

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0127**ZAP DATE:** September 5, 2017

Hearing continued from August 15, 2017

SUBDIVISION NAME: Gracy Woods Preliminary Plan**AREA:** 5.51 acres**LOTS:** 26**APPLICANT:** Sycamore Court, LLC (Ken Blaker)**AGENT:** Texas Engineering
Solutions (James Hagen)**ADDRESS OF SUBDIVISION:** 1601½ 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 hearing was opened on August 15. After a presentation from staff and testimony from the applicant and several neighbors, the public hearing was continued to September 5. Because this land is unplatted, a flag lot variance is not required.

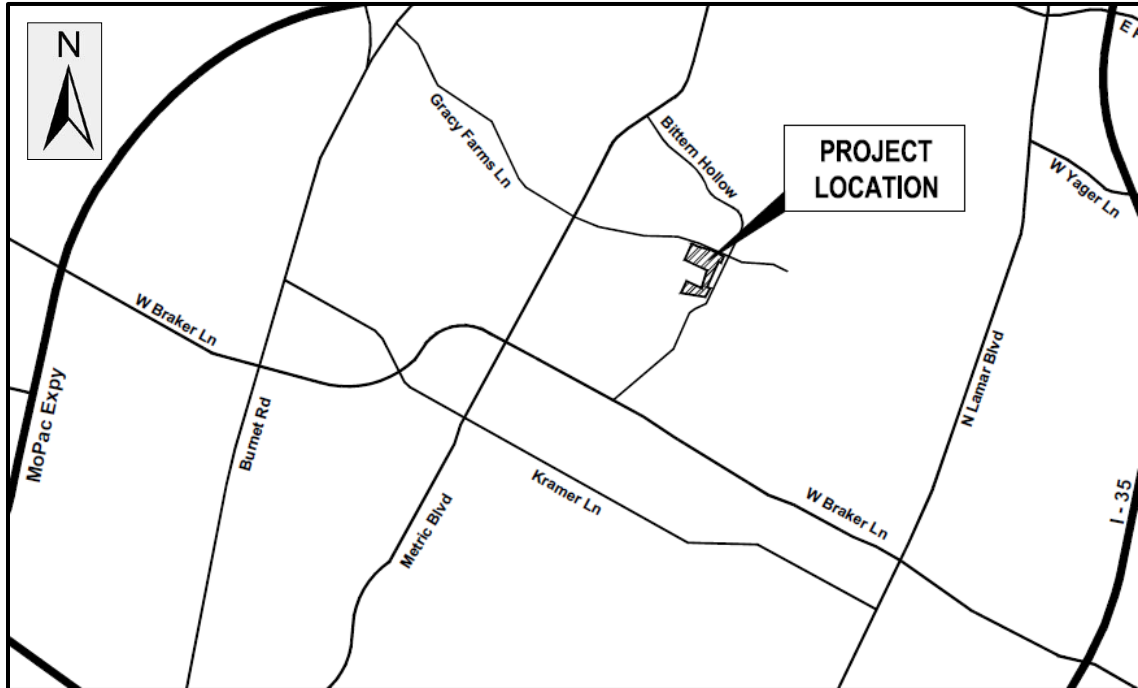
The request is for the approval of Gracy Woods, a preliminary plan comprised of 26 lots on 5.51 acres. The applicant proposes to create 25 residential lots, one drainage lot, and extend Woodward Lane to connect to Bittern Hollow. The preliminary plan contains four flag lots, but because this land has 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: Staff recommends approval of the plat. The preliminary plan meets all applicable State and City of Austin Land Development Code requirements.

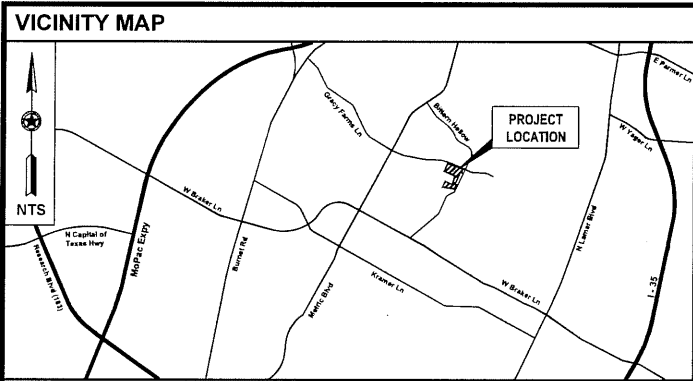
ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

Location Map

Gracy Woods



DRAWING NOT TO SCALE



ENGINEER'S CERTIFICATION

ENGINEER'S CERTIFICATION:

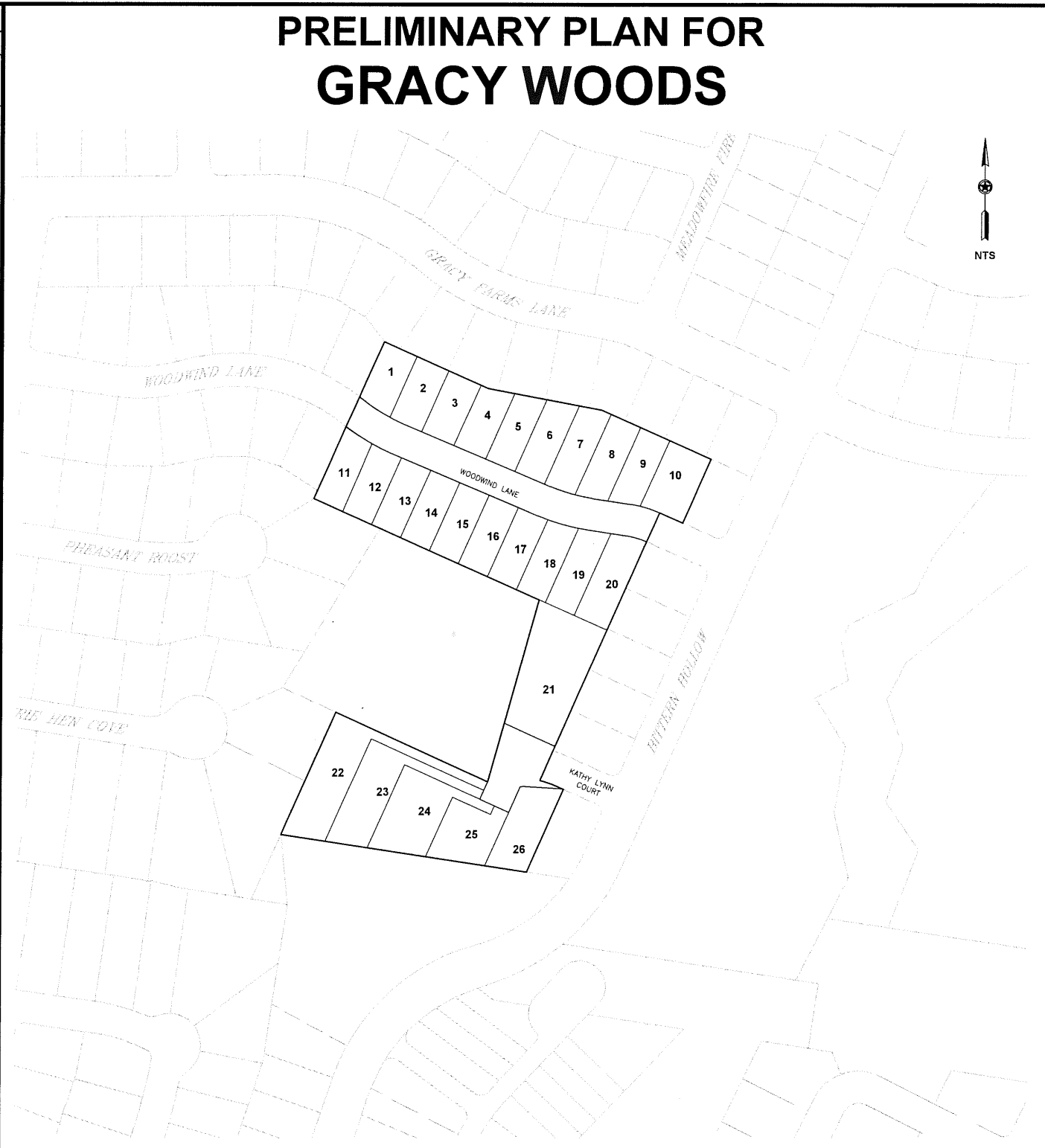
THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THIS PRELIMINARY PLAN AND ACCOMPANYING REPORT THAT ALL THE INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND 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

- PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.
- 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.
- 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.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 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:
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, 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:
1. WOODWIND LN.
2. KATHY LYNN CT.
- ALL STREETS WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL BE BUILT TO CITY OF AUSTIN STANDARDS.
- MAINTENANCE OF JOINT USE DRIVEWAYS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT-USE DRIVEWAY.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 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.
- CONTRACTOR TO CONTACT "ONE CALL" PRIOR TO START OF CONSTRUCTION.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- THE TOPOGRAPHY SHOWN ON THESE PLANS WAS DERIVED FROM A SITE TOPOGRAPHY SURVEY PROVIDED BY LENZ & ASSOCIATES.
- ELECTRIC SERVICES WILL BE PROVIDED BY AUSTIN ENERGY.
- 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.
- 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.
- 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.
- 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.
- PRIOR TO ANY CONSTRUCTION, PLANS SHALL BE SUBMITTED TO CITY OF AUSTIN FOR REVIEW.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO CITY OF AUSTIN WATER & WASTEWATER SYSTEM.
- 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 VARIATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- 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.
- NO PORTION OF THIS PRELIMINARY PLAN IS OVER THE EDWARDS AQUIFER RECHARGE ZONE ACCORDING TO THE CITY OF AUSTIN OR THE TCEQ.
- THIS PROJECT IS LOCATED IN THE WALNUT CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED. IT IS NOT LOCATED OVER THE RECHARGE ZONE.
- THIS PRELIMINARY PLAN IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN.
- THE CONSTRUCTION ON THE LOTS IN THIS PROJECT SHALL NOT CAUSE PONDING, EROSION OR INCREASED FLOW ON ADJACENT PROPERTIES.
- 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.
- 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

- 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.
- PASSING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS REQUIREMENTS.
- 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.
- 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 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.
- THE CONTRACTOR MUST COORDINATE WITH THE EXISTING RESIDENTS AT 1602 KATHY LYNN COURT TO MAINTAIN ACCESS AND UTILITY CONNECTIONS THROUGHOUT CONSTRUCTION.
- FIRE PROTECTION DEMAND: 1000 GPM PER 2012 IFC
- 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.
- 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.
- 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.
- PRIOR TO ANY CONSTRUCTION, PLANS SHALL BE APPROVED BY AUSTIN FIRE DEPARTMENT.
- THE JOINT USE ACCESS EASEMENT WILL BE PROVIDED TO AUSTIN FIRE DEPARTMENT PRIOR TO CONSTRUCTION PLAN APPROVAL.
- LOTS 22-24, BLOCK A WILL BE SERVED BY UNDERGROUND ELECTRIC.
- THE PROPOSED SUBDIVISION IS ELIGIBLE FOR PARTICIPATION IN THE RSPM 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
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UTILITIES

WATER & WASTEWATER AUSTIN WATER UTILITY AVANTE PLAZA, SUITE 300 625 EAST 10TH STREET AUSTIN, TEXAS 78701 CONTACT: ALFREDO TORRES PHONE: 512.972.0238	GAS TXU ENERGY 1005 CONGRESS AVENUE #750 AUSTIN, TX 78701 1.800.818.6132
ELECTRIC AUSTIN ENERGY 2412 KRAMER LANE, BLDG. C AUSTIN, TX 78758 512-506.7208	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 SUB 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	511'
KATHY LYNN CT.	50'	31'	4'	NORTH	LOCAL	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
TOTAL	26	244,635.91	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

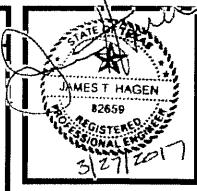
CITY APPROVAL

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, PL. 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.



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

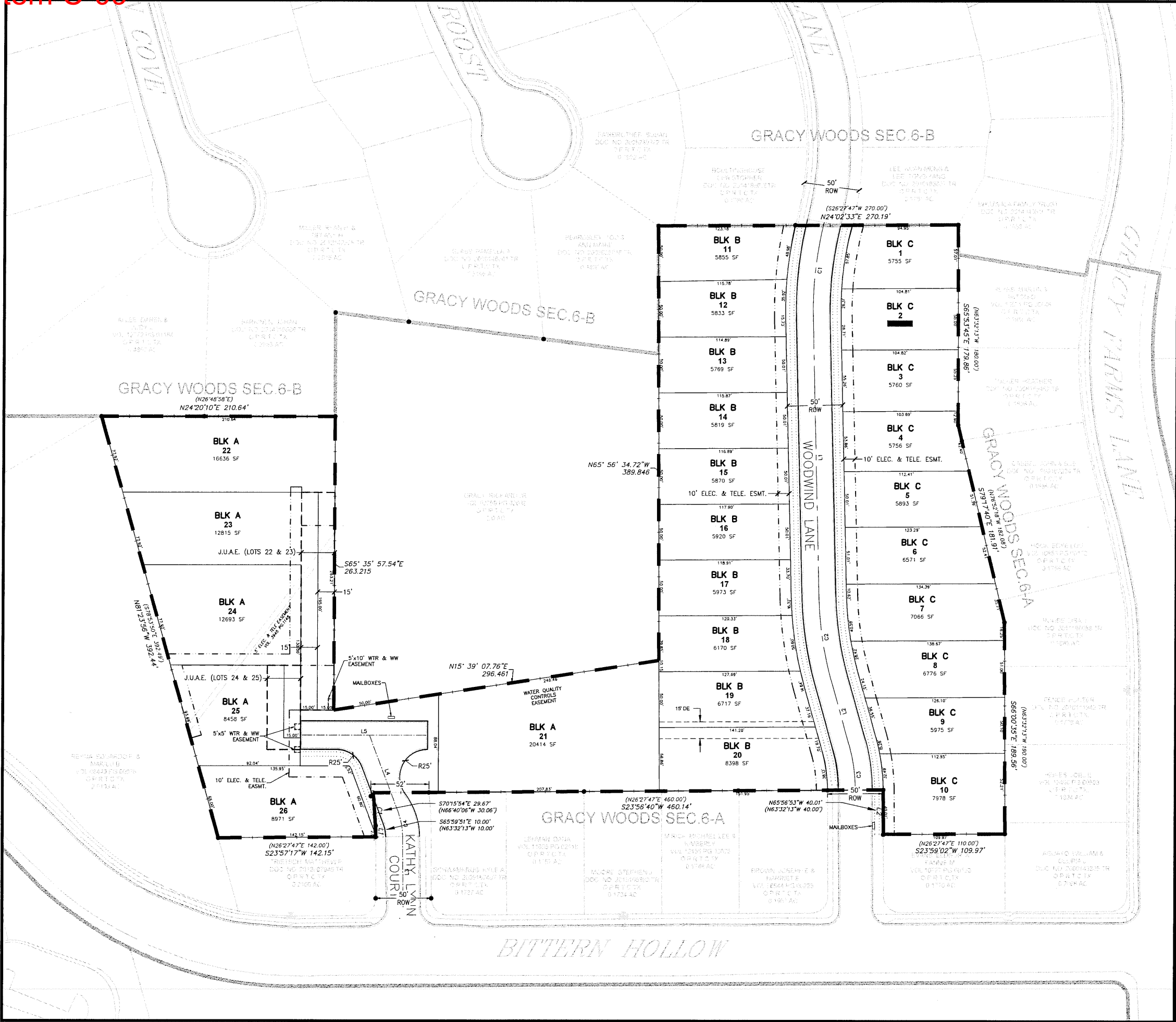
EDITED: FEBRUARY 15, 2017
PLOTTED: FEBRUARY 15, 2017
PLOTTED BY: Milena Platen

HORIZONTAL SCALE:
VERTICAL SCALE:

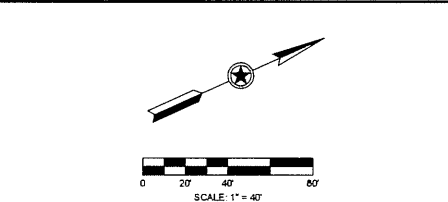
GRACY WOODS

COVER SHEET

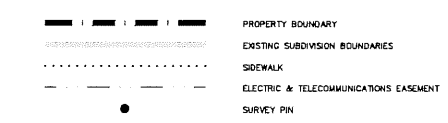
1



ORIENTATION AND SCALE



LEGEND



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' 28.15"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: JAN 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
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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: FEBRUARY 15, 2017
PLOTTED: FEBRUARY 15, 2017
PLOTTED BY: Milena Pisan

HORIZONTAL SCALE:
VERTICAL SCALE:

GRACY WOODS

PRELIMINARY PLAN



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"	*	

	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

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 ERM 1.4.5 (a) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.

4. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ERM 1.4.2 (c).

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. SANDBARS, 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 DRILPINES 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 SOIL ACCUMULATION ON THE LEAVES.
- e. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BETWEEN THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

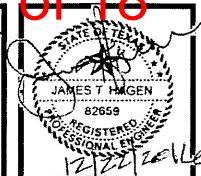
8. IF NO CONSTRUCTION IS SCHEDULED IN A DISTURBED AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREA MUST BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATING.

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

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

**WES PEOPLE
HOMES**

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

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

NO	DATE - DESCRIPTION
----	--------------------

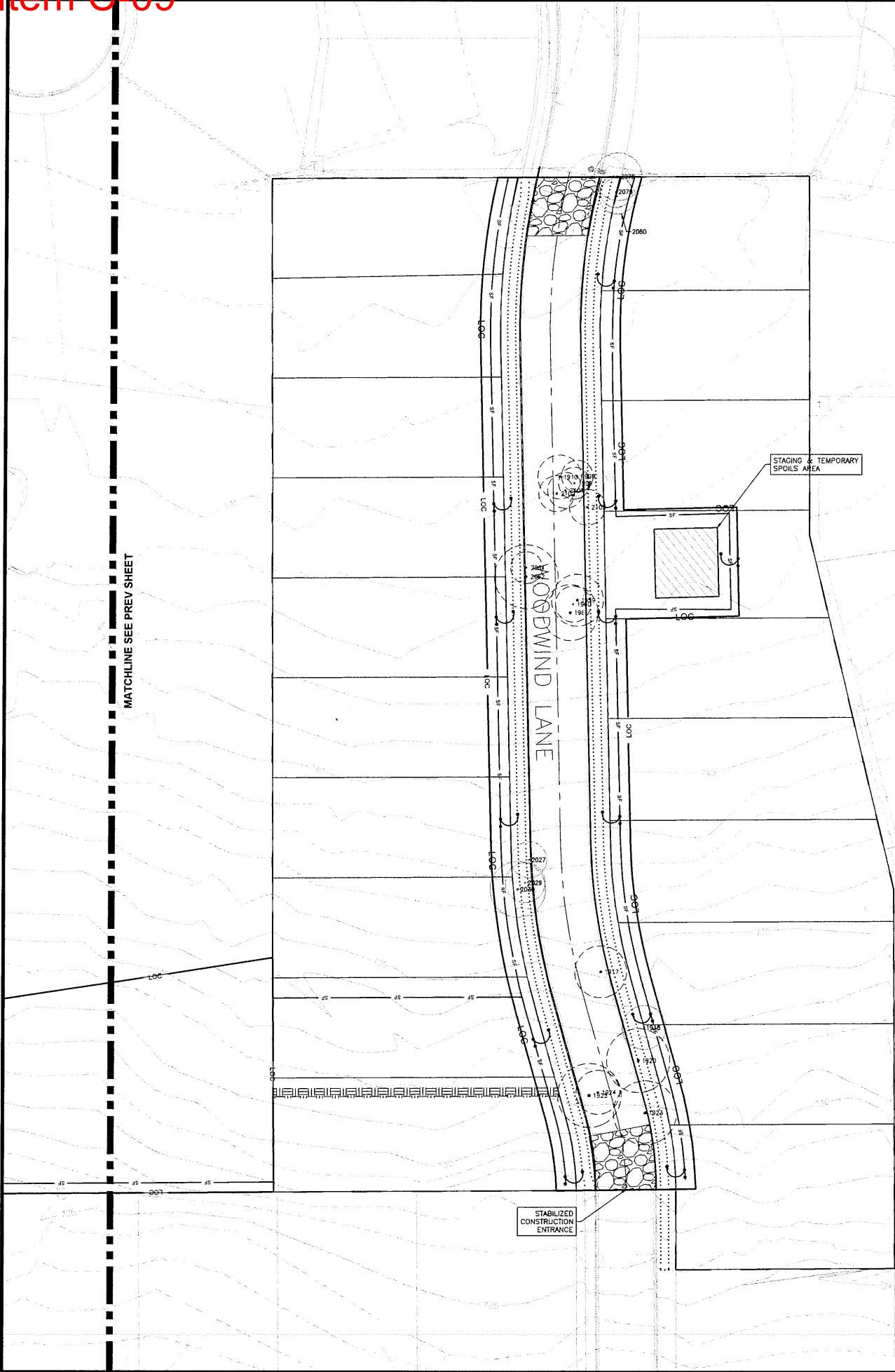
EDITED: April 27, 2016
 PLOTTED: April 27, 2016
 PLOTTED BY: TESCAD15-PC Carlos A. Martinez

HORIZONTAL SCALE:
VERTICAL SCALE:

**GRACY
WOODS**

ENVIRONMENTAL
PROTECTION
PLAN 1 OF 2

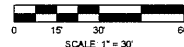
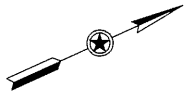
EX-A



TREE LIST

TREE LIST			
TREE #	SIZE AND DESCRIPTION	REMOVE	HERITAGE
1789	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"	*	

ORIENTATION AND SCALE



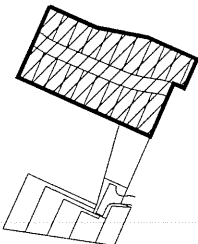
LEGEND

- EX. CONTOUR
- LOC
- SF
- TF
- 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

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 EGM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
4. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH EGM 1.4.2(G).
5. THE CONTRACTOR SHALL SUBMIT A DE-WATERING PLAN WHICH MAY INCLUDE A TEMPORARY DIVERSION CHANNEL, DIVERSION PIPE, PUMPS, COTTER 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.
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12. THE TREE SURVEY WAS CONDUCTED BY LENZ & ASSOCIATES, INC. ON DECEMBER 15, 2014.

KEY MAP



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/ETC: 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
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

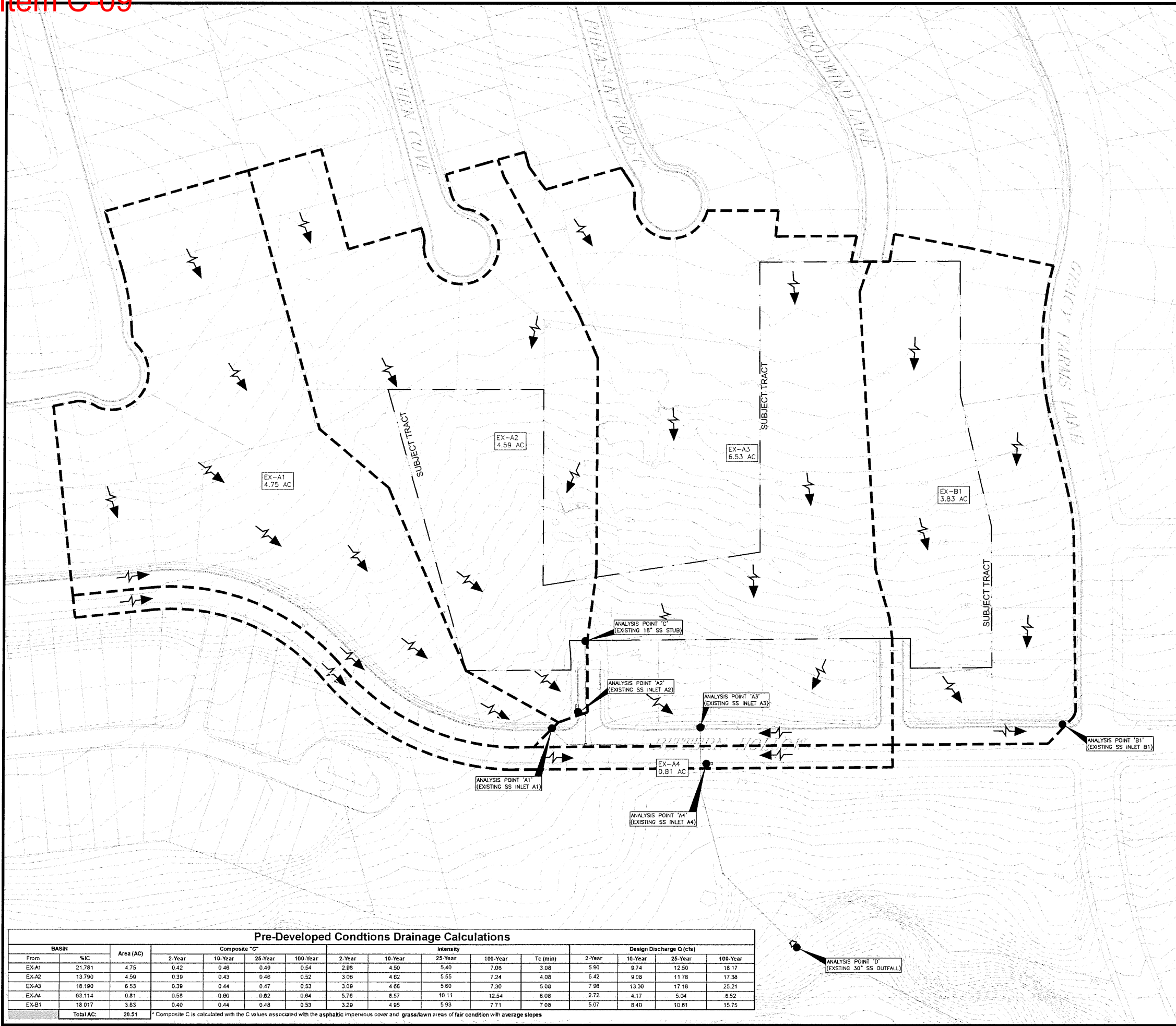
EDITED: April 27, 2016
PLOTTED: April 27, 2016
PLOTTED BY: TESCADI5-PC Carlos A. Nardonez

HORIZONTAL SCALE:
VERTICAL SCALE:

GRACY
WOODS

ENVIRONMENTAL
PROTECTION
PLAN 2 OF 2

EX-B



ORIENTATION AND SCALE

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

Texas Engineering Solutions

3815 S. CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704
O: 512-904-0505
F: 512-904-0509
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PROJECT DATA

COUNTY:	TRAVIS
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FINAL PLAT NUMBER:	N/A
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GRID NUMBER:	L33
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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 Cortes A. Martinez
HORIZONTAL SCALE:	
VERTICAL SCALE:	

GRACY WOODS

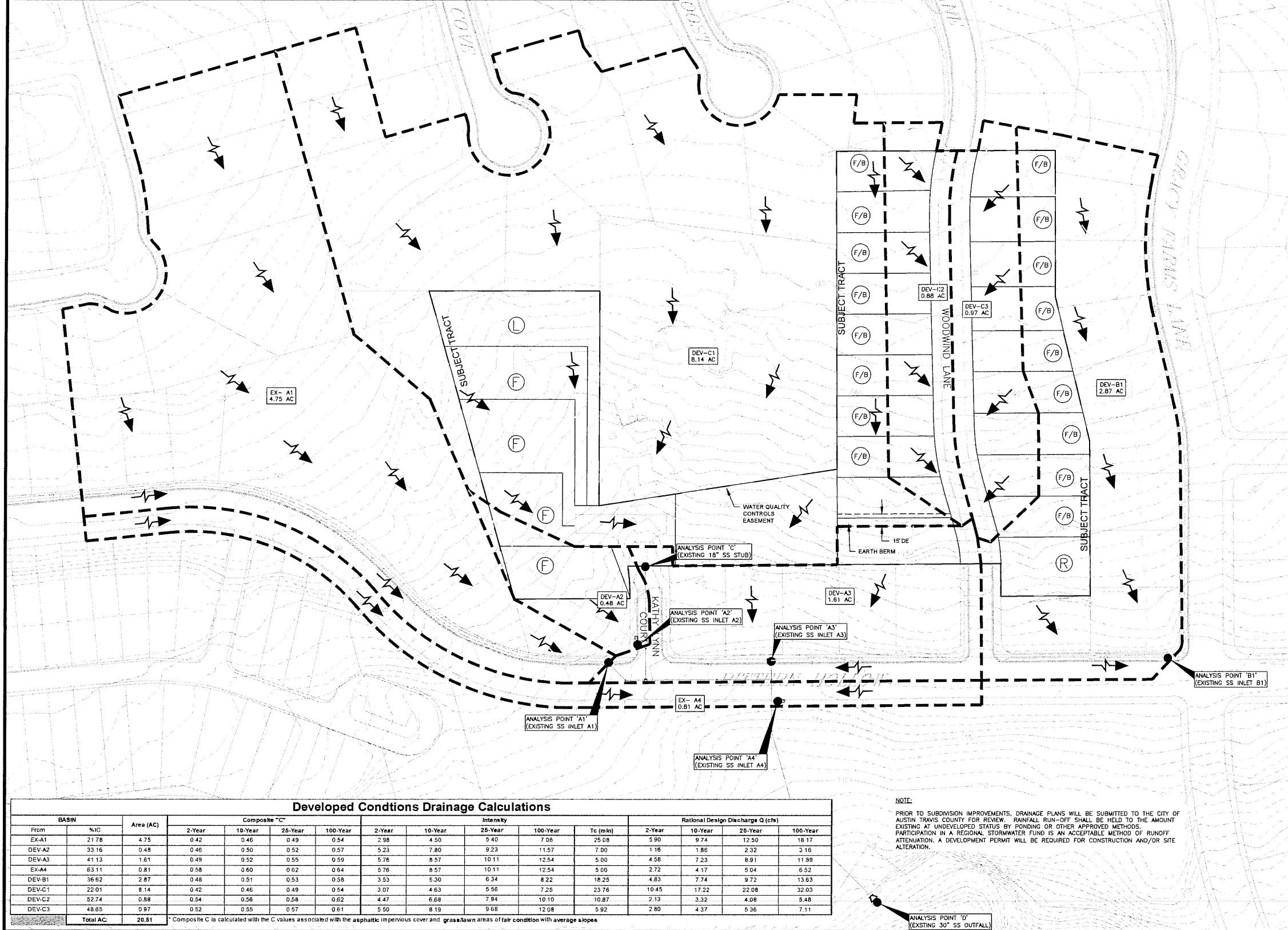
PREDEVELOPED DRAINAGE AREA MAP

EX-C

Pre-Developed Conditions Drainage Calculations															
BASIN		Area (AC)	Composite "C"				Intensity				Tc (min)	Design Discharge Q (cfs)			
From	%IC		2-Year	10-Year	25-Year	100-Year	2-Year	10-Year	25-Year	100-Year		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	7.08	3.08	5.90	9.74	12.50	18.17
EX-A2	13.790	4.59	0.39	0.43	0.46	0.52	3.06	4.62	5.55	7.24	4.08	5.42	9.08	11.78	17.38
EX-A3	16.190	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	5.76	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												

T:\Project\Wes People Homes\Gracy Woods\Map\Gracy Woods DRA.dwg

Drainage Analysis Points (Rational Method)											
Analysis Points	Description	Basins	Existing Discharge				Basins	Developed Discharge			
			2-YR	10-YR	25-YR	100-YR		2-YR	10-YR	25-YR	100-YR
'A1'	Exist SS Inlet A1	EX-A1	5.80	9.74	12.50	18.17	EX-A1	5.80	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	7.66	13.30	17.18	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	15.35	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				Tc (min)	Rational Design Discharge Q (cfs)			
From	%IC		2-Year	10-Year	25-Year	100-Year	2-Year	10-Year	25-Year	100-Year		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	1.18	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	5.06	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												

ORIENTATION AND SCALE

LEGEND

AREA XX
XX.XX AC

--- 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

TYPE (L)
LOT DRAINS TO THE LEFT (FROM FRONT)

TYPE (R)
LOT DRAINS TO THE RIGHT (FROM FRONT)

TYPE (B)
LOT DRAINS TO THE BACK

TYPE (F)
LOT DRAINS TO THE FRONT

TYPE (FB)
LOT DRAINS TO THE FRONT & BACK

REFERENCES

1. SEE SHEET EX-E FOR DRAINAGE AREA CALCULATIONS

Texas Engineering Solutions

3815 S. CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704
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: 48453C0265U

OWNER / DEVELOPER

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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

DEVELOPED DRAINAGE AREA MAP

EX-D

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		Lot Size (ac)	Lot Size (sf)	CoA Assumed Impervious Cover (sf)
		Street #	Street Name			
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	8,358.09	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	12,615.06	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

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				

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

Lot Size		Assumed IC (sf)
Min.	Max.	
< 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.	15916.82 SQ.FT	0.37 AC
	5724.30 SQ.FT	0.13 AC
PROPOSED SIDEWALK I.C.	4252.49 SQ.FT	0.10 AC
	488.37 SQ.FT	0.01 AC
TOTAL PROPOSED IC	2.14 AC	38.91 %

Texas
Engineering
Solutions



3815 S. CAPITAL OF
TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704
F: 512-904-0505
TBPE No. 11208

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

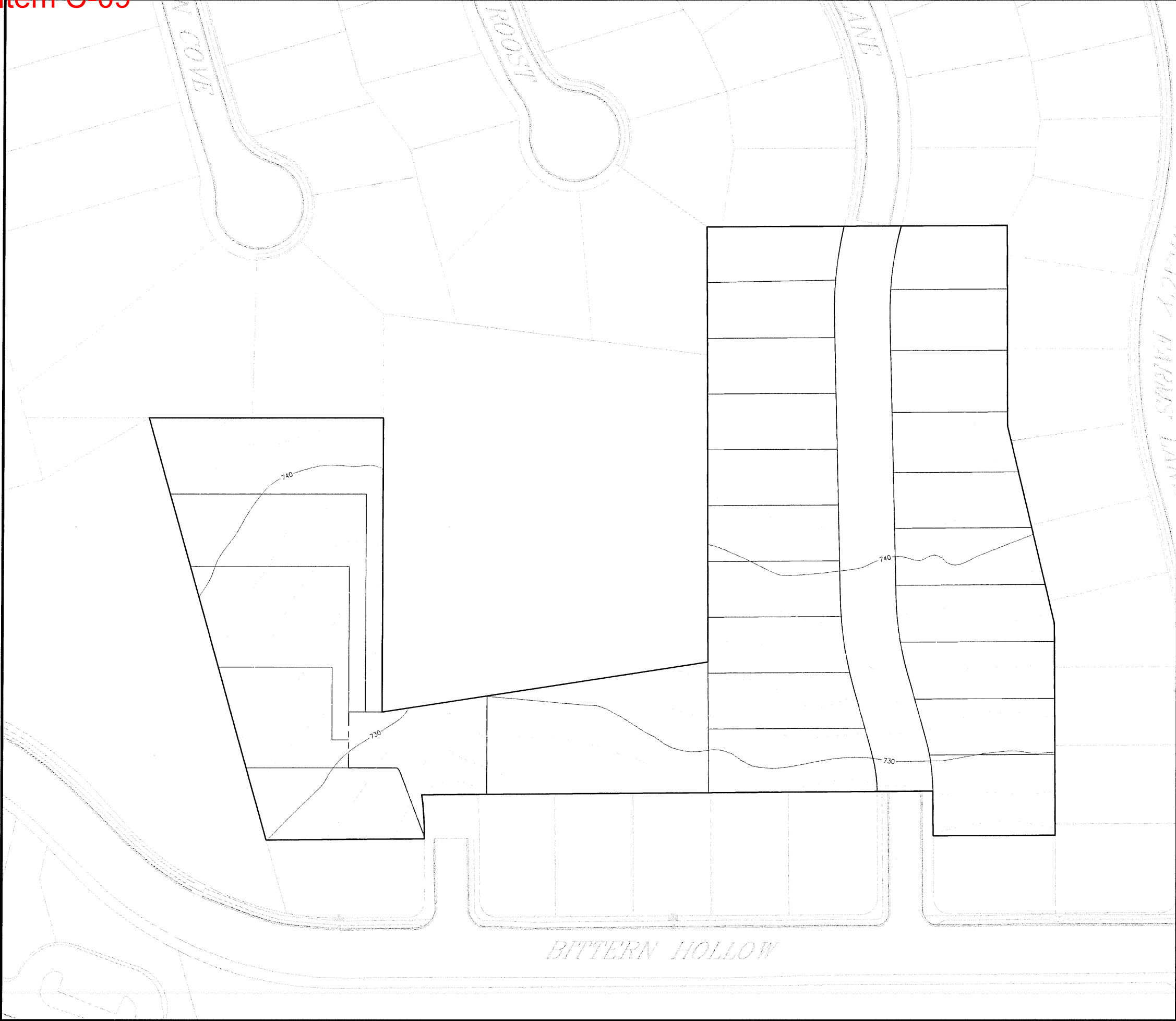
EDITED:	April 27, 2016
PLOTTED BY:	April 27, 2016
PLOTTED BY:	TSCAD15-PC Carlos A. Martinez

HORIZONTAL SCALE:
VERTICAL SCALE:

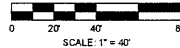
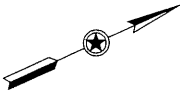
GRACY
WOODS

DRAINAGE
AREA
CALCS

EX-E



ORIENTATION AND SCALE



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



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 BY: TESCAD15-PC Carlos A. Martinez
HORIZONTAL SCALE:
VERTICAL SCALE:

GRACY WOODS

SLOPE MAP

EX-F

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

**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:	TRAMS
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	
<p>WES PEOPLE HOMES</p> <p>11130 JOLLYVILLE RD. AUSTIN, TX 78759 (512) 338-5300</p>	

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

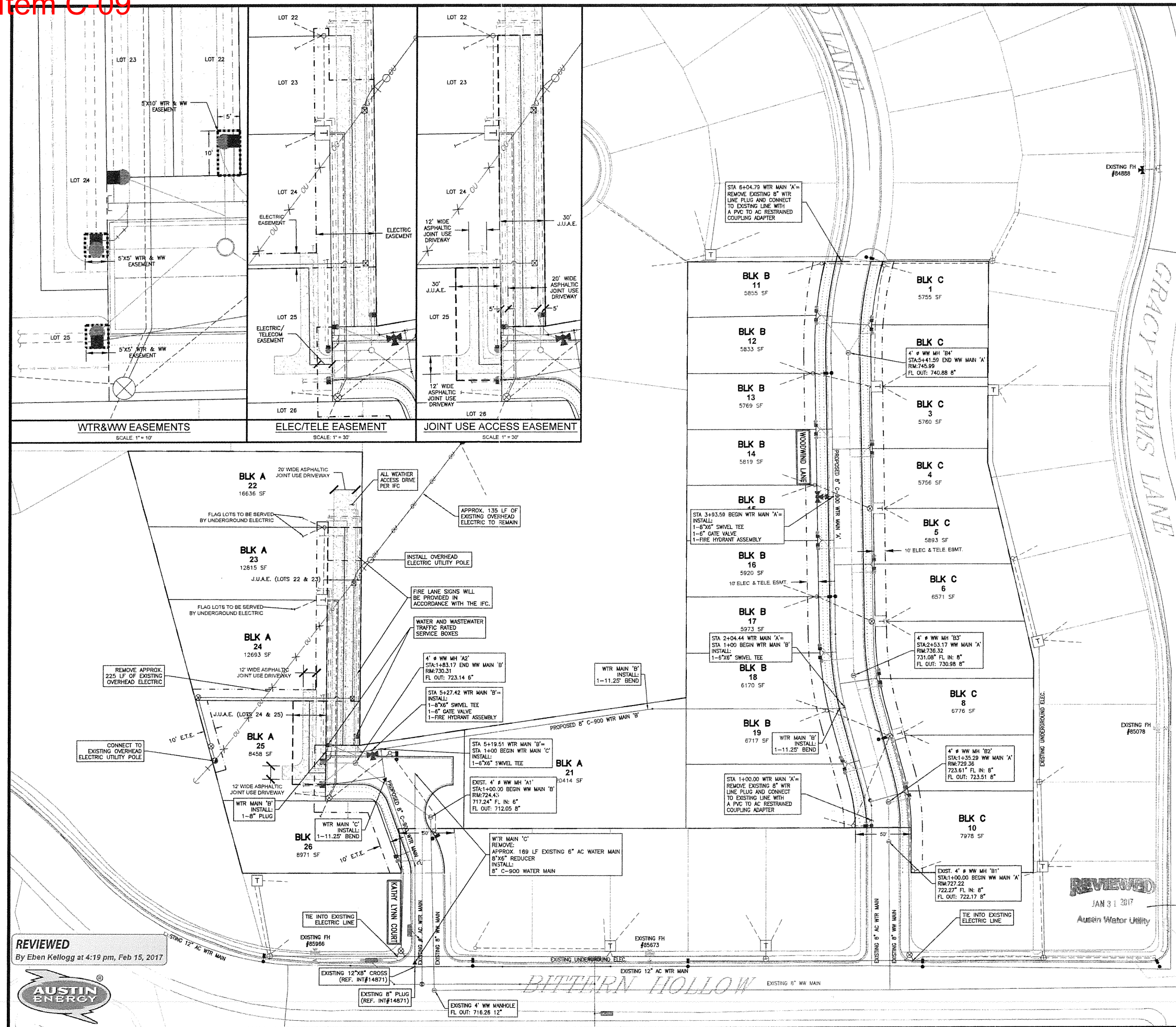
REVISIONS	
NO	DATE - DESCRIPTION

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

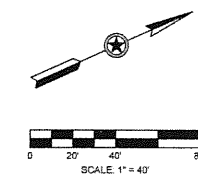
GRACY
WOODS

WATER QUALITY
PLAN

EX-G



ORIENTATION AND SCALE



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

Texas Engineering Solutions

3816 S. CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704
O: 512-904-0606
F: 512-904-0609
TBP# No. 11206

PROJECT DATA

COUNTY: TRAVIS
CITY LIMITS/CD: 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
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: JANUARY 31, 2017
PLOTTED: JANUARY 31, 2017
PLOTTED BY: Milena Plesni

HORIZONTAL SCALE:
VERTICAL SCALE:

SIGNATURE BLOCK

Bruce Ward 2/9/17
PLUMBING REVIEW

James L. Cuda 2/8/17
WATER/WASTEWATER REVIEW

Dean S. Langis 2/10/17
TRANSPORTATION REVIEW

SEE ELECTRONIC SIGNATURE 2/15/2016

AUSTIN ENERGY REVIEW

Ben Kellogg 2/16/17
AUSTIN FIRE DEPARTMENT REVIEW

GRACY WOODS

DRIVEWAY & UTILITY PLAN

EX-H

PUBLIC HEARING INFORMATION

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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<http://www.austintexas.gov/development>.

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Case Number: C8-2016-0127

Contact: Steve Hopkins, 512-974-3175 or

Cindy Edmond, 512-974-3437

Public Hearing: August 15, 2017, Zoning & Platting Commission

Daren Allee

Your Name (please print)

☐ I am in favor
☒ I object

1701 Prairie Hen Cove

Your address(es) affected by this application

[Signature]

Signature

7/15/17

Date

Daytime Telephone: 512 653 4154

Comments: There were outstanding property boundary disputes that, as far as I know, are unresolved.

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department, 4th Floor

Steve Hopkins

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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- and:
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 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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Case Number: C8-2016-0224.0A

**Contact: Steve Hopkins, 512-974-3175 or
Cindy Edmond, 512-974-3437**

Public Hearing: July 27, 2017, Planning Commission

Anatole Barnstone

Your Name (please print)

☒ I am in favor
☐ I object

2500 Inwood Pl. (across the street)

Your address(es) affected by this application

[Signature]

Signature

8/13/2017

Date

Daytime Telephone: (512) 751-5957

Comments: Very much in favor. This infill project will contribute to a denser, more compact, more walkable city with less demand on roads and other infrastructure and ultimately a MORE SUSTAINABLE AUSTIN!!!

If you use this form to comment, it may be returned to:

**City of Austin – Development Services Department / 4th Fl
Steve Hopkins
P. O. Box 1088
Austin, TX 78767-8810**

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Case Number: C8-2016-0127

Contact: Steve Hopkins, 512-974-3175 or

Cindy Edmond, 512-974-3437

Public Hearing: August 15, 2017, Zoning & Platting Commission

Meredith Gutierrez

Your Name (please print)

☐ I am in favor
☒ I object

1708 Woodward Ln, Austin, Tx 78758

Your address(es) affected by this application

Meredith Gutierrez
Signature

8/13/2017
Date

Daytime Telephone: 281-608-1681

Comments: Zoning and Platting Commission on
August 15, 2017, case number:
C8-2016-0127, Steve Hopkins

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department, 4th Floor

Steve Hopkins

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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and:

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Case Number: C8-2016-0127

Contact: Steve Hopkins, 512-974-3175 or

Cindy Edmond, 512-974-3437

Public Hearing: August 15, 2017, Zoning & Platting Commission

Lisa Rouse

Your Name (please print)

1607 Grace Farms Lane Austin 78758

Your address(es) affected by this application

[Signature]

Signature

8.8.17

Date

Daytime Telephone:

512-674-1854

Comments:

You are destroying the only green space in the area. You'll be destroying trees, land where wild animals live. You are also adding more traffic: congested streets to our neighborhood.

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department, 4th Floor

Steve Hopkins

P. O. Box 1088

Austin, TX 78767-8810

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Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site:

<http://www.austintexas.gov/development>.

Have this info mgd

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Perm # 2017-095142C8

Case Number: C8-2016-0127

Contact: Steve Hopkins, 512-974-3175 or

Cindy Edmond, 512-974-3437

Public Hearing: August 15, 2017, Zoning & Platting Commission

Gaither, Margaret

Your Name (please print)

☐ I am in favor
☒ I object

1711 Gracy Farms Lane

Your address(es) affected by this application

Margaret M. Gaither

Signature

8-9-17

Date

Daytime Telephone: *512 8359837*

Comments: *Zoning & Platting Commission meeting on Aug 15, 2017, case # C8-2016-0127, contact person, Steve Hopkins -*

I strongly object to this development because of additional traffic, construction equipment, noise, & ground vibrations affecting existing home structures in the nearby residential lots. It also affects schools.

If you use this form to comment, it may be returned to:

City of Austin - Development Services Department, 4th Floor

Steve Hopkins

P. O. Box 1088

Austin, TX 78767-8810

copied for my records

PUBLIC HEARING INFORMATION

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Case Number: C8-2016-0127
Contact: Steve Hopkins, 512-974-3175 or
Cindy Edmond, 512-974-3437
Public Hearing: August 15, 2017, Zoning & Platting Commission

SHAH LAND
Your Name (please print)

☐ I am in favor
☒ I object

1411 GRACY FARMS LN #13 AUSTIN TX 78758
Your address(es) affected by this application

[Signature] 8/21/17
Signature Date

Daytime Telephone: 512.657.9597

Comments: i know i'm too late but i still
wanted to let someone know i am strongly
opposed to this development project.

If you use this form to comment, it may be returned to:
City of Austin – Development Services Department, 4th Floor
Steve Hopkins
P. O. Box 1088
Austin, TX 78767-8810