervious Cover	6932.674	sf
Total Impervious Cover	0.16	Acres
% Impervious Cover	33.16%	

DEV-A3		
Total Area	1.610	Acres
Area in ft^2	70,132	sf
# of SF Lots < 10,000 sf	6.0	
# of SF Lots 10,000-15,000 sf	0.0	
# of SF Lots 15,000 sf - 1 ac	0.0	
# of SF Lots 1 ac - 3 ac	0.0	
# of SF Lots > 3 ac	0.0	
Total Lot Impervious Cover	15000.000	sf
Street Impervious Cover	10699.430	sf
Misc. Impervious Cover	3148.114	sf

Total Impervious Cover	28847.545	sf
Total Impervious Cover	0.66	Acres
% Impervious Cover	41.13%	

EX-A4		
Total Area	0.810	Acres
Area in ft^2	35,284	sf
# of SF Lots < 10,000 sf	0.0	
# of SF Lots 10,000-15,000 sf	0.0	
# of SF Lots 15,000 sf - 1 ac	0.0	
# of SF Lots 1 ac - 3 ac	0.0	
# of SF Lots > 3 ac	0.0	
Total Lot Impervious Cover	0.000	sf
Street Impervious Cover	17580.620	sf
Misc. Impervious Cover	4688.165	sf

Total Impervious Cover	22268.785	sf
Total Impervious Cover	0.51	Acres
% Impervious Cover	63.11%	

DEV-C1		
Total Area	8.140	Acres
Area in ft^2	354,578	sf
# of SF Lots < 10,000 sf	10.5	
# of SF Lots 10,000-15,000 sf	6.0	
# of SF Lots 15,000 sf - 1 ac	4.0	
# of SF Lots 1 ac - 3 ac	1.0	
# of SF Lots > 3 ac	0.0	
Total Lot Impervious Cover	74250.000	sf
Street Impervious Cover	3153.120	sf
Misc. Impervious Cover	628.678	sf

Total Impervious Cover	78031.798	sf
Total Impervious Cover	1.79	Acres
% Impervious Cover	22.01%	

Developed Impervious Cover

DEV-C2		
Total Area	0.880	Acres
Area in ft^2	38,333	sf
# of SF Lots < 10,000 sf	4.5	
# of SF Lots 10,000-15,000 sf	0.0	
# of SF Lots 15,000 sf - 1 ac	0.0	
# of SF Lots 1 ac - 3 ac	0.0	
# of SF Lots > 3 ac	0.0	
Total Lot Impervious Cover	11250.000	sf
Street Impervious Cover	7113.341	sf
Misc. Impervious Cover	1854.719	sf

Total Impervious Cover	20218.060	sf
Total Impervious Cover	0.46	Acres
% Impervious Cover	52.74%	

DEV-C3		
Total Area	0.970	Acres
Area in ft^2	42,253	sf
# of SF Lots < 10,000 sf	4.5	
# of SF Lots 10,000-15,000 sf	0.0	
# of SF Lots 15,000 sf - 1 ac	0.0	
# of SF Lots 1 ac - 3 ac	0.0	
# of SF Lots > 3 ac	0.0	
Total Lot Impervious Cover	11250.000	sf
Street Impervious Cover	7382.115	sf
Misc. Impervious Cover	1923.543	sf

Total Impervious Cover	20555.657	sf
Total Impervious Cover	0.47	Acres
% Impervious Cover	48.65%	

DEV-B1		
Total Area	2.870	Acres
Area in ft^2	125,017	sf
# of SF Lots < 10,000 sf	16.0	
# of SF Lots 10,000-15,000 sf	0.0	
# of SF Lots 15,000 sf - 1 ac	0.0	
# of SF Lots 1 ac - 3 ac	0.0	
# of SF Lots > 3 ac	0.0	
Total Lot Impervious Cover	40000.000	sf
Street Impervious Cover	5505.567	sf
Misc. Impervious Cover	281.227	sf

Total Impervious Cover	45786.794	sf
Total Impervious Cover	1.05	Acres
% Impervious Cover	36.62%	

GRACY FARMS - Proposed Impervious Cover Allocation Table

Lot Number	Block Letter	Address: Street #	Address: Street Name	Lot Size (ac)	Lot Size (sf)	CoA Assumed Impervious Cover (sf)
1	C		Woodwind Lane	0.13	5,764.48	2,500
2	C		Woodwind Lane	0.13	5,785.56	2,500
3	C		Woodwind Lane	0.13	5,759.85	2,500
4	C		Woodwind Lane	0.13	5,756.43	2,500
5	C		Woodwind Lane	0.14	5,892.50	2,500
6	C		Woodwind Lane	0.15	6,571.00	2,500
7	C		Woodwind Lane	0.16	7,065.88	2,500
8	C		Woodwind Lane	0.16	6,776.32	2,500
9	C		Woodwind Lane	0.14	5,974.69	2,500
10	C		Woodwind Lane	0.18	7,978.09	2,500
11	B		Woodwind Lane	0.13	5,846.20	2,500
12	B		Woodwind Lane	0.13	5,834.91	2,500
13	B		Woodwind Lane	0.13	5,768.61	2,500
14	B		Woodwind Lane	0.13	5,818.98	2,500
15	B		Woodwind Lane	0.13	5,869.57	2,500
16	B		Woodwind Lane	0.14	5,920.16	2,500
17	B		Woodwind Lane	0.14	5,972.98	2,500
18	B		Woodwind Lane	0.14	6,169.95	2,500
19	B		Woodwind Lane	0.15	6,717.45	2,500
20	B		Woodwind Lane	0.19	8,398.09	2,500
21	A		Kathy Lynn Court	0.47	20,414.34	
22	A		Kathy Lynn Court	0.38	16,635.85	5,000
23	A		Kathy Lynn Court	0.29	12,815.06	3,500
24	A		Kathy Lynn Court	0.29	12,692.86	3,500
25	A		Kathy Lynn Court	0.19	8,457.68	2,500
26	A		Kathy Lynn Court	0.21	8,971.24	2,500

CoA - Impervious Cover Assumptions (LDC §25-8-64)

Lot Size: Min.	Lot Size: Max.	Assumed IC (sf)
< 10,000 sf		2,500
10,000 sf	15,000 sf	3,500
15,000 sf	1 ac	5,000
1 ac	3 ac	7,000
> 3 acres		10,000

TOTAL SITE AREA		240,015.60	SQ FT
		5.51	AC
PROPOSED LOT I.C.		67,000	SQ FT
		1.54	AC
PROPOSED STREET I.C.	Woodwind Lane	15916.82	SQ FT
		0.37	AC
	Kathy Lynn Court	5724.30	SQ FT
		0.13	AC
PROPOSED SIDEWALK I.C.	Woodwind Lane	4252.49	SQ FT
		0.10	AC
	Kathy Lynn Court	488.37	SQ FT
		0.01	AC
TOTAL PROPOSED IC		2.14	AC
		38.91	%

APPENDIX Q-2: Allowable Impervious Cover

SUBURBAN WATERSHEDS

*NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

Gross Site Area 5.51 Acres

Total Impervious Cover Allowed 50% x Gross Site Area= 2.755 Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

Total acreage 15-25% = 0.00 Acres x 10% = 0.000 Acres

PROPOSED TOTAL IMPERVIOUS COVER

Total proposed Impervious Cover = 2.14 Acres = 38.84%

PROPOSED IMPERVIOUS COVER ON SLOPES

		IMPERVIOUS COVER: Building and Other Impervious Cover		Driveways and Roadways
SLOPE CATEGORIES	ACRES	AC.	% of CATEGORY	AC.
0-15%	2.14	1.54	71.96%	0.60
15-25%	0.00		0.00%	
25-35%	0.00		0.00%	
Over 35%	0.00		0.00%	
TOTAL SITE AREA	2.14			

STATE OF TEXAS
JAMES T HAGEN
82659
REGISTERED PROFESSIONAL ENGINEER
12/22/2016

Texas Engineering Solutions
3815 S. CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704
O: 512-904-0505
F: 512-904-0509
TBPE No. 11206

PROJECT DATA	
COUNTY:	TRAVIS
CITY LIMITS/ETJ:	AUSTIN
FINAL PLAT NUMBER:	N/A
RELATED CASES:	N/A
PROJECT ADDRESS:	N/A
GRID NUMBER:	L33
ZONING:	SF-2
USAGE:	UNDEVELOPED
FEMA MAP PANEL:	48453C0265J

OWNER / DEVELOPER

WES PEOPLE HOMES
11130 JOLLYVILLE RD.
AUSTIN, TX 78759
(512) 338-5300

CONSULTANTS:

LENZ & ASSOCIATES, INC.
4303 RUSSELL DRIVE
AUSTIN, TX (512) 443-1174

REVISIONS	
NO	DATE - DESCRIPTION

EDITED: April 27, 2016
PLOTTED: April 27, 2016
PLOTTED BY: TESCAD15-PC Carlos A. Martinez

HORIZONTAL SCALE:
VERTICAL SCALE:

GRACY WOODS

DRAINAGE AREA CALCS

EX-E

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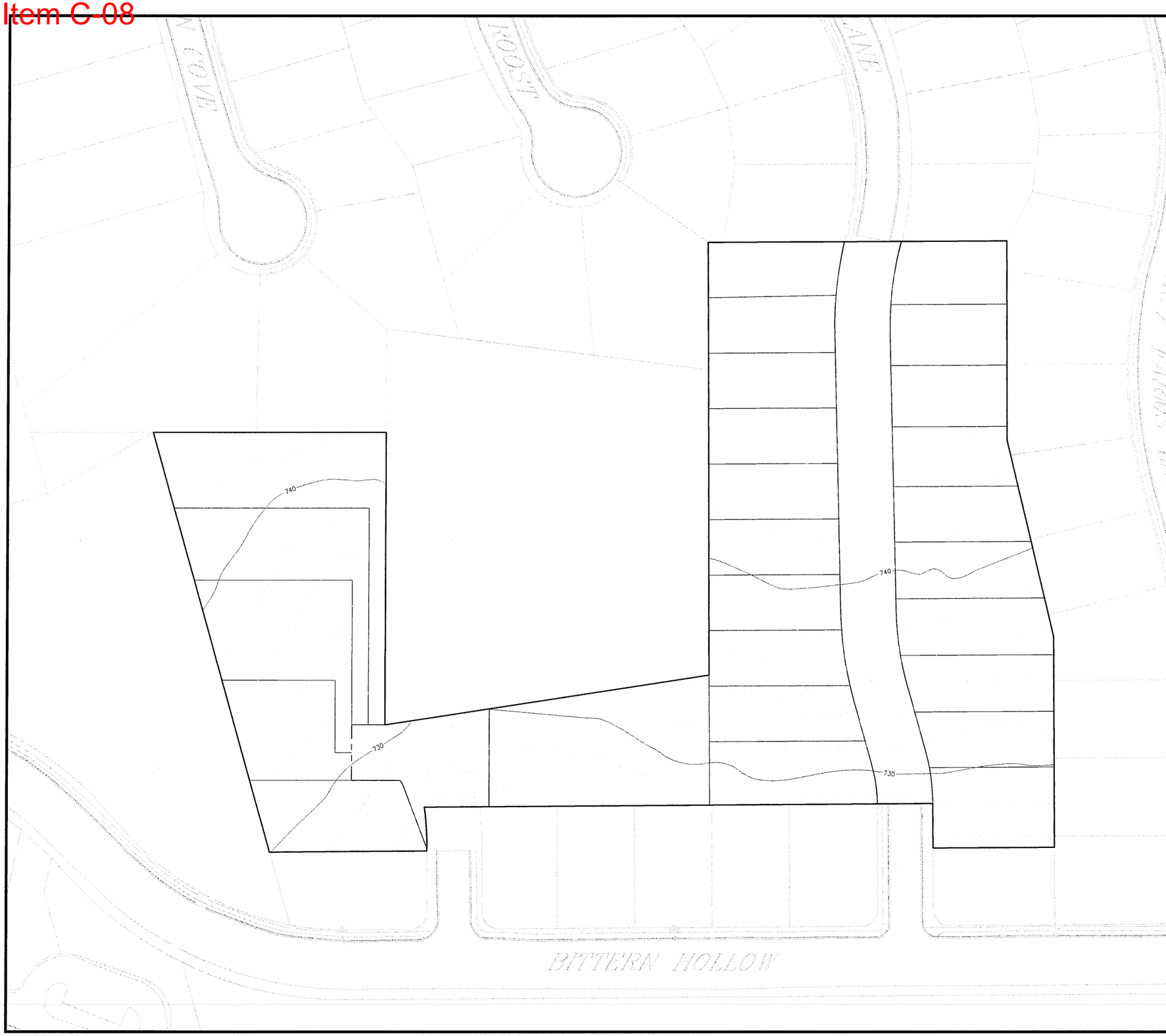
COA CASE NO: C8-2016-0127



ORIENTATION AND SCALE

0 20' 40' 80'
SCALE: 1" = 40'

LEGEND

PROPERTY BOUNDARY

CONTOURS AT 10' INTERVALS

CONTOURS AT 2' INTERVALS

NOTES

1. NO SLOPES GREATER THAN 15% EXIST ON THE SUBJECT TRACT.

2. CONTOURS SHOWN AT 2' INTERVALS FROM SURVEY DATA BY LENZ & ASSOCIATES, INC.

SLOPE LEGEND

SLOPES TABLE

Number	Minimum Slope	Maximum Slope	Color	Area (SF)
1	0%	15%		240100.66
2	15%	25%		0.00
3	25%	35%		0.00
4	35%	100%		0.00

STATE OF TEXAS
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ZONING:	SF-2
USAGE:	UNDEVELOPED
FEMA MAP PANEL:	48453C0265J

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REVISIONS

NO	DATE - DESCRIPTION

EDITED: April 27, 2016
PLOTTED: April 27, 2016
PLOTTED BY: TESCAD15-PC Carlos A. Montoya

HORIZONTAL SCALE:
VERTICAL SCALE:

GRACY WOODS

SLOPE MAP

EX-F

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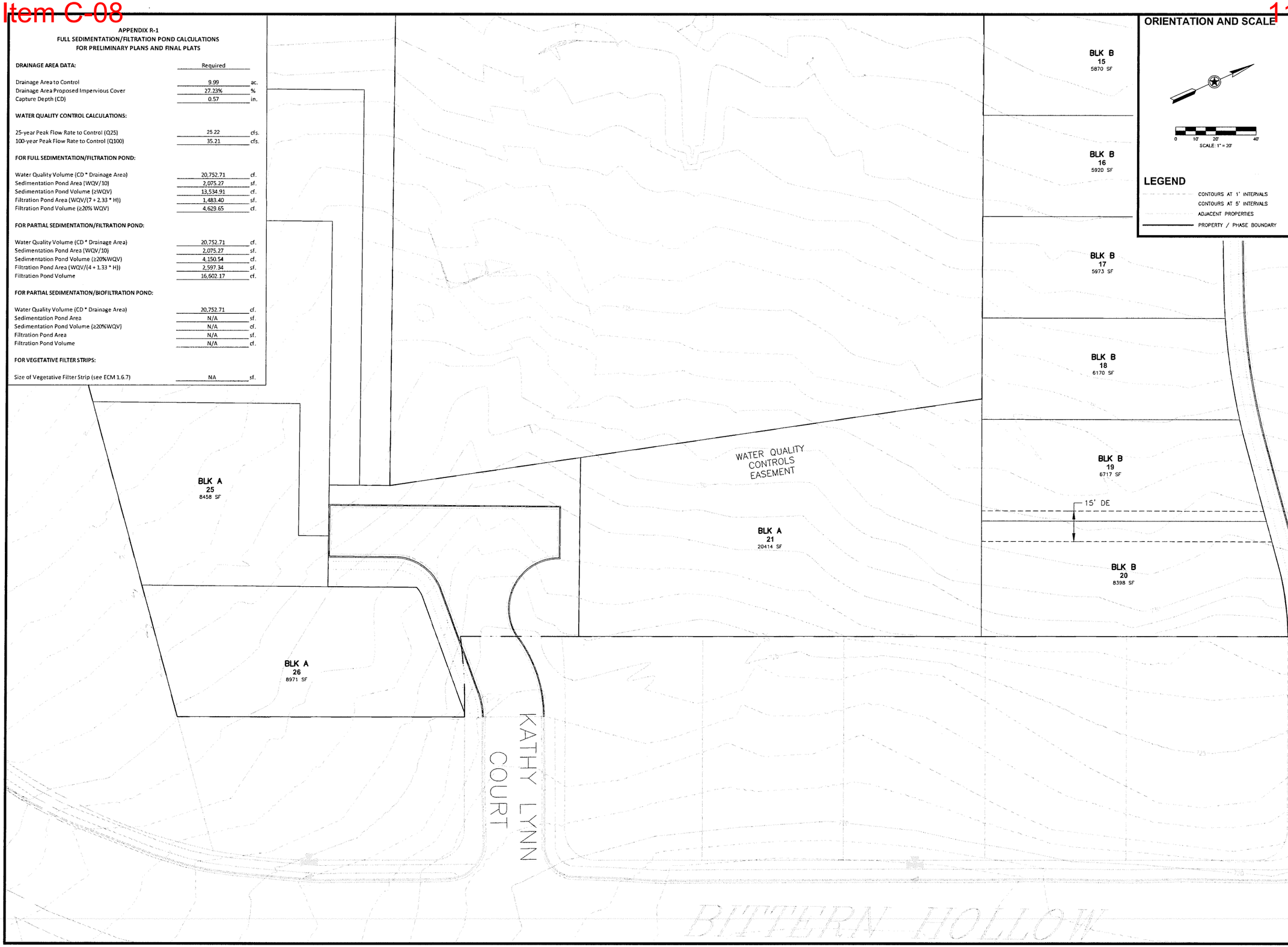
APPENDIX R-1
FULL SEDIMENTATION/FILTRATION POND CALCULATIONS
FOR PRELIMINARY PLANS AND FINAL PLATS

DRAINAGE AREA DATA:	Required	
Drainage Area to Control	9.99	ac.
Drainage Area Proposed Impervious Cover	27.23%	%
Capture Depth (CD)	0.57	in.
WATER QUALITY CONTROL CALCULATIONS:		
25-year Peak Flow Rate to Control (Q25)	25.22	cfs.
100-year Peak Flow Rate to Control (Q100)	35.21	cfs.
FOR FULL SEDIMENTATION/FILTRATION POND:		
Water Quality Volume (CD * Drainage Area)	20,752.71	cf.
Sedimentation Pond Area (WQV/10)	2,075.27	sf.
Sedimentation Pond Volume (≥WQV)	13,534.91	cf.
Filtration Pond Area (WQV/(7 + 2.33 * H))	1,483.40	sf.
Filtration Pond Volume (≥20% WQV)	4,629.65	cf.
FOR PARTIAL SEDIMENTATION/FILTRATION POND:		
Water Quality Volume (CD * Drainage Area)	20,752.71	cf.
Sedimentation Pond Area (WQV/10)	2,075.27	sf.
Sedimentation Pond Volume (≥20%WQV)	4,150.54	cf.
Filtration Pond Area (WQV/(4 + 1.33 * H))	2,597.34	sf.
Filtration Pond Volume	16,602.17	cf.
FOR PARTIAL SEDIMENTATION/BIOFILTRATION POND:		
Water Quality Volume (CD * Drainage Area)	20,752.71	cf.
Sedimentation Pond Area	N/A	sf.
Sedimentation Pond Volume (≥20%WQV)	N/A	cf.
Filtration Pond Area	N/A	sf.
Filtration Pond Volume	N/A	cf.
FOR VEGETATIVE FILTER STRIPS:		
Size of Vegetative Filter Strip (see ECM 1.6.7)	NA	sf.



ORIENTATION AND SCALE

0 10' 20' 40'
SCALE: 1" = 20'

LEGEND

- CONTOURS AT 1' INTERVALS
- CONTOURS AT 5' INTERVALS
- ADJACENT PROPERTIES
- PROPERTY / PHASE BOUNDARY

STATE OF TEXAS
JAMES T. HAGEN
62659
REGISTERED PROFESSIONAL ENGINEER
12/27/2016

Texas Engineering Solutions
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O: 512-904-0505
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TBPE No. 11206

PROJECT DATA	
COUNTY:	TRAVIS
CITY LIMITS/ETJ:	AUSTIN
FINAL PLAT NUMBER:	N/A
RELATED CASES:	N/A
PROJECT ADDRESS:	N/A
GRID NUMBER:	L33
ZONING:	SF-2
USAGE:	UNDEVELOPED
FEMA MAP PANEL:	48453C0265J

OWNER / DEVELOPER
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REVISIONS

NO	DATE - DESCRIPTION

EDITED: April 27, 2016
PLOTTED: April 27, 2016
PLOTTED BY: TESCAD15-PC Carlos A. Martinez

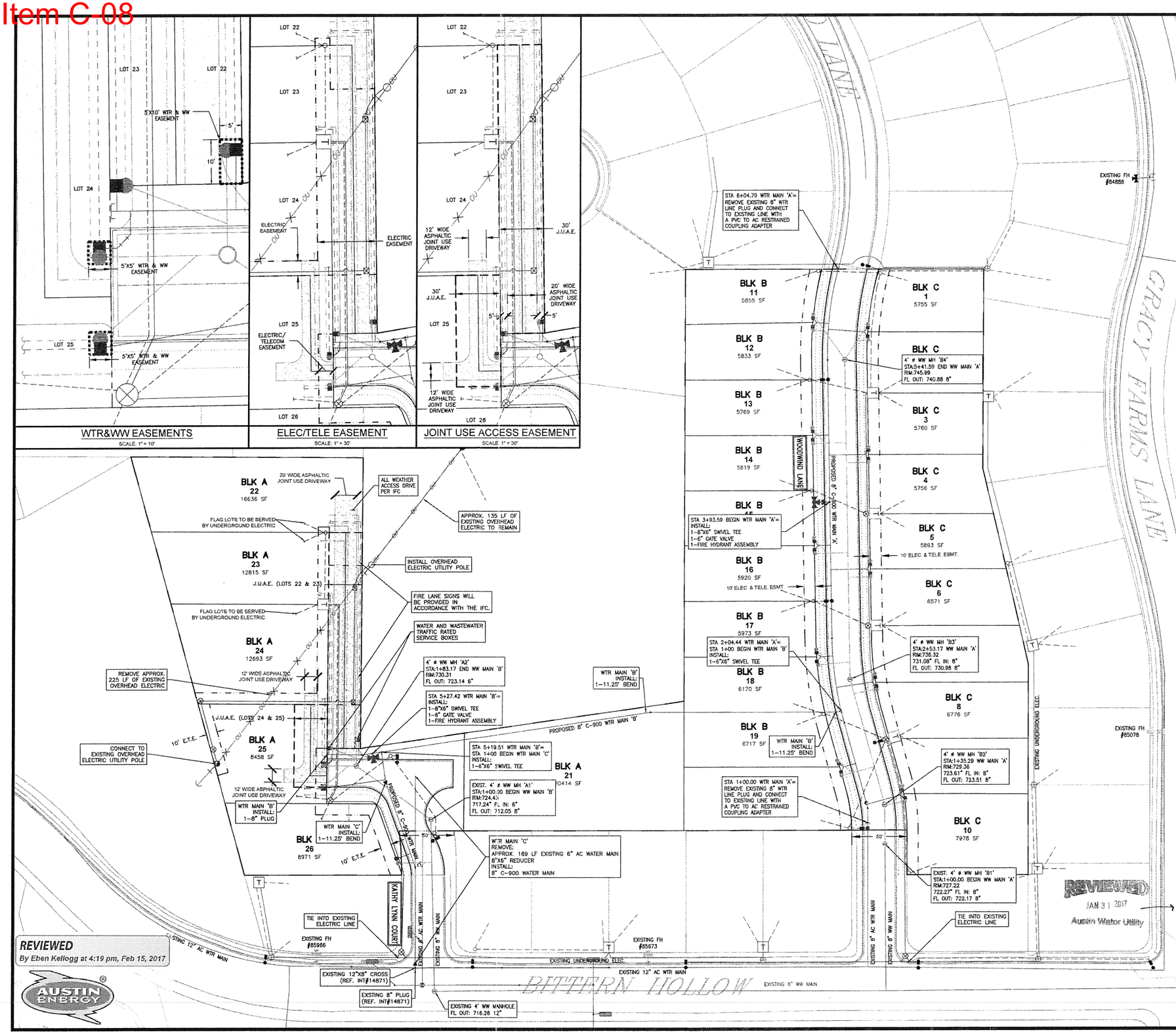
HORIZONTAL SCALE:
VERTICAL SCALE:

GRACY WOODS

WATER QUALITY PLAN

EX-G

I:\Lenz\Wes Peoples\Gracy Woods\Dwgs\Site Preliminary\S GRACY WOODS WQP.dwg



ORIENTATION AND SCALE

SCALE: 1" = 40'

LEGEND

- PHASE BOUNDARY/ROW
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- WTR MAIN
- FIRE HYDRANT
- GATE VALVE AS NOTED
- EX. WATER METER
- FITTINGS AS NOTED
- WW MANHOLE AS NOTED
- WW MAIN
- DOUBLE WASTEWATER SRVC
- SINGLE WASTEWATER SRVC
- SS LINE AS NOTED
- STORM SEWER MANHOLE
- SS LATERAL FROM CURB OR AREA INLET
- 1/2" STEEL PIN FOUND (SPF) (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- ELECTRIC & TELECOMMUNICATIONS EASEMENT
- ELECTRIC LINE
- UNDERGROUND ELECTRIC SERVICE
- ELECTRIC SERVICE BOX
- ELECTRIC PULL BOX
- TRAFFIC RATED ELECTRIC PULL BOX
- STREET LIGHT
- ELECTRIC TRANSFORMER
- NATURAL GAS SERVICE
- WTR/WW EASEMENT
- PRIVATE WTR SERVICE LINE
- PRIVATE WW SERVICE LINE

SIGNATURE BLOCK

PLUMBING REVIEW	2/9/17
WATER/WASTEWATER REVIEW	1/31/17
TRANSPORTATION REVIEW	2/10/17
AUSTIN ENERGY REVIEW	SEE ELECTRONIC SIGNATURE 2/15/2016
AUSTIN FIRE DEPARTMENT REVIEW	2/10/17

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TBPE No. 11206

PROJECT DATA

COUNTY:	TRAVIS
CITY LIMITS/ETJ:	AUSTIN
FINAL PLAT NUMBER:	N/A
RELATED CASES:	N/A
PROJECT ADDRESS:	N/A
GRID NUMBER:	L33
ZONING:	SF-2
USAGE:	UNDEVELOPED
FEMA MAP PANEL:	48453C0285J

OWNER / DEVELOPER

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REVISIONS

NO	DATE - DESCRIPTION

EDITED: JANUARY 31, 2017
PLOTTED: JANUARY 31, 2017
PLOTTED BY: Milena Pisani

HORIZONTAL SCALE:
VERTICAL SCALE:

GRACY WOODS

DRIVEWAY & UTILITY PLAN

EX-H

COA CASE NO: C8-2016-0127