

PAUL LINEHAN & ASSOCIATES

July 23, 2018

Zoning & Platting Commission Members

Re: Live Oak Springs Preliminary Plan
C8J-2016-0228
General Project Summary

Dear Commissioners:

Land Strategies, Inc., on behalf of the property owner, respectfully provides the following information as a general summary of the proposed Live Oak Springs Preliminary Plan, located at 9406 Morninghill Drive, in the ETJ of Austin, Travis County, Texas. The details below reflect the positive nature of the proposed single-family residential subdivision in relation to the surrounding community.

General Project Information

Live Oak Springs is comprised of approximately 165 acres in the extra-territorial jurisdiction (ETJ) of Austin, Travis County, Texas. The subdivision proposes 82 single-family lots, each at least one (1) acre in size, as well as five (5) pond lots, approximately 27.26 acres of greenbelt/open space on two (2) separate lots, a CEF mitigation lot, and a landscape/access lot. The total area within the proposed subdivision that will remain undeveloped is approximately 25% of the overall property acreage. There is a proposed bridge over Slaughter Creek to provide two (2) access points for the proposed subdivision, tying the property to both Morninghill/Zyle/FM 1826 and Derecho/US 290. The development will honor the natural drainage to Slaughter Creek and will work with the existing topography as much as possible, with a proposed creek crossing at the existing low-water crossing location. With this proposed creek crossing, a CLOMR (Conditional Letter of Map Revision) has been submitted and accepted by FEMA, and is in review with that agency, reflecting the minimal change to the floodplain in the area of the proposed bridge.

A Traffic Impact Analysis has been reviewed and approved by Travis County. There are proposed improvements to the existing Morninghill Drive (from the southeastern terminus of the proposed Live Oak Springs subdivision to Zyle Road) to meet the proposed roadway and pavement standards within the Live Oak Springs subdivision, as well as two (2) improvements to Derecho Drive – one to connect to the existing Derecho Drive at the northern terminus of the proposed subdivision, as well as adding a turn lane at US 290.

Prior and Future Public Hearings

On June 20, 2018, the Environmental Commission had a public hearing for approval of a variance for the proposed bridge across Slaughter Creek. The bridge will be located at the existing low-water crossing, working around the existing oak trees in that area, and will improve the existing crossing by taking the crossing out of the floodplain. Additionally, the developer proposes to install a waterline underneath the bridge to provide water service to the Live Oak Springs subdivision. With this waterline, the West Travis County PUA has confirmed that the pressure plane for approximately 8,100

acres in the area will be increased (raising the pressure plane by 20-30 feet), thus allowing increased fire flows to the subdivision and other surrounding properties (please see the attached letter from Robert Pugh of the WTCPUA). The Environmental Commission voted 5-3 in favor of the variance, but since at least 6 votes were required for approval (multiple commissioners were absent), the result was a "non-vote".

On July 10, 2018, the Commissioners Court unanimously approved a block length variance. The only contingency placed on the approval was that the bridge crossing variance also must be approved by Zoning & Platting Commission, along with the Preliminary Plan.

The Zoning & Platting Commission will hear the bridge crossing variance and Preliminary Plan on August 7, 2018.

Benefits of the Proposed Subdivision

The following information is important to the health, safety, and welfare of the area. The proposed subdivision has been approved by the Travis County Fire Marshal (please see attached approval letter) with the addition of the bridge crossing over Slaughter Creek. Additionally, The West Travis County PUA, as referenced above, has provided information about the improved pressure plane for the area based on the waterline extension associated with the bridge crossing. Travis County ESD #3 has also provided two (2) letters in support of the proposed Live Oak Springs subdivision. The letter dated May 30, 2018 references the bridge crossing as a "much needed connection" to allow for improved vehicular circulation and access in times of flooding. The second letter dated June 20, 2018 describes the significant improvement to response times with the addition of the bridge crossing across Slaughter Creek. For instance, should flooding occur along FM 1826, response times to areas south of Slaughter Creek along FM 1826 could be reduced from the current 17 minutes to 6 minutes.

Thank you for your review of the above and attached information. We appreciate your support and approval of the bridge crossing variance and Preliminary Plan scheduled for August 7, 2018.

Please feel free to contact me with any questions or should you require additional information.

Best regards,



Paul W. Linehan, ASLA
President

PWL:new

Attachments

cc: David Knapp
cc: Gregg Andrulis, P.E. – Civil Insite
cc: Kevin Flahive – Armbrust & Brown

158202



WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY
12117 Bee Cave Road, Building 3, Suite 120, Bee Cave, Texas 78738
Office: 512/263-0100 Fax: 512/263-2289
www.wtcpua.org

June 20, 2018

Re: Live Oak Springs Development
Derecho Drive
Austin, TX 78737

To Whom It May Concern:

The West Travis County Public Utility Agency (PUA) has entered into a Non-Standard Water Service Agreement with Mr. David Knapp for the above-referenced Development. The proposed development is located approximately one-mile (1) South of U.S. 290 and Derecho Drive and one-mile (1) West of RM 1826 and Zyle Road.

Constructing an extension of service from the Highway 290 1240 transmission main along Derecho Drive through Live Oak Springs to the RM 1826 1212 System would further assist in satisfying the WTCPUA's CIP plan to provide water service to this area, and also facilitate improved pressures, fire flows, and hydraulic efficiencies.

If you have any questions concerning this matter, please do not hesitate to contact me at 512-263-0100.

Sincerely,

Robert W. Pugh, P.E.
General Manager

Oak Hill Fire Department
Travis County Emergency Services District #3

Station 301
Circle Drive
9211 Circle Drive
Austin, Texas 78736
512-288-5576
Fax 512-288-5903



Station 302
Barton Creek
4111 Barton Creek
Austin, Texas 78735
Admin 512-288-5534
Fax 512-288-5844

June 20, 2018

Erin Welch
Land Strategies, Inc.

The proposed development named "Live Oak Springs" subdivision in Southwest Travis County is located in Emergency Services District #3's jurisdiction. The improvements currently being planned with this development will improve our capability to respond to emergencies throughout the general area. Specifically, the bridge that is being proposed is of high importance to enhance emergency services to the area.

Should an emergency or other call for service be needed in the area, the connection of the proposed Live Oak Springs subdivision to Derecho Drive / Highway 290 West would provide a much more direct and prompt response from our Department to the entire area (both to Live Oak Springs and to existing areas along and connecting to Zyle Road and beyond).

Currently, our best route for response is along Highway 290 to FM 1826 to Zyle Road, with a response estimate of 6.4 miles with an 11 minute travel time (see Map Image 1).

Should there be flooding occurring along FM 1826, which occurs with some regularity during the rainy season, our response to areas South of Slaughter Creek along FM 1826 are significantly hampered, requiring a response to reroute along Highway 290 to FM 1826 to Slaughter Lane, to Escarpment Blvd, to MoPac, to Highway 45, to Zyle Road. This changes our response to an estimated 9.6 miles with a 17 minute travel time (see Map Image 2).

The bridge being proposed with the Live Oak Springs development improves our response by changing our route to Highway 290 to Derecho Drive, to a little over an estimated 3.1 miles with a 6 minute travel time (see Map Image 3).

The bridge would actually provide a significant improvement during flooding events, as well as during all weather responses, with a much needed connection to the entire southern end of our jurisdiction. The bridge would not only positively impact those in the proposed Live Oak Springs development, but also all properties south of Slaughter Creek along FM 1826 with a potential to reduce our response times by one-half, a very meaningful improvement to anyone in need in that area.

We would also anticipate similar improvements to law enforcement responses through the same area from the Travis County Sheriff's Office and others, as needed.

Should you need additional information, please do not hesitate to contact me.

Thank you.



Jeffrey J. Wittig, CFE, CFO, EFO

Fire Chief

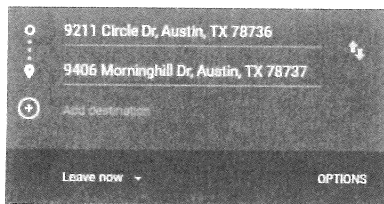
Travis County Emergency Services District #3

Oak Hill Fire Department

512-288-5534, ext. 214, Office

512-569-8380, Wireless

JWittig@OakHillFire.org



Send directions to your phone

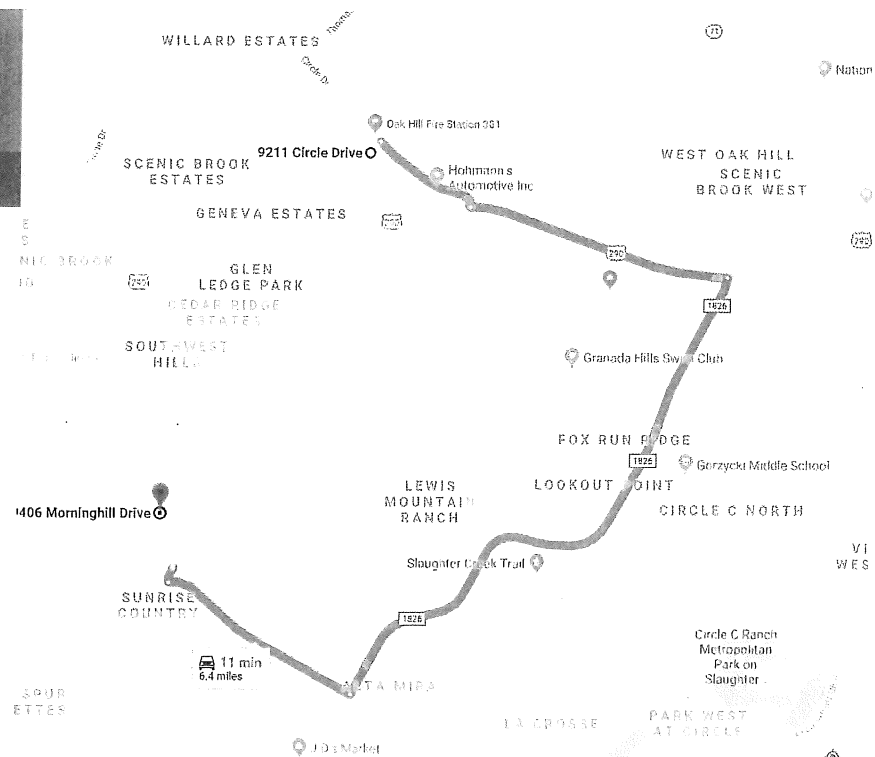
via Farm to Market Rd 1826

11 min

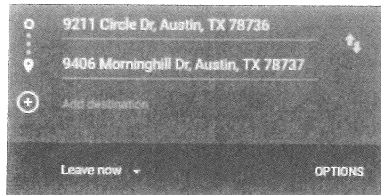
Fastest route, the usual traffic

5.4 miles

DETAILS



Map Image 1



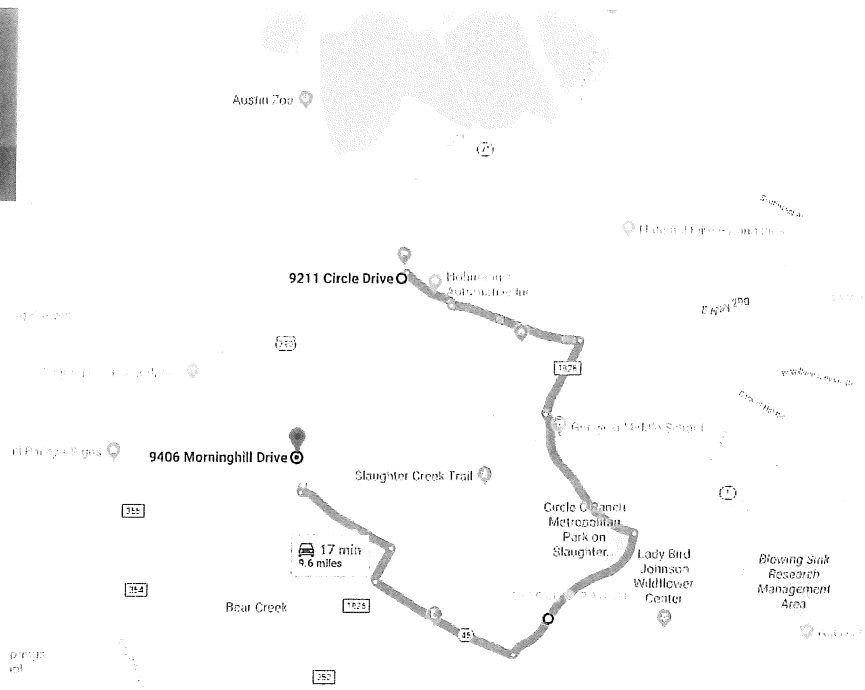
Send directions to your phone

via Escarpment Blvd

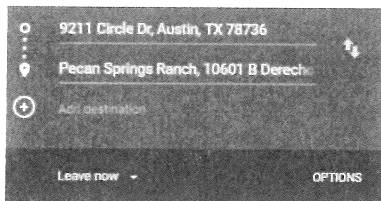
17 min

1.1 mi, through traffic

DETAILS



Map Image 2



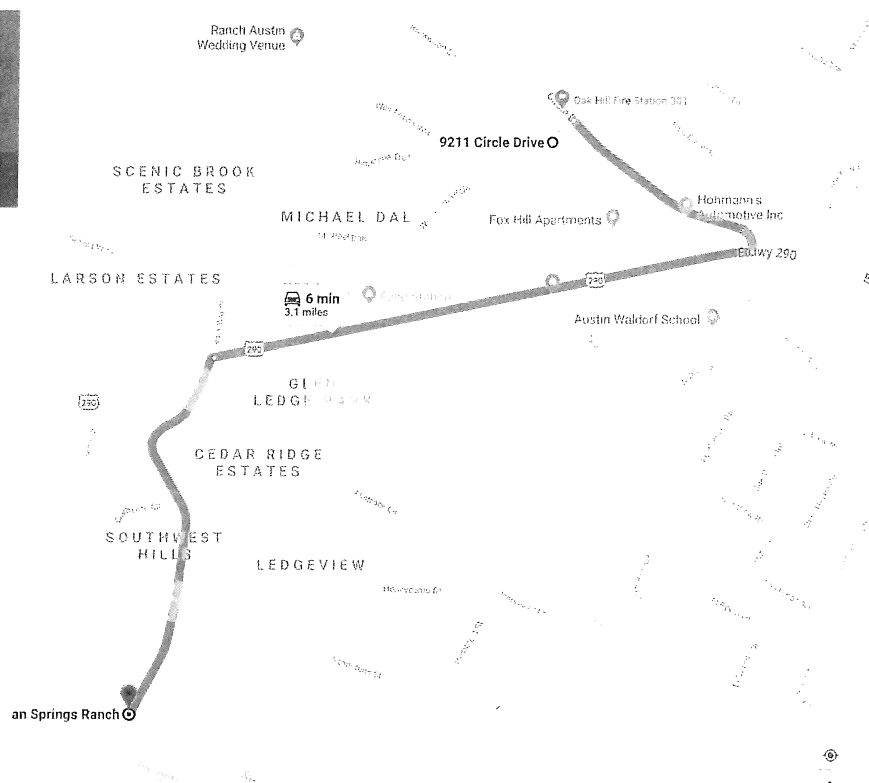
Send directions to your phone

via US-290 W and Derecho Dr

6 min

3.1 mi, through traffic

DETAILS



Map Image 3

Oak Hill Fire Department
Travis County Emergency Services District #3

Station 301
Circle Drive
9211 Circle Drive
Austin, Texas 78736
512-288-5576
Fax 512-288-5903



Station 302
Barton Creek
4111 Barton Creek
Austin, Texas 78735
Admin 512-288-5534
Fax 512-288-5844

May 30, 2018

Travis County Judge and Commissioners –

In reference to the planned “Live Oak Springs” subdivision in Southwest Travis County and located in Emergency Services District #3's jurisdiction, we believe the improvements currently being planned with this subdivision will improve our capability to respond to emergencies in the general area.

Travis County ESD #3 / Oak Hill Fire Department has engaged in a closest unit automatic aid agreement with all the fire departments in Travis County. Our dispatch system utilizes the closest unit available to respond to an emergency in our jurisdiction. With this system in place, a response from Austin Fire Station 43 would be likely.

Should the closest fire station be unavailable or should the incident require more than one fire apparatus to respond, the connection of the proposed Live Oak Springs subdivision to Derecho Drive / Highway 290 would provide a more direct and prompt response from our Department to the general area.

Additionally, the low water crossing on FM 1826 at Slaughter Creek has a demonstrated tendency to flood. During these times, our response to areas South of Slaughter Creek along FM 1826 in our jurisdiction are significantly hampered. The bridge along with other roadway features and improvements being proposed with the Live Oak Springs subdivision will potentially provide our department with a much needed connection to the southern end of our jurisdiction during times of flooding along Slaughter Creek.

Should you need additional information, please do not hesitate to contact me.

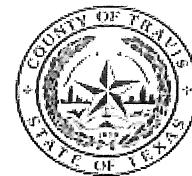
Thank you.

Jeffrey J. Wittig, CFE, CFO, EFO
Fire Chief

Travis County Emergency Services District #3
Oak Hill Fire Department
512-288-5534, ext. 214, Office
512-569-8380, Wireless
JWittig@OakHillFire.org

TRAVIS COUNTY FIRE MARSHAL'S OFFICE

Tony Callaway, Fire Marshal
P. O. BOX 1748, AUSTIN, TEXAS 78767 (512)
854-4621, FAX (512) 854-6471



May 30, 2018

Erin Welch
Land Strategies
1010 Land Creek Cove, Suite 100
Austin, Texas 78746

RE: Live Oak Springs Preliminary Plan – Revised Set

Ms. Welch,

I have reviewed the revised plans regarding the aforementioned project. These plans are approved.

Please note that this approval is for the preliminary plan only. A site permit is required to be obtained from our office in the future based on a full review of construction documents.

Among several other access and fire apparatus road-related items, the documents will need to include verification that fire suppression water is available throughout the development at a rate of 1000 GPM measured at 20 PSI residual pressure.

Respectfully,

Daniel Berger
Deputy Fire Marshal

GENERAL NOTES

1. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AND WATER QUALITY POND AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
2. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE AND WATER QUALITY EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
4. CONTOUR DATUM IS PROVIDED BY CITY OF AUSTIN AERIAL TOPO AT 2' CONTOUR INTERVALS.
5. NOTE DELETED.
6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY CONSTRUCTION.
7. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
8. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES DEPARTMENT.
9. THE LANDOWNER/DEVELOPER WILL SERVE EACH LOT WITH WATER FROM ZYLE ROAD PUMP STATION - WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY.
10. WASTEWATER SYSTEMS WILL BE ON SITE INDIVIDUAL SEPTIC SYSTEMS INSTALLED IN ACCORDANCE WITH TRAVIS COUNTY AND TCEQ REQUIREMENTS AND SPECIFICATIONS.
11. NOTE DELETED.
12. AN ADMINISTRATIVE VARIANCE TO SECTION 30-2-153 OF THE LAND DEVELOPMENT CODE (FOR BLOCK LENGTH) WAS GRANTED.
13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
14. TOTAL ACREAGE:164.60 Ac.
15. TOTAL LOTS:31
16. SINGLE FAMILY LOTS:83
17. OPEN SPACE, D.E & W.Q. LOTS:6
18. LINEAR FEET OF STREETS:10,665 L.F. [SEE TABLE 2]
19. FLOODPLAIN INFORMATION PROVIDED PER FEMA PANELS: NO. 48453C0555H & 48453C0560H - DATE SEPTEMBER 26, 2008
20. STREET NAMES, WIDTHS AND R.O.W. WIDTHS:[SEE TABLE 2]
21. MUNICIPAL JURISDICTION: THIS PRELIMINARY PLAN BOUNDARIES ARE WITHIN THE CITY OF AUSTIN 2 MILE ETJ SERVICE AREA.
22. WATER SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY.
23. ELECTRICITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
24. THE LOTS DESIGNATED AS CEF/WETLAND MITIGATION AREA BUFFERS, AND OPEN SPACE, ARE LOT 14, BLOCK E AND LOT 28, BLOCK F, WHICH WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS.
25. FIRE SERVICE TO BE PROVIDED BY TCESD#3.
26. A DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS MUST BE RECORDED IN THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, TO PROVIDE FOR THE MAINTENANCE OF ALL OPEN SPACE AREAS, CONSERVATION EASEMENTS AND ACCESS EASEMENTS. THE DECLARATION OF COVENANTS SHALL BE REFERENCED BY DOCUMENT NUMBER ON EVERY FINAL PLAT IN THIS SUBDIVISION.
27. BLOCK E LOT 14 E AND BLOCK F LOT 28 ARE RESERVED AS OPEN SPACE LOTS. BLOCK D LOT 3 IS RESERVED AS A "CEF MITIGATION LOT". NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THESE LOTS.
28. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY'S WATER UTILITY SYSTEM AND AN ONSITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY.
29. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY AND THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY.
30. A FLOODPLAIN RESTORATION PLAN WILL BE PREPARED AND REVIEWED BY THE CITY OF AUSTIN DURING THE CONSTRUCTION PLAN REVIEW PROCESS.
31. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
32. 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. 30-1-132 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS OR PORTIONS THEREOF LOCATED WITHIN THE BOUNDARY OF THAT FINAL PLAT: STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, FOR THE FOLLOWING STREETS: MORNINGHILL COVE, WINDY CLIFF COURT, MORNINGHILL DRIVE, WHISPERING SPRINGS COVE, DERECHO DRIVE, FLATROCK SPRINGS DRIVE, BLAZKY DRIVE, GOOD AIR DRIVE. FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS NOTE.

33. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEFINED BY FIRM MAP NUMBER 48453C0555H, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
34. ON-SITE CONTROL OF THE 2-YR PEAK FLOW DISCHARGE AS REQUIRED BY SECTION 30-4-61(A)(5)(C) OF THE LAND DEVELOPMENT CODE AND SECTION 1.6.8 OF THE ENVIRONMENTAL CRITERIA MANUAL.
35. FINAL GRADES WILL BE 8% OR LESS, PROVIDED THAT GEOTECHNICAL ANALYSIS, DRIVEWAY GRADES, AND OTHER CONSIDERATIONS CAN BE ADDRESSED. IF GRADES STEEPER THAN 8% ARE REQUIRED IN THE CONSTRUCTION PLANS, THEN A TRAFFIC AND ENVIRONMENTAL REPORT WILL BE SUBMITTED.
36. THE EXISTING ACCESS EASEMENTS WITHIN RIGHT OF WAY WILL BE VACATED AT THE TIME OF FINAL PLAT.
37. THE DRAINAGE LOTS AND THE MITIGATION LOT WILL BE OWNED AND MAINTAINED BY THE HOA.
38. PARKLAND DEDICATION WILL BE SATISFIED AT FINAL PLAT VIA PAYMENT OF FEE IN LIEU OF DEDICATION, IN ACCORDANCE WITH TITLE 30.
39. SLOPES IN EXCESS OF 15% EXIST ON BLOCK A, LOTS 3, 4, 7, 9, 10, 13, 14; BLOCK B, LOTS 3 - 9; BLOCK C, LOTS 2 - 7; BLOCK E, LOTS 7 - 9, 13; BLOCK F, LOTS 7, 10-19, 20. CONSTRUCTION ON SLOPES IS LIMITED AS PER THE LAND DEVELOPMENT CODE.
40. FOR LOTS LESS THAN TWO ACRES IN SIZE, HOMES AND SEPTIC DRAIN FIELDS MUST BE LOCATED OUTSIDE THE WATER QUALITY TRANSITION ZONE. FOR LOTS OVER TWO ACRES IN SIZE, SEPTIC DRAIN FIELDS MAY BE LOCATED WITHIN THE WATER QUALITY TRANSITION ZONE.
41. LOT 9, BLOCK B AND LOT 1, BLOCK C, SHALL FRONT ON FLATROCK SPRINGS DRIVE. NO LOT IN THIS SUBDIVISION SHALL HAVE ITS ADDRESS ON BLAZKY DRIVE. LOT 9, BLOCK B AND LOT 1, BLOCK C, WILL BE REQUIRED TO HAVE DRIVEWAY ACCESS TO FLATROCK SPRINGS DRIVE. BLAZKY DRIVE IS ONLY FOR ROADWAY ACCESS TO ADJACENT PROPERTY TO ADDRESS CONNECTIVITY REQUIREMENT.
42. THE FIRE SUPPRESSION WATER SUPPLY FOR THIS PROJECT WILL MEET OR EXCEED THE REQUIREMENTS OF CHAPTER 82.215 OF TRAVIS COUNTY DEVELOPMENT REGULATIONS. AT THE FINAL PLAT AND CONSTRUCTION PLAN STAGE OF THIS PROJECT, A WATER MODEL OF THE PROPOSED DISTRIBUTION SYSTEM WILL BE GENERATED, WHICH WILL SHOW A MINIMUM FIRE FLOW OF 1000 GPM FOR ONE HOUR MEASURED AT 20 PSI.
43. ALL CUT AND FILL WILL CONFORM TO THE REQUIREMENTS OF §30-5-341 AND §30-5-342 OF THE LAND DEVELOPMENT CODE. CUT AND FILL EXCEEDING 4 FEET WILL BE CONFINED TO THE ROAD RIGHT-OF-WAY AS PERMITTED BY §30-5-341(A)(2) AND §30-5-342(A)(2) OF THE LAND DEVELOPMENT CODE.

44. A LAND USE COMMISSION ENVIRONMENTAL VARIANCE TO SECTION 30-5-262(B)(1) OF THE COA LAND DEVELOPMENT CODE, FOR DEVELOPMENT IN THE CWOZ TO CONSTRUCT A ROADWAY BRIDGE WAS APPROVED FOR THIS SITE BY THE ZONING AND PLATTING COMMISSION ON.
45. ALL POND LOTS WILL BE OWNED BY THE HOA. ALL WATER QUALITY PONDS WILL BE MAINTAINED BY THE CITY OF AUSTIN. ALL DETENTION PONDS WILL BE MAINTAINED BY THE HOA UNTIL SUCH TIME THAT THE CITY OF AUSTIN ACCEPTS THE PONDS FOR MAINTENANCE.
46. THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTIFAMILY, OR SINGLE FAMILY/DUPLEX THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED IS 15 PERCENT. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2,000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR AREAS RESTORED TO NATURAL CONDITIONS SHALL NOT BE CONSIDERED LANDSCAPING OR TURF.
47. BLOCK G, LOT 1 IS DESIGNATED AS A LANDSCAPE AND ACCESS LOT. IF THIS LOT IS SOLD TO THE ADJACENT LANDOWNER, 10,000 SQUARE FEET OF IMPERVIOUS COVER HAS BEEN ALLOCATED TO THIS LOT FOR THE CONSTRUCTION OF A DRIVEWAY TO ACCESS MORNINGHILL DRIVE. PRIOR TO CONSTRUCTION, A TRAVIS COUNTY DRIVEWAY PERMIT IS REQUIRED FOR ANY ACCESS TO A PUBLIC ROADWAY THROUGH BLOCK G LOT 1.
48. THE CONSTRUCTION OF FENCES IN OR ACROSS ANY DRAINAGE EASEMENT SHALL BE PROHIBITED BY RESTRICTIVE COVENANT.
49. A VARIANCE TO SECTION 30-2-152(B) OF THE COA LAND DEVELOPMENT CODE, FOR DEAD END STREET LENGTH ON FLATROCK SPRINGS ROAD TO EXCEED 2,000 FEET, WAS APPROVED BY TRAVIS COUNTY COMMISSIONERS COURT ON.

Comprehensive Watersheds Ordinance Calculations

APPENDIX Q-1

NET SITE AREA CALCULATIONS

Total Gross Site Area	164.60 ac.
Site Deductions:	
Critical Water Quality Zone (CWQZ)	27.92 ac.
Water Quality Transition Zone (WQTZ)	33.55 ac.
Wastewater Irrigation Areas	0.00 ac.
Deduction Subtotal	61.48 ac.
Uplands Area (Gross Site Area - Deduction Subtotal)	103.12 ac.
Net Site Area Calculations	
Area of Uplands with Slopes 0-15%	95.34 ac. x 1.00 = 95.34 ac.
Area of Uplands with Slopes 15-25%	7.65 ac. x 0.40 = 3.06 ac.
Area of Uplands with Slopes 25-35%	0.28 ac. x 0.20 = 0.06 ac.
Area of Uplands with Slopes >35%	0.08 ac. x 0.00 = 0.00 ac.
Net Site Area (NSA)	98.46 ac.

APPENDIX Q-2

ALLOWABLE IMPERVIOUS COVER

Single family lots allowed at 1 lot for 3 33.55 ac. WQTZ = 11 lots

Impervious Cover Allowed at 25% x 98.46 ac. NSA	= 24.62 ac.
Deductions for Perimeter Roadway	0.00 ac.
Total Impervious Cover Allowed	24.62 ac.

Allowable Impervious Cover by Slope Category	
Total Acreage 15-25% 10.28 ac.	1.03 ac. x 10% = 1.03 ac.

PROPOSED TOTAL IMPERVIOUS COVER

Impervious Cover in WQTZ	= 2.65 acres	= 7.9% of WQTZ
Impervious Cover in Uplands Zone	= 20.57 acres	= 20.9% of NSA
Total proposed Impervious Cover	= 23.22 acres	
Impervious cover on Net Site Area	= 23.22 acres	= 23.6%
Impervious cover on Uplands Area	= 23.22 acres	= 18.5%
(Total Site Area less Buffers)		
* Includes roadway and bridge in CWQZ		

PROPOSED IMPERVIOUS COVER ON SLOPES

	Gross Site Area	Imp. Cover Acres	Percent of Category	Imp. Cover Acres	Percent of Category
0-15%	153.39 ac.	22.24 ac.	= 14.5%	7.66 ac.	= 5.0%
15-25%	10.28 ac.	0.98 ac.	= 9.5%	0.47 ac.	= 4.6%
25-35%	0.66 ac.	0.00 ac.	= 0.0%	0.00 ac.	= 0.0%
Over 35%	0.27 ac.	0.00 ac.	= 0.0%	0.00 ac.	= 0.0%
Total Net Site Area	98.46 ac.	Total Gross Site Area	164.60 ac.		
Impervious Cover on NSA	23.6%				

Impervious Cover Assumptions for Single Family Development

Impervious cover assumptions were increased from the minimum requirements of Section 30-5-64 of the Land Development Code for lots greater than 3 acres in size and for lots greater than 1 acre and no more than three acres in size.

Number of lots greater than 3 acres in size	3 x 13,000 s.f. =	39,000 s.f. =	0.90 ac.
(minimum impervious cover per lot increase from 10,000 s.f. to 13,000 s.f.)			
Number of lots greater than 1 acre and no more than 3 acres in size	79 x 7,700 s.f. =	608,300 s.f. =	13.96 ac.
(minimum impervious cover per lot increased from 7,000 s.f. to 7,700 s.f.)			
Number of lots greater than 15,000 square feet and no more than 1 acre	0 x 5,000 s.f. =	0 s.f. =	0.00 ac.
Number of lots 10,000 square feet or less in size	0 x 2,500 s.f. =	0 s.f. =	0.00 ac.
Impervious cover reserved for Landscape / Access Lot (Lot 1, Block G)	10,000 s.f. =	10,000 s.f. =	0.23 ac.
Total amount of proposed ROW impervious cover located within the subdivision		354,154 s.f.	8.13 ac.
Any other impervious cover proposed within the subdivision			
Total impervious cover - Includes the Uplands, W.Q.T.Z., and C.W.Q.Z.	1,011,454 s.f.	23.22 ac.	
Total impervious cover in the W.Q.T.Z. (roads and lots)	95,902 s.f.	2.20 ac.	
Total impervious cover in the C.W.Q.Z. (from Morninghill Drive crossing)	19,421 s.f.	0.45 ac.	
Total impervious cover in the Uplands	896,132 s.f.	20.57 ac.	

Live Oak Springs Parkland Calculation

Area to be Dedicated			
Total	22.72 ac.	(excludes area for wetlands mitigation)	
100 year Floodplain	-15.30 ac.	(not available for parkland credit)	
Remaining	7.42 ac.	(available for parkland credit)	

Parkland Requirement Calculations			
Single Family Lots	164.60 ac.	82 lots x 2.8 occupants/lot x 5 ac. =	1.15 ac.
	0.50 du/ac.		1.000

LIVE OAK SPRINGS

PRELIMINARY PLAN

±164.60 Acres
9406 Morninghill Drive
Austin, Texas 78737

LEGAL DESCRIPTION

164.60 ACRES OF LAND OUT OF THE WILLIAM S. HOLTON SURVEY, NO. 57, ABSTRACT NO. 378, THE WILLIAM S. HOLTON SURVEY NO. 67, ABSTRACT NO. 350, THE WILLIAM P. BAXTER SURVEY NO. 58, ABSTRACT NO. 118 AND THE R.S.M.A. DE LA TULLE SURVEY NO. 68, ABSTRACT NO. 222, ALL IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID KNAPP BY DEED RECORDED IN DOCUMENT NO. 2017174191 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO THE FERGUSON FAMILY LIMITED PARTNERSHIP BY EXECUTOR'S DEED RECORDED IN DOCUMENT NO. 2010171179 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING COMPRISED OF A PORTION OF THAT CERTAIN (99.00 ACRE) TRACT OF LAND AS RESERVED FOR GEOFFREY R. FERGUSON AS SET FORTH IN DEED RECORDED IN VOLUME 12529, PAGE 338 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL OF THAT CERTAIN (0.88 ACRE) TRACT OF LAND AS CONVEYED TO THE FERGUSON FAMILY LIMITED PARTNERSHIP BY DEED RECORDED IN DOCUMENT NO. 2001166213 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO TOGETHER WITH ALL OF THAT CERTAIN (82.50 ACRE) TRACT OF LAND KNOWN AS TRACT ONE AND A PORTION OF THAT CERTAIN (21.716 ACRE) TRACT OF LAND KNOWN AS TRACT TWO AS CONVEYED TO THE FERGUSON FAMILY LIMITED PARTNERSHIP BY DEED RECORDED IN DOCUMENT NO. 2006021320 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO TOGETHER WITH ALL OF THAT CERTAIN (11.89 ACRE) TRACT OF LAND AS CONVEYED TO GEOFFREY R. FERGUSON BY DEED RECORDED IN DOCUMENT NO. 2005232462 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID (11.89 ACRES) BEING COMPRISED OF ALL OF SAID (0.88 ACRE) TRACT AND A PORTION OF SAID (99.00) ACRE TRACT.

OWNER:

Artek Investments
c/o David Knapp
3801 N. Capital of Texas Hwy, Ste. E 240-180
Austin, Texas 78746
(512) 565-8335

ENGINEER:

Civil Insite, LLC
Contact: Gregory Andruslis
12600 Hill Country Boulevard, Suite R-275
Austin, Texas 78738
(512) 820-0643

ENVIRONMENTAL CONSULTANT:

ACI Consulting
Contact: Steve Paulson
1001 Mopac Circle, Suite 100
Austin, Texas 78746
(512) 347-9000; Fax: (512) 306-0974

AGENT/PRINCIPAL CONTACT
LANDSCAPE ARCHITECTS/PLANNERS:

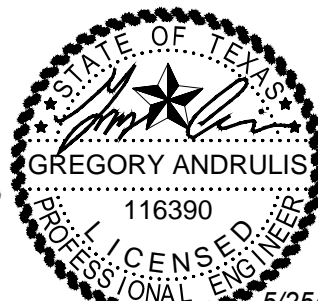
Land Strategies, Inc.
Contact: Paul W. Linehan
1010 Land Creek Cove, Suite 100
Austin, Texas 78746
(512) 328-6050 ; Fax: (512) 328-6172

SURVEYOR:

Holt Carson, Inc.
Contact: Holt Carson
1904 Fortview Road
Austin, Texas 78704
(512) 442-0990; Fax: (512) 442-1084

TABLE 1
LAND-USE SUMMARY

SINGLE FAMILY		
Acreage	107.19 Ac.	
# of Lots (Single Family)	82 Lots	
% of Project	65.12%	
LANDSCAPE / ACCESS		
Acreage	1.74 ac.	
# of Lots	1 Lot	
% of Project	1.06%	
GREENBELT/ OPEN SPACE		
Acreage	27.26 ac.	
# of Lots	2 Lots	
% of Project	16.56%	
CEF MITIGATION		
Acreage	5.52 ac.	
# of Lots	1 Lot	
% of Project	3.35%	
PONDS		
Acreage	7.46 ac.	
# of Lots	5 Lots	
% of Project	4.53%	
ROAD USAGE (ROW)		
Acreage	15.43 Ac.	
Linear Feet	10,665 L.F.	
% of Project	9.37%	
TOTAL	164.60 Ac.	



CIVIL INSITE, LLC

CONSULTING ENGINEERS
12600 HILL COUNTRY BLVD., SUITE R-275
AUSTIN, TX 78738
512.820.0643
FIRM REGISTRATION NO. F-19483

PRELIMINARY PLAN APPROVAL
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY (ADM) (PC) (ZAP) ON _____ UNDER SECTION _____
OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE _____ CASE MANAGER _____
(IF REV) ORIGINAL APPLICATION DATE _____ DWPZ _____ DDZ _____
TYPE OF REVISION: MAJOR _____ MINOR _____ HB1704: YES _____ NO _____

Director, Development Services Department

PRELIMINARY PLAN EXTENDED (under Chapter 30) ON _____
UNTIL _____ CASE MANAGER _____

COMMENTS: _____

Sheet Index:

1. Cover Sheet
2. Overall Subdivision Plan
3. Exhibit 1: Existing Conditions & Topographic Area Map
4. Exhibit 2: Slope Map
5. Exhibit 3: Existing Drainage Area Map
6. Exhibit 4: Proposed Drainage Area Map
7. Exhibit 5: Road Profiles
8. Exhibit 6: Road Profiles
9. Exhibit 7: Water Quality Plan
10. Exhibit 8: Erosion-Sedimentation Control & Tree Protection Plan
11. Exhibit 9: CEF Mitigation Plan
12. Exhibit 10: Floodplain

Travis County Approval Sticker

REVISION BLOCK:

NO.	DATE	EMPL.	COMMENTS

OWNER INFORMATION:

David Knapp
3801 N. Capital of Texas Highway,
Ste. E 240-180
Austin, Texas 78746
T. 512.328.5576

LIVE OAK SPRINGS

Preliminary Plan
Cover Sheet

1010 LAND CREEK CV.
SUITE 100

AUSTIN, TX 78746
PH.: (512) 328-6050
FAX: (512) 328-6172
LSI@LandStrat.com



LAND STRATEGIES INC.

PAUL LINEHAN & ASSOCIATES

SHEET

1 of 2