

2018.07.31 10:23 AM cncorwood\18000s\18002 - AGR_Goodnight Phase One - A Preliminary Plan\CADD\Civil3D\Sheets\01 Preliminary Plan - Cover.dwg

NOTES:

1. THIS SUBDIVISION IS WITHIN THE CITY OF AUSTIN'S FULL PURPOSE JURISDICTION.
2. GOODNIGHT RANCH PHASE ONE PRELIMINARY PLAN CONTAINS 19.68 ACRES OF LAND.
3. THIS PROJECT IS LOCATED WITHIN THE UNION CREEK WATERSHED (CLASSIFIED AS SUBURBAN) AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CHAPTER 25 OF THE CODE OF THE CITY OF AUSTIN.
4. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER CITY OF AUSTIN AND FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS. FEMA FIRM 48453C0595J DATED JANUARY 06, 2016.
5. THIS PROJECT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE CITY OF AUSTIN. THIS PROJECT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
6. THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES WITHIN 150' OF ANY PORTION OF THIS PROJECT. A FIELD INVESTIGATION HAS BEEN PERFORMED AS A PART OF THIS PROJECT.

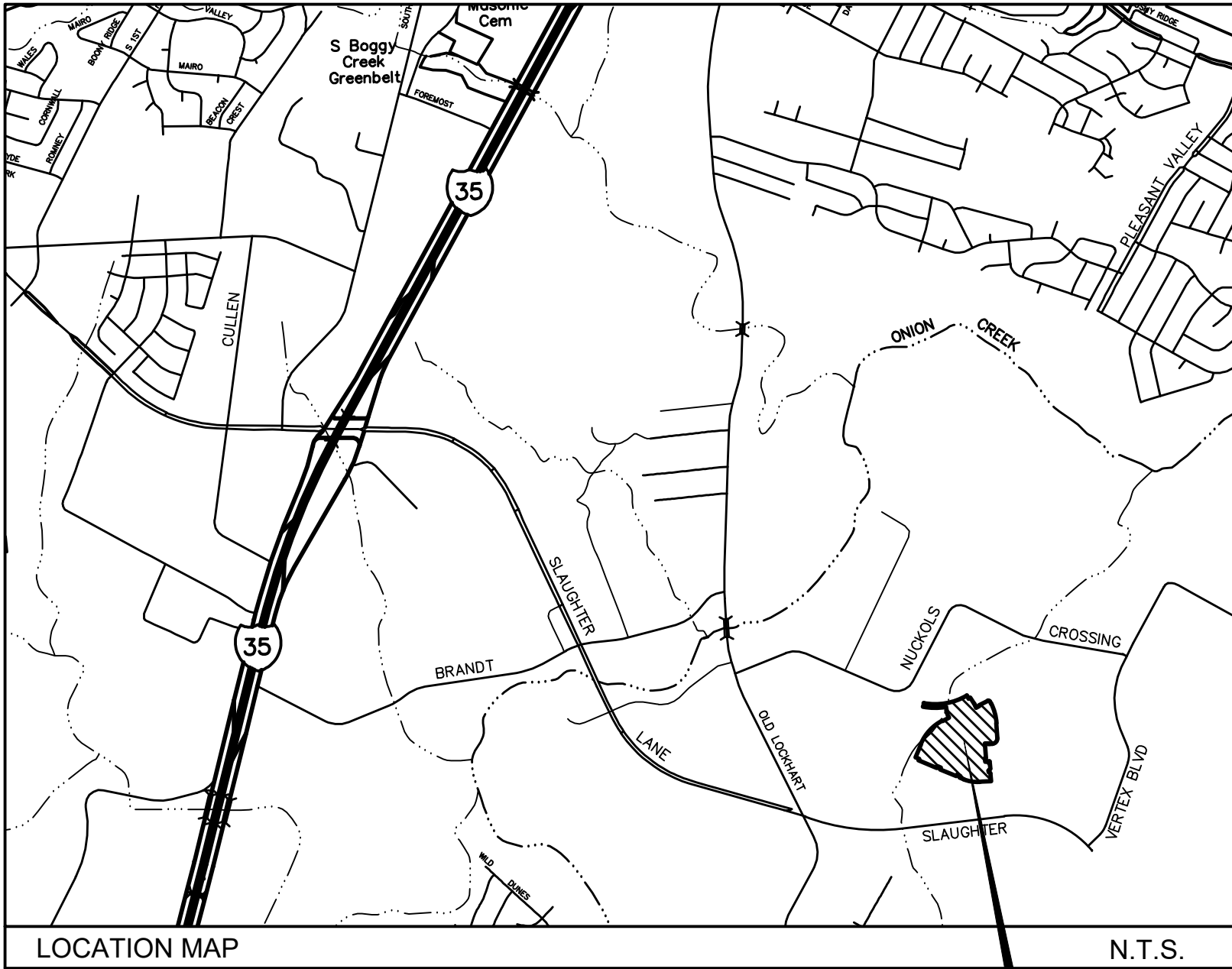
GOODNIGHT RANCH

PHASE ONE - A

PRELIMINARY PLAN

AUSTIN, TEXAS

LEGAL DESCRIPTION
19.68 ACRES OF LAND IN THE SANTIAGO DEL VALLE
GRANT, TRAVIS COUNTY, TEXAS.



CITY OF AUSTIN GRID: H-12
MAPSCO PAGE(S): 704D

SHEET INDEX

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I, LAWRENCE M. HANRAHAN, AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES.

NO PORTION OF THIS TRACT LIES WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0595J DATED JANUARY 06, 2016, FOR TRAVIS COUNTY, TEXAS.

SUBMITTED FOR APPROVAL BY:

Lawrence M. Hanrahan

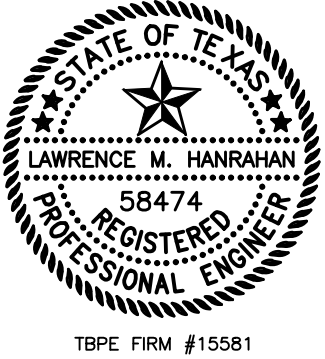
ENGINEER OF RECORD

07/30/2018

DATE

CIVILE, LLC
8200 NORTH MOPAC EXPRESSWAY, SUITE 250
AUSTIN, TEXAS 78759
512-402-6878

The seal appearing on this document was authorized by Lawrence M. Hanrahan, PE on July 30, 2018



RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

REVISIONS/CORRECTIONS

No.	DESCRIPTION	BY	REVISE (R) CORRECT (C) VOID (V) SHEET Nos.	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL-DATE	DATE IMAGED

OWNER:

AUSTIN GOODNIGHT RANCH, L.P.
610 W. 5TH ST., SUITE 601
AUSTIN, TEXAS 78701
512-472-7455

SURVEYOR:

CHAPARRAL PROFESSIONAL
LAND SURVEYORS, INC.
3500 MCCALL LN.
AUSTIN, TEXAS 78744
512-443-1724

ENGINEER:



CIVILE, LLC
8200 N. MOPAC EXPY
SUITE 250
AUSTIN, TX 78759

OFFICE: 512-402-6878
FAX: 512-402-6947

TEXAS REGISTERED ENGINEERING FIRM F-15581
INFO@CIVILETEXAS.COM WWW.CIVILETEXAS.COM

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 01 OF 05
FILE NUMBER: C8-2018-0012.SH APPLICATION DATE: FEBRUARY 12, 2018
APPROVED BY (ZAP) (PC) ON _____
EXPIRATION DATE(LDC 25-4-62) _____
CASE MANAGER:

J. Rodney Gonzales, Director, Development Services Department

CASE NO:C8-2018-0012.SH

SHEET NO.

01
OF 05

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 require Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

C8-2018-0012.SH

GOODNIGHT RANCH PHASE ONE - A PRELIMINARY PLAN

SUBMITTAL DATE: FEBRUARY 12, 2018
PREPARATION DATE: JANUARY 18, 2018

CITY OF AUSTIN REAL ESTATE
SERVICES DIVISION P.O. BOX 1088
AUSTIN, TX 78767
(1999131284)

CITY OF AUSTIN REAL ESTATE
SERVICES DIVISION P.O. BOX 1088
AUSTIN, TX 78767
(200011816)

CITY OF AUSTIN REAL ESTATE
SERVICES DIVISION P.O. BOX
1088 AUSTIN, TX 78767
(20000121255)

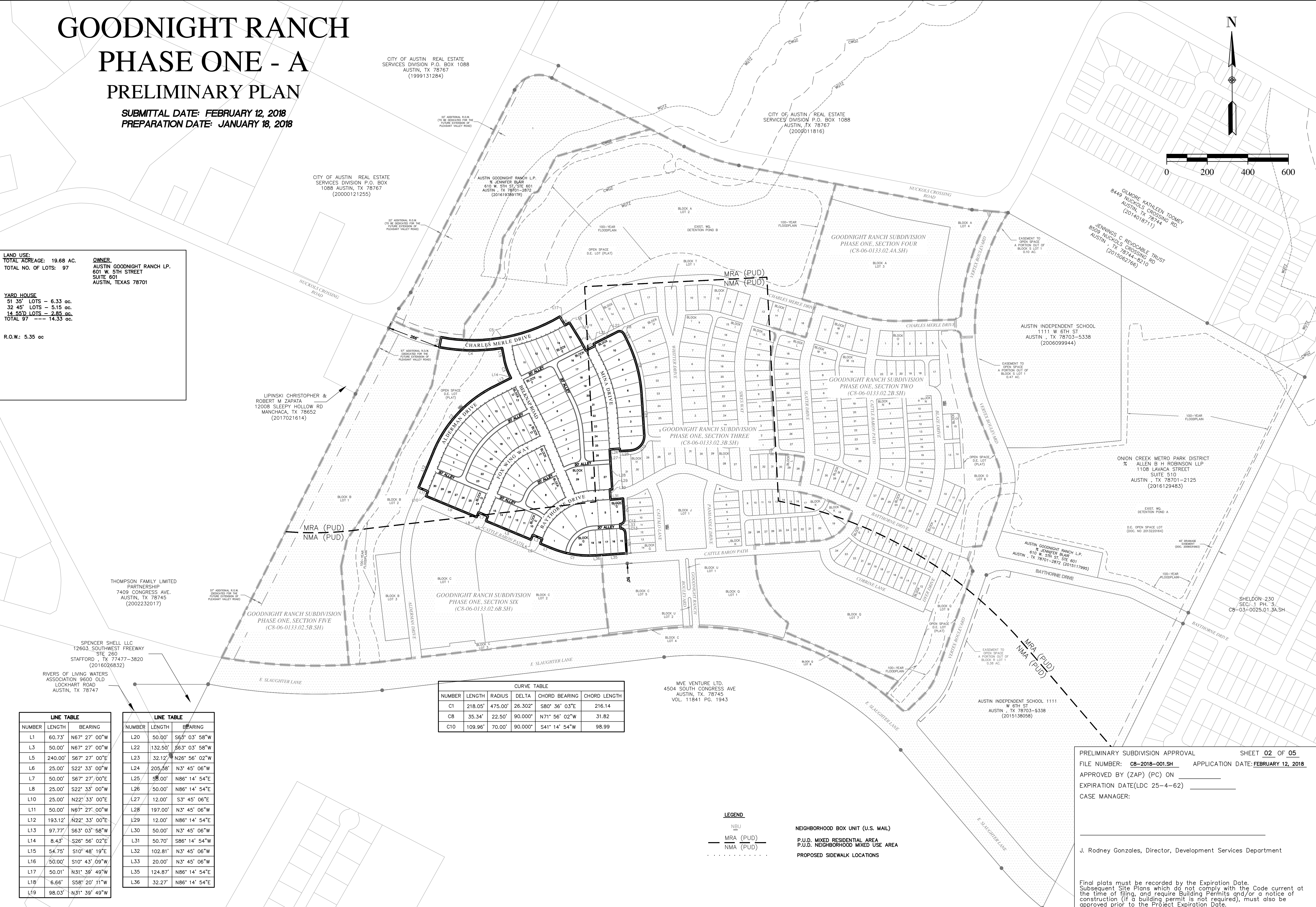
AUSTIN GOODNIGHT RANCH L.P.
 % JENNIFER BLAIR
 610 W. 5TH ST., STE 601
 AUSTIN, TX 78701-2872
 (2016197891TR)

LAND USE:
TOTAL ACREAGE: 19.68 AC.
TOTAL NO. OF LOTS: 97

OWNER
AUSTIN GOODNIGHT RANCH LP.
601 W. 5TH STREET
SUITE 601
AUSTIN, TEXAS 78701

YARD HOUSE
51 35' LOTS - 6.33 ac.
32 45' LOTS - 5.15 ac.
14 55'D LOTS - 2.85 ac.
TOTAL 97 --- 14.33 ac.

R.O.W.: 5.35 ac



CivilE

8200 N. MOPAC EXPY
SUITE 250
AUSTIN, TX 78759
OFFICE: 512-402-6878
FAX: 512-402-6947

TEXAS REGISTERED ENGINEERING FIRM F-15581

GOODNIGHT RANCH PHASE ONE - A PRELIMINARY PLAN

OVERALL LAYOUT



TBPE FIRM #15581
/30/2018

[illegible]

OVERALL LAYOUT

SHEET NO.
02 OF 05

8-2018-0012.SH

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. PRIOR TO RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAT, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SECTION [102.25.1.112] OF THE CITY OF AUSTIN CODE OF 1981, AS AMENDED FOR THE FOLLOWING IMPROVEMENTS:

ALDERMAN DRIVE	CHARLES MERLE DRIVE
BAYTHORNE DRIVE	FOX WING WAY
BELKNAP ROAD	MINA DRIVE

9. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS IN THIS SUBDIVISION AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT:
- ALL STREETS, BOTH SIDES, PER P.U.D.

THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OF UTILITY COMPANY. LDC 25-6-351. PUBLIC SIDEWALKS ALONG RIGHTS OF WAY CONSTRUCTED ON PRIVATE PROPERTY SHALL BE CONTAINED WITHIN A PUBLIC ACCESS EASEMENT.

10. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
12. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
13. PARKLAND DEDICATION FEES HAVE BEEN PAID FOR 3,533 UNITS AS EVIDENCED BY SECTION 5.03(D) OF THE CONSENT AGREEMENT BY AND AMONG THE CITY OF AUSTIN, TEXAS UNION CREEK METRO PARK DISTRICT, AND AUSTIN GOODNIGHT RANCH, LLP, DATED JUNE 26, 2014. ANY FINAL PLAT OR SITE PLAN SHALL CONTAIN A NOTE THAT ACCOUNTS FOR THE NUMBER OF UNITS CONSUMED BY THE FINAL PLAT OR SITE PLAN, AND A STATEMENT OF TOTAL UNITS WITHIN PUD 20061116-053 THAT HAVE BEEN CONSUMED TO DATE. UNITS PROPOSED IN EXCESS OF 3,533 SHALL BE PAID PRIOR TO APPROVAL OF A FINAL PLAT OR SITE PLAN, PURSUANT TO SECTION 25-1-601(C) OF THE LAND DEVELOPMENT CODE.
14. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
15. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
16. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT OR CONSTRUCTION PLAN STAGE, UNLESS 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 SAFETY, HEALTH OR PROPERTY.
17. P.U.E.'S SHALL BE PROVIDED FOR ALL UTILITIES IN ACCORDANCE WITH P.U.D. REQUIREMENTS.
18. ELECTRIC SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY.
19. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK.
20. THE OWNER/DEVELOPER OF THIS SUBDIVISION 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 AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE.
21. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
22. A 4.5' P.U.E. SHALL BE PROVIDED ALONG BOTH SIDES OF ALL ALLEYS.

3. THE OWNER SHALL BE RESPONSIBLE FOR THE 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 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
24. 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 LAW 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.
25. THERE ARE NO SLOPES IN EXCESS OF 15% ON THIS SITE.
26. THERE ARE NO KNOWN CEF'S ON OR WITHIN 150' OF THIS PROPERTY.
27. OFF-STREET LOADING/UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS (USE/REFER TO P.U.D. ORDINANCE).
28. OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT AS PERMITTED BY THE P.U.D. ORDINANCE.
29. A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER 25-4-232 IS TO BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, WITH EACH FINAL PLAT.
30. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS (SEE ORD. NO. 20061116-053, GOODNIGHT P.U.D.).
31. ALL OPEN SPACE, DRAINAGE, PUE, AND/OR PARK LOTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ITS ASSIGNS.
32. COMMON AREAS SUCH AS MEDIANS, TRAFFIC CIRCLES, AND PEDESTRIAN ACCESS WAYS ARE SEPARATE LOTS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ITS ASSIGNS FOR THIS SUBDIVISION. COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE FILED WITH EACH AFFECTED FINAL PLAT OUTLINING OWNERSHIP MAINTENANCE FEE ASSESSMENTS AND ASSOCIATION DUES. ASSOCIATION BYLAWS SHALL OUTLINE MEMBERSHIP, VOTING RIGHTS AND SIMILAR ITEMS.
33. ONION CREEK METRO PARK IN-DISTRICT IMPROVEMENTS MAY BE CONSTRUCTED BY OR ON BEHALF OF THE DISTRICT WITH NO NEED FOR POSTING FISCAL SECURITY OR LICENSING AGREEMENTS AS MAY OTHERWISE BE REQUIRED BY THE CITY CODE. SUCH IMPROVEMENTS SHALL BE CONSISTENT WITH THE CONSENT AGREEMENT BY AND AMONG THE CITY OF AUSTIN, TEXAS, THE ONION CREEK METRO PARK DISTRICT AND AUSTIN GOODNIGHT RANCH, LLP DATED JUNE 26, 2014. PARD'S REVIEW AND ACCEPTANCE WILL BE CONDUCTED BY THE PARD DIVISION MANAGER, PLANNING AND DEVELOPMENT, OR HIS OR HER ASSIGNS ONCE IMPROVEMENTS ARE COMPLETED.
34. THE LAND WITHIN GOODNIGHT RANCH PHASE ONE-A IS VACANT AND TREELESS. TREES REMOVED DURING CONSTRUCTION OF ADJACENT PROJECTS HAVE BEEN MITIGATED UNDER THE RESPECTIVE PERMITS.
35. YARD HOUSE LOTS SHALL HAVE DRIVEWAY ACCESS TO ALL ALLEYS ONLY. NO DRIVEWAY ACCESS SHALL BE TAKEN FROM STREETS FOR YARD HOUSE LOTS.
36. DURING FINAL PLATTING, TRANSFORMER EASEMENT LOCATIONS SHALL BE REVIEWED AND APPROVED BY AUSTIN ENERGY, AND APPROVED LOCATIONS SHALL BE SHOWN ON THE FINAL PLAT PRIOR TO APPROVAL AND RECORDED.

GOODNIGHT RANCH PHASE ONE - A PRELIMINARY PLAN

J. Rodney Gonzales, Director, Development Services Department

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

CivilE

CIVILE, LLC
8200 N. MOPAC EXPY
SUITE 250
AUSTIN, TX 78759
OFFICE: 512-402-6878
FAX: 512-402-6947

TEXAS REGISTERED ENGINEERING FIRM F-15581

GOODNIGHT RANCH PHASE ONE - A
PRELIMINARY PLAN

GENERAL NOTES

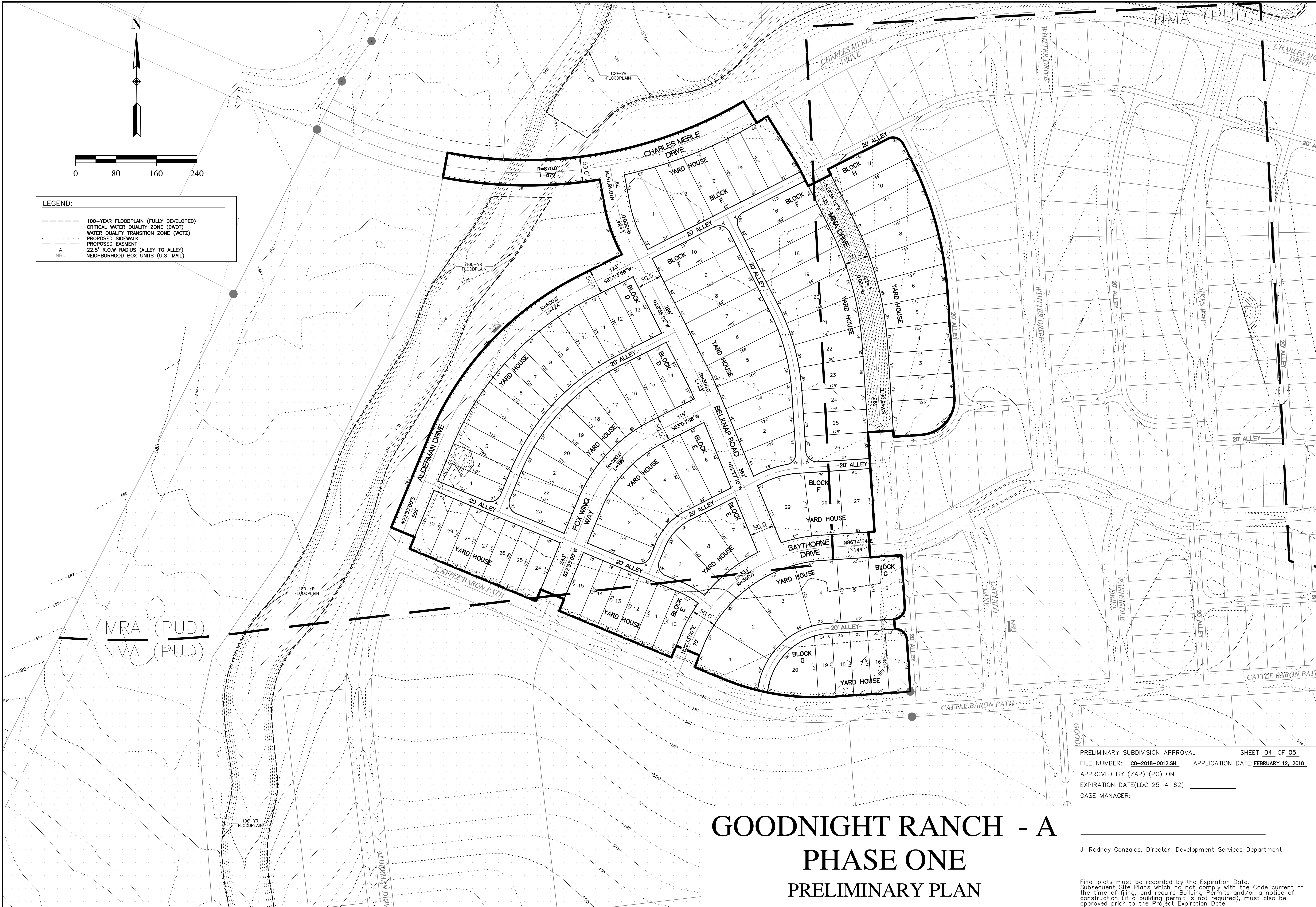

 TBPE FIRM #15581
 07/30/2018

07/30/2018

NO.	DATE	105	105	105
Date:				
Scale (Hz):	AS SHOWN			
Scale (Ver):	NONE			
Drawn By:	FORTMAN			
Designed By:	FORTMAN			
Reviewed By:	HANZAHAN			

GENERAL NOTES

SHEET NO.
03 OF 05



LEGEND:

- 100-YEAR FLOODPLAIN (FULLY DEVELOPED)
- CRITICAL WATER QUALITY ZONE (CWQT)
- WATER QUALITY TRANSITION ZONE (WQTZ)
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- 22.5' R.O.W RADIUS (ALLEY TO ALLEY)
- NEIGHBORHOOD BOX UNITS (U.S. MAIL)

A
NBU

GOODNIGHT RANCH - A

PHASE ONE

PRELIMINARY PLAN

PRELIMINARY SUBDIVISION APPROVAL SHEET 04 OF 05
 FILE NUMBER: C8-2018-0012.SH APPLICATION DATE: FEBRUARY 12, 2018
 APPROVED BY (ZAP) (PC) ON _____
 EXPIRATION DATE (LDC 25-4-62) _____
 CASE MANAGER: _____

J. Rodney Gonzales, Director, Development Services Department

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GOODNIGHT RANCH PHASE ONE - A
 PRELIMINARY PLAN

07/30/2018

STATE OF TEXAS
 LAWRENCE M. HANRAHAN
 58474
 REGISTERED PROFESSIONAL ENGINEER
 TYPE FIRM #15581

Job No.	Date	Scale (HORIZ.)	Scale (VERT.)	Drawn By	Designed By	Reviewed By
		AS SHOWN	NONE	FORTMAN	FORTMAN	HANRAHAN

PRELIMINARY PLAN

SHEET NO.
 04 OF 05

Civile

CIVILE, LLC
 8200 N. MOHAWK EXPY
 SUITE 250
 AUSTIN, TX 78759
 OFFICE: 512-402-6978
 FAX: 512-402-6947

TEXAS REGISTERED ENGINEERING FIRM F-15581

APPENDIX Q-1

NET SITE AREA

TOTAL GROSS SITE AREA = 190.49 ACRES

SITE DEDUCTIONS:

CRITICAL WATER QUALITY ZONE(CWQZ) = 6.23 ACRES

WATER QUALITY TRANSITION ZONE(WQTZ) = 3.90 ACRES

WASTEWATER IRRIGATION AREAS = 0 ACRES

DEDUCTION SUBTOTAL = 10.14 ACRES

UPLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS) = 180.35 ACRES

NET SITE AREA CALCULATIONS:

AREA OF UPLANDS WITH SLOPES 0-15%	<u>180.35</u>	X 100% =	<u>180.35</u> ACRES
AREA OF UPLANDS WITH SLOPES 15-25%	<u> </u>	X 40% =	<u> </u> ACRES
AREA OF UPLANDS WITH SLOPES 25-35%	<u> </u>	X 20% =	<u> </u> ACRES
AREA OF UPLANDS WITH SLOPES 35%+	<u> </u>	X 0% =	<u> </u> ACRES

NET SITE AREA (SUBTOTAL) = 180.35 ACRES

APPENDIX Q-2

IMPERVIOUS COVER

ALLOWABLE IMPERVIOUS COVER

IMPERVIOUS COVER ALLOWED AT 30 % X WQTZ = 1.17 ACRES

IMPERVIOUS COVER ALLOWED AT 67 % X NSA = 120.84 ACRES

DEDUCTIONS FOR PERIMETER ROADWAY = 0 ACRES

TOTAL ALLOWABLE IMPERVIOUS COVER = 122.01 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 0-15% = 0.00 ACRES X 100% = 0.00

PROPOSED TOTAL IMPERVIOUS COVER

IMPERVIOUS COVER IN WQTZ = 0 ACRES = 0 %

IMPERVIOUS COVER IN UPLANDS ZONE = 76.43 ACRES = 42 %

TOTAL PROPOSED IMPERVIOUS COVER = 76.43 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES

IMPERVIOUS COVER

SLOPE CATEGORIES	BUILDING/AND OTHER ROADWAYS IMPERVIOUS COVER				
	NSA ACRES	LOTS AC.	ROADWAY AC.	TOTAL	% OF CATEGORY
0-15%	<u>180.35</u>	<u>42.93</u>	<u>33.5</u>	<u>76.43</u>	<u>42.0%</u>
15-25%	<u>0</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
25-35%	<u>0</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
OVER 35%	<u>0</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

TOTAL GROSS SITE AREA = 190.49 ACRES

TOTAL NET SITE AREA = 180.35 ACRES

APPENDIX Q-1
NET SITE AREA

TOTAL GROSS SITE AREA = 19.68 ACRES

SITE DEDUCTIONS:

CRITICAL WATER QUALITY ZONE(CWQZ) = 0.00 ACRES
WATER QUALITY TRANSITION ZONE(WQTZ) = 0.00 ACRES
WASTEWATER IRRIGATION AREAS = 0 ACRES
DEDUCTION SUBTOTAL = 0 ACRES

UPLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS) = 19.68 ACRES

NET SITE AREA CALCULATIONS:

AREA OF UPLANDS WITH SLOPES 0-15%	<u>19.68</u>	X 100% =	<u>19.68</u> ACRES
AREA OF UPLANDS WITH SLOPES 15-25%	<u> </u>	X 40% =	<u> </u> ACRES
AREA OF UPLANDS WITH SLOPES 25-35%	<u> </u>	X 20% =	<u> </u> ACRES
AREA OF UPLANDS WITH SLOPES 35%+	<u> </u>	X 0% =	<u> </u> ACRES

NET SITE AREA (SUBTOTAL) = 19.68 ACRES

APPENDIX Q-2
IMPERVIOUS COVER

ALLOWABLE IMPERVIOUS COVER

IMPERVIOUS COVER ALLOWED AT 30 % X WQTZ = 0 ACRES
IMPERVIOUS COVER ALLOWED AT 67 % X NSA = 13.234 ACRES
DEDUCTIONS FOR PERIMETER ROADWAY = 0 ACRES
TOTAL ALLOWABLE IMPERVIOUS COVER = 13.234 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 0-15% = 0 ACRES X 100% = 0

PROPOSED TOTAL IMPERVIOUS COVER

IMPERVIOUS COVER IN WQTZ = 0 ACRES = 0 %
IMPERVIOUS COVER IN UPLANDS ZONE = 12.768 ACRES = 65 %
TOTAL PROPOSED IMPERVIOUS COVER = 12.768 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES

IMPERVIOUS COVER

SLOPE CATEGORIES	NSA ACRES	LOTS AC.	ROADWAY AC.	TOTAL	% OF CATEGORY
0-15%	<u>19.68</u>	<u>9.313</u>	<u>3.455</u>	<u>12.768</u>	<u>65.0%</u>
15-25%	<u>0</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
25-35%	<u>0</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
OVER 35%	<u>0</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL GROSS SITE AREA =	19.68 ACRES				
TOTAL NET SITE AREA =	19.68 ACRES				

TYPE OF UNIT		NUMBER OF UNITS	ACRES	UNITS/ACRE
P.U.D. YARD HOUSE	35' LOTS	51	6.3	8.1
	45' LOTS	32	5.15	6.2
	55' LOTS			
	55' DUPLEX LOTS	28	2.85	9.8
P.U.D. MULTIFAMILY	LIVE/WORK LOFT			
	COTTAGE/CONDO			
	ROW HOUSE			
	MULTIFAMILY			
TOTAL:		111 (MAX.)	14.3	7.76 (MAX.)

	YARD HOUSE	ROW HOUSE LIVE/WORK SHOPHOUSE	MANSON HOUSE	MULTI-FAMILY HOME	COMMERCIAL	CWC
MINIMUM LOT SIZE	2,500 SF 3,500 SF ON CORNER LOT	1,375 SF 1,500 SF ON CORNER LOT	7,000 SF	12,500 SF	2,500 SF	2,500 SF
MINIMUM LOT WIDTH	30 FT 35 FT ON CORNER LOT	16 FT 21 FT ON CORNER LOT	70 FT	80 FT	25 FT	25 FT
MAXIMUM HEIGHT	35 FT	40 FT & 3 STORIES	40 FT & 3 STORIES	40 FT & 3 STORIES	65 FT	40 FT
MINIMUM FRONT YARD SETBACK	5 FT.	5 FT.	10 FT.	5 FT.	5 FT.	5 FT.
MINIMUM FRONT GARAGE SETBACK	20 FT.	20 FT.	20 FT.	20 FT.	N/A	N/A
MINIMUM STREET SIDE YARD SETBACK	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.
MINIMUM INTERIOR SIDE YARD SETBACK	3 FT. 1 IN. 0 FT. GARAGE	0 FT.	5 FT. 0 FT. GARAGE	10 FT.	5 FT.	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.	5 FT.	5 FT.	10 FT. 5 FT. GARAGE	10 FT.	10 FT.
MAXIMUM BUILDING COVERAGE	55%	80%	65%	65%	70%	70%
MAXIMUM IMPERVIOUS COVER	65%	95%	75%	75%	80%	80%
MAXIMUM F.A.R.	N/A	N/A	N/A	N/A	2:1 F.A.R.	2:1 F.A.R.

	YARD HOUSE	ROW HOUSE LIVE/WORK SHOPHOUSE	MANSSION HOUSE	MULTI-FAMILY HOME	COMMERCIAL	C/MC
MINIMUM LOT SIZE	2,500 SF 3,500 SF ON CORNER LOT	1,375 SF 1,500 SF ON CORNER LOT	7,000 SF	12,500 SF	2,500 SF	2,500 SF
MINIMUM LOT WIDTH	30 FT 35 FT ON CORNER LOT	16 FT 25 FT ON CORNER LOT	70 FT	80 FT	25 FT	25 FT
MAXIMUM HEIGHT	35 FT	35 FT & 3 STORIES	35 FT & 3 STORIES	35 FT & 3 STORIES	35 FT	35 FT
MINIMUM FRONT YARD SETBACK	5 FT.	5 FT.	10 FT.	5 FT.	5 FT.	5 FT.
MINIMUM FRONT GARAGE SETBACK	20 FT.	20 FT.	20 FT.	20 FT.	N/A	N/A
MINIMUM STREET SIDE YARD SETBACK	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.
MINIMUM INTERIOR SIDE YARD SETBACK	3 FT. 6 IN. 0 FT. GARAGE	0 FT.	5 FT. 0 FT. GARAGE	10 FT.	5 FT.	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.	5 FT.	5 FT.	15 FT. 5 FT. GARAGE	10 FT.	10 FT.
MAXIMUM BUILDING COVERAGE	55%	80%	65%	65%	55%	60%
MAXIMUM IMPERVIOUS COVER	65%	95%	75%	75%	65%	70%
MAXIMUM F.A.R.	N/A	N/A	N/A	N/A	1:1 F.A.R.	1:1 F.A.R.

PRELIMINARY SUBDIVISION APPROVAL SHEET 05 OF 05
FILE NUMBER: C8-2018-001_SH APPLICATION DATE: FEBRUARY 12, 2018
APPROVED BY (ZAP) (PC) ON _____
EXPIRATION DATE(LDC 25-4-62) _____
CASE MANAGER: _____

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

LANDUSE TABLES

CivilE

CIVILE, LLC
8200 N. MOPAC EXPY
SUITE 250
AUSTIN, TX 78759
OFFICE: 512-402-6878
FAX: 512-402-6947

TEXAS REGISTERED ENGINEERING FIRM #15501

GOODNIGHT RANCH PHASE ONE & ONE-A								
OVERALL IMPERVIOUS COVER TRACKING TABLE								
PROJECT NAME	COA FILE NO.	STATUS*	BY PROJECT			CUMULATIVE GOODNIGHT		
			NET SITE AREA (AC)	IMP. COVER(AC)	IC AS % OF NSA	NET SITE AREA (AC)	IMP. COVER (AC)	IC AS % OF NSA
Goodnight Ranch Phase One Section One	C8-06-0133.1B.SH	Complete	1.085	0.820	76%	1.085	0.820	76%
Blazier Elementary School	SP-05-1732.DX	Complete	15.604	6.370	41%	16.689	7.190	43%
Goodnight Vertex Boulevard	SP-2013-0147D.SH	Complete	30.616	2.705	9%	47.305	9.895	21%
Goodnight Phase One Section Two	C8-06-0133.02.1B.SH	Complete	36.686	19.592	53%	83.991	29.487	35%
Goodnight Residential	SP-2016-0241C	Under Construction		4.459	65%	83.991	33.947	40%
Goodnight Ranch Phase One Section Three	C8-06-0133.02.3B.SH	Under Construction	48.817	20.900	43%	132.808	54.847	41%
Goodnight Ranch Phase One Amenity Center	SP-2017-0404C.SH	In Review		0.310	18%	132.808	55.157	42%
Goodnight Phase One Section Four	C8-06-0133.02.4A.SH	Complete	10.412	0.000	0%	143.220	55.157	39%
Nightingale at Goodnight Ranch	SP-2016-0570C.SH	Under Construction		4.762	65%	143.220	59.919	42%
Goodnight Phase One Section Five	C8-06-0133.02.5B.SH	Under Construction	14.696	0.174	1%	157.916	60.092	38%
Goodnight Ranch Section 5 Multifamily	SP-2016-0570C.SH	Under Construction		8.430	59%	157.916	68.522	43%
Goodnight Ranch Phase One Section Six	C8-06-0133.02.6B.SH	Under Construction	22.438	1.674	7%	180.354	70.196	39%
Urbana East at Goodnight Ranch	SP-2016-0256C	Approved		2.574	55%	180.354	72.770	40%
Urbana West at Goodnight Ranch	SP-2016-0527C	Approved		0.651	56%	180.354	73.421	41%
Urbana Phase 2 at Goodnight Ranch	SP-2018-0029C.SH	In Review		3.005	52%	180.354	76.426	42%
Goodnight Ranch Phase One-A Preliminary	C8-2018-0012.SH	In Review	19.680	12.768	65%	200.034	89.194	45%

GOODNIGHT RANCH

PHASE ONE - A

PRELIMINARY PLAN