

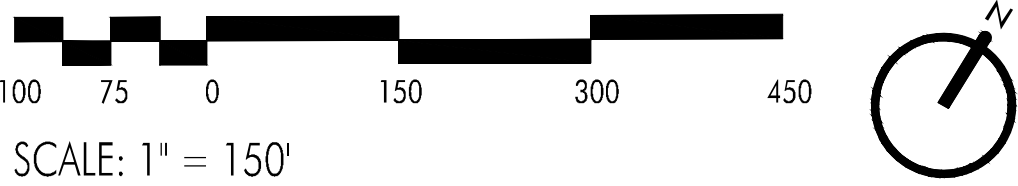
TREE NO.	TREE TYPE	SIZE	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17	TOTAL TREES REMOVED (CAL. IN.)	TOTAL TREES SAVED (CAL. IN.)	SAVED/ REMOVED
4000 (H)	POST OAK	30																		30		SAVED
4001	POST OAK	21																		21		SAVED
4002	POST OAK	22																		22		SAVED
4004	POST OAK	20																		20		SAVED
4005	POST OAK	22																		22		SAVED
4017 (H)	POST OAK	27																		27		SAVED
4018	POST OAK	21																		21		SAVED
4019 (H)	POST OAK	27																		27		SAVED
4020 (H,M)	POST OAK	36	25	22																36		SAVED
4021 (H)	POST OAK	30																		30		SAVED
4022 (H)	POST OAK	27																		27		SAVED
4023 (H,M)	LIVE OAK	49	29	20	20															49		SAVED
4024 (H,M)	LIVE OAK	44	20	19	14	14														44		SAVED
4025 (H)	POST OAK	26																		26		SAVED
4026	POST OAK	21																		21		SAVED
4027	POST OAK	13																		13		SAVED
4028 (H,M)	POST OAK	27	19	15																27		SAVED
4029 (H)	POST OAK	26																		26		SAVED
4030 (H)	POST OAK	27																		27		SAVED
4031 (H)	POST OAK	28																		28		SAVED
4032	POST OAK	23																		23		SAVED
4040 (H,M)	LIVE OAK	34	25	18																34		SAVED
4047	LIVE OAK	20																		20		SAVED
4048 (M)	LIVE OAK	22	16	12																22		SAVED
4049	LIVE OAK	20																		20		SAVED
4050 (H)	POST OAK	29																		29		SAVED
4051 (H)	POST OAK	24																		24		SAVED
4064 (H)	POST OAK	28																		28		SAVED
4100	LIVE OAK	16																		16		SAVED
4284 (M)	LIVE OAK	16	5	5	5	4	4	3												16		SAVED
4285 (M)	LIVE OAK	15	12	6																15		SAVED
4286	LIVE OAK	11																		11		SAVED
4287	PECAN	23																		23		SAVED
4288 (H)	LIVE OAK	27																		27		SAVED
4289	LIVE OAK	23																		23		SAVED
4290	LIVE OAK	14																		14		SAVED
4291	LIVE OAK	15																		15		SAVED
4292	LIVE OAK	20																		20		SAVED
4293	LIVE OAK	23																		23		SAVED
4294 (M)	MESQUITE	20	9	8	6	4	4													20		SAVED
4295 (M)	MESQUITE	22	8	6	6	5	4	4	3											22		SAVED
4296	HACKBERRY	15																		15		SAVED
4297	HACKBERRY	15																		15		SAVED
4298	HACKBERRY	10																		10		SAVED
4299	PECAN	21																		21		SAVED
4300 (M)	LIVE OAK	11	6	6	4															11		SAVED
4301 (M)	LIVE OAK	9	6	6																9		SAVED
4302 (M)	LIVE OAK	11	7	7																11		SAVED
4305 (M)	LIVE OAK	11	9	4																11		SAVED
4306 (M)	LIVE OAK	9	6	6																9		SAVED
4307 (M)	LIVE OAK	15	9	8	4															15		SAVED
4308	LIVE OAK	9																		9		SAVED
4309 (M)	LIVE OAK	12	9	6																12		SAVED
4310 (M)	LIVE OAK	10	7	5																10		SAVED
4311	LIVE OAK	9																		9		SAVED
4318 (H,M)	MESQUITE	38	9	9	8	8	8	7	6	6	5									38		SAVED
4319	HACKBERRY	18																		18		SAVED

TREE NO.	TREE TYPE	SIZE	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17	TOTAL TREES REMOVED (CAL. IN.)	TOTAL TREES SAVED (CAL. IN.)	SAVED/ REMOVED
4320 (H,M)	MESQUITE	37	13	10	9	8	7	7	6											37		SAVED
4323 (H,M)	MESQUITE	36	9	8	8	7	6	6	6	6	6									36		SAVED
4334	POST OAK	23	8	7	7	6	6	6	5	5	5	4	4	4	4	4	4	4	4		48	SAVED
4335	POST OAK	22																		23		SAVED
4340 (H)	LIVE OAK	37																		22		SAVED
4341 (H)	LIVE OAK	50																		37		SAVED
4342 (H)	LIVE OAK	26																		50		SAVED
4343 (H)	LIVE OAK	26																		26		SAVED
4344 (H)	LIVE OAK	26																		26		SAVED
4348 (H)	LIVE OAK	25																		25		SAVED
4349	LIVE OAK	18																		18		SAVED
4350	LIVE OAK	17																		17		SAVED
4351	LIVE OAK	19																		19		SAVED
4352 (M)	HACKBERRY	19	15	8																19		SAVED
4353 (M)	HACKBERRY	18	14	12																18		SAVED
4354 (H)	LIVE OAK	24																		24		SAVED
4355	HACKBERRY	8																		8		SAVED
4356	LIVE OAK	23																		23		SAVED
4357 (H)	LIVE OAK	36																		36		SAVED
4358 (H)	LIVE OAK	43																		43		SAVED
4359	POST OAK	19																		19		SAVED
4360 (H,M)	LIVE OAK	41	28	25																41		SAVED
4361	LIVE OAK	18																		18		SAVED
4371 (H)	POST OAK	26																		26		SAVED
4372 (H,R)	POST OAK	28																		28		SAVED
4373 (H,R)	LIVE OAK	33																		33		SAVED
4374 (H,M,R)	LIVE OAK	44	31	26																44		SAVED
4450	PECAN	19																		19		SAVED
4451	CHINESE TALLOW	8																		8		SAVED
TOTAL TREES SURVEYED		2,031.0																		0.0	2,031.0	100.00%

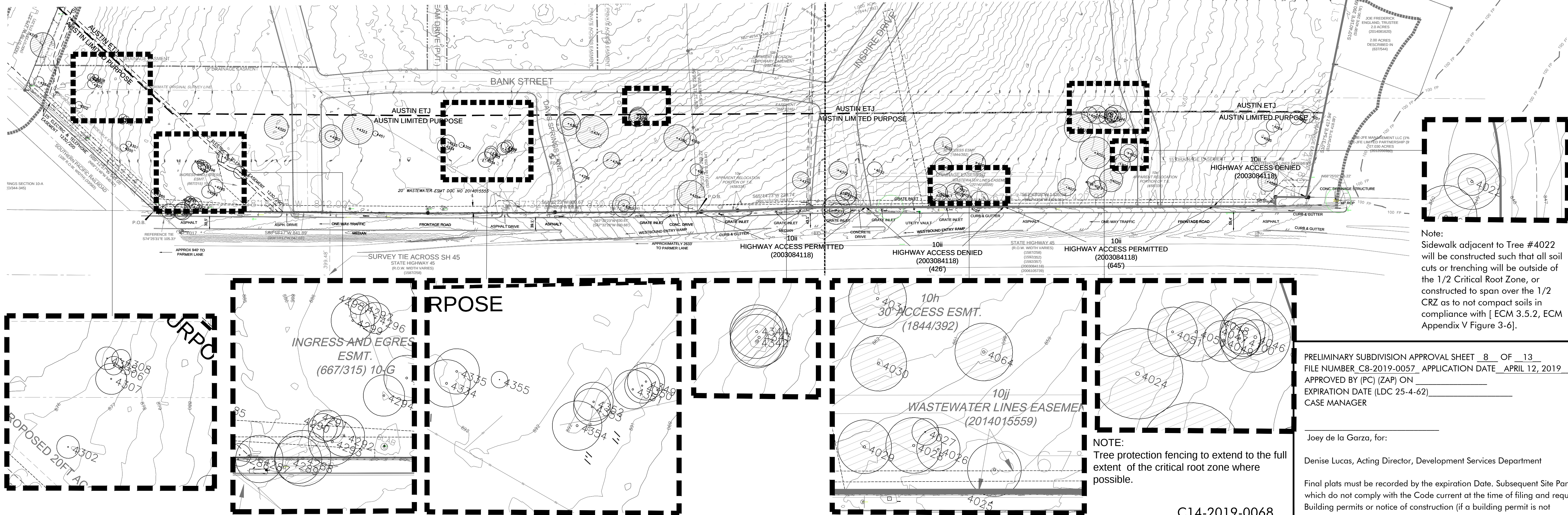
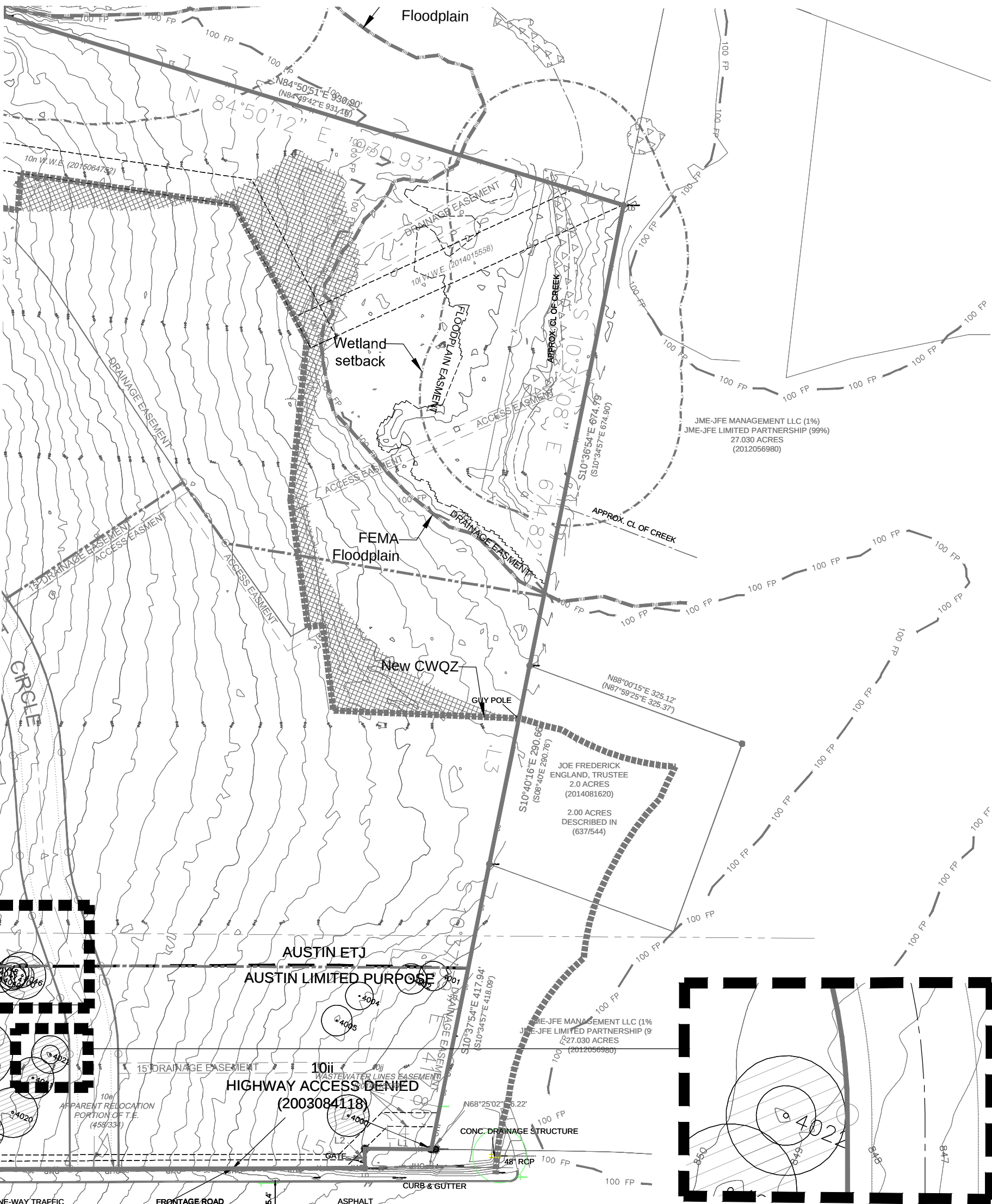
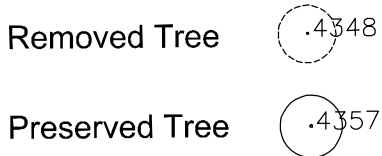
TOTAL APPENDIX F TREES SURVEYED	TOTAL TREES SURVEYED (CAL. IN.)	TOTAL TREES REMOVED (CAL. IN.)	TOTAL TREES SAVED (CAL. IN.)	PERCENTAGE OF SAVED TREES
86	2,023.0	0.0	2,023.0	100.00%

TOTAL NON-APPENDIX F/INVASIVE TREES SURVEYED	TOTAL TREES SURVEYED (CAL. IN.)	TOTAL TREES REMOVED (CAL. IN.)	TOTAL TREES SAVED (CAL. IN.)	PERCENTAGE OF SAVED TREES
1	8.0	0.0	8.0	100.00%

TOTAL DEAD TREES SURVEYED	TOTAL TREES REMOVED (CAL. IN.)	PERCENTAGE OF SAVED TREES
0	0.0	0.0



- LEGEND:
- Critical Water Quality Zone
 - Creek Center line
 - FEMA Floodplain
 - Wetlands Setback
 - Wetlands Boundary
 - CEF Natural Buffer
 - Drainage Easement
 - Wastewater Easement



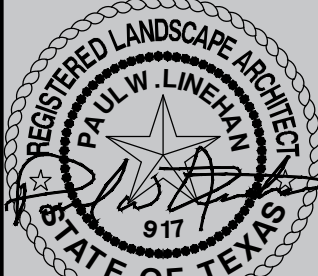
PRELIMINARY SUBDIVISION APPROVAL SHEET 8 OF 13
FILE NUMBER C8-2019-0057 APPLICATION DATE APRIL 12, 2019
APPROVED BY (PC) (ZAP) ON
EXPIRATION DATE (LDC 25-4-62)
CASE MANAGER

Joey de la Garza, for:

Denise Lucas, Acting Director, Development Services Department

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

C14-2019-0068
ZONING



NOTES:
1.

REVISIONS

SET ISSUED
04.12.2019
DRAWN BY
JA, ML, DD
SHEET NAME
TREE SURVEY



Slopes Table		
Minimum Slope	Maximum Slope	Color
15.00%	25.00%	
25.00%	35.00%	
35.00%	100.00%	

PRELIMINARY SUBDIVISION APPROVAL SHEET 9 OF 13
 FILE NUMBER C8-2019-0057 APPLICATION DATE APRIL 12, 2019
 APPROVED BY (PC) (ZAP) ON _____
 EXPIRATION DATE (LDC 25-4-62) _____
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LAND STRATEGIES INC.
 1983 - 2020
37
 YEARS OF EXCELLENCE

1010 LAND CREEK CV.
 SUITE 100
 AUSTIN, TX. 78746
 PH: (512) 328-6050
 FAX: (512) 328-6172
 EMAIL: LSI@LSIaustin.COM



NOTES:
 1.

PEARSON RANCH WEST

REVISIONS

SET ISSUED
 04.12.2019
 DRAWN BY
 JA, ML, DD
 SHEET NAME
 SLOPE MAP

APPENDIX R-1			
FULL AND PARTIAL SEDIMENTATION/FILTRATION POND, BIOFILTRATION POND, AND VEGETATIVE FILTER STRIP CALCULATIONS FOR PRELIMINARY PLANS AND FINAL PLANS PEARSON RANCH WEST,			
		Legend Not In Compliance Do Not Modify Values	
DRAINAGE AREA DATA:	Required		
Drainage Area to Control	12.62	ac.	
Drainage Area Impervious Cover	79.00%		
Capture Depth (CD)	1.090	in	
WATER QUALITY CONTROL CALCULATIONS:			
25-year Peak Flow Rate to Control (Q25)	77.98	cfs	
100-year Peak Flow Rate to Control (Q100)	105.03	cfs	
FOR FULL SEDIMENTATION/FILTRATION POND:			
Water Quality Volume (CD * Drainage Area)	≥ 49934	cf	50000 cf
Sedimentation Pond Area (WQV/10)	≥ 4993	sf	5000 sf
Sedimentation Pond Volume (≥WQV/QV)	≥ 49934	cf	50000 cf
Filtration Pond Area (WQV/(7 + 2.33*H))	≥ 3060	sf	2000 sf
Filtration Pond Volume (≥20%WQV)	≥ 9987	cf	10000 cf

POND B				
APPENDIX R-1				
FULL AND PARTIAL SEDIMENTATION/FILTRATION POND, BIOFILTRATION POND, AND VEGETATIVE FILTER STRIP CALCULATIONS				
FOR PRELIMINARY PLANS AND FINAL PLATS				
PEARSON RANCH WEST,				
			Legend	
			Not In Compliance	
			Do Not Modify Values	
RAINAGE AREA DATA:				
	Required			
Drainage Area to Control	12.58	ac.		
Drainage Area Impervious Cover	66.20%			
Drainage Area Depth (CD)	0.962	in		
WATER QUALITY CONTROL CALCULATIONS:				
1-year Peak Flow Rate to Control (Q25)	76.28	cfs		
2-year Peak Flow Rate to Control (Q100)	103.48	cfs		
PARTIAL OR FULL BIOFILTRATION POND:				
	Biofiltration Type: Full			
Drainage Area to Control (CD * Drainage Area)	≥ 43930	cf	44000	
Drainage Area to Control (CD * Drainage Area)			4400	
Drainage Area to Control (CD * Drainage Area)			44000	
Drainage Area to Control (CD * Drainage Area)			2700	
Drainage Area to Control (CD * Drainage Area)			8800	

POND E									
APPENDIX R-1									
AND PARTIAL SEDIMENTATION/FILTRATION POND, BIOFILTRATION POND, AND VEGETATIVE FILTER STRIP CALCULATIONS									
FOR PRELIMINARY PLOTS AND FINAL PLOTS									
PEARSON RANCH WEST,									
Legend Not in Compliance Do Not Modify Values									
AREA DATA:									
Area to Control									
Area Impervious Cover									
Depth (CD)									
QUALITY CONTROL CALCULATIONS:									
Peak Flow Rate to Control (Q25)									
Peak Flow Rate to Control (Q100)									
PARTIAL SEDIMENTATION/FILTRATION POND:									
Settling Volume (CD * Drainage Area)	≥	83417	cf			84000	cf		
Settling Pond Area						4000	sf		
Settling Pond Volume (≥20% WQV)	≥	16800	cf			17000	cf		
Settling Area (WQV/(4 + 1.33*H))	≥	7012	sf			8000	sf		

Pond Volume

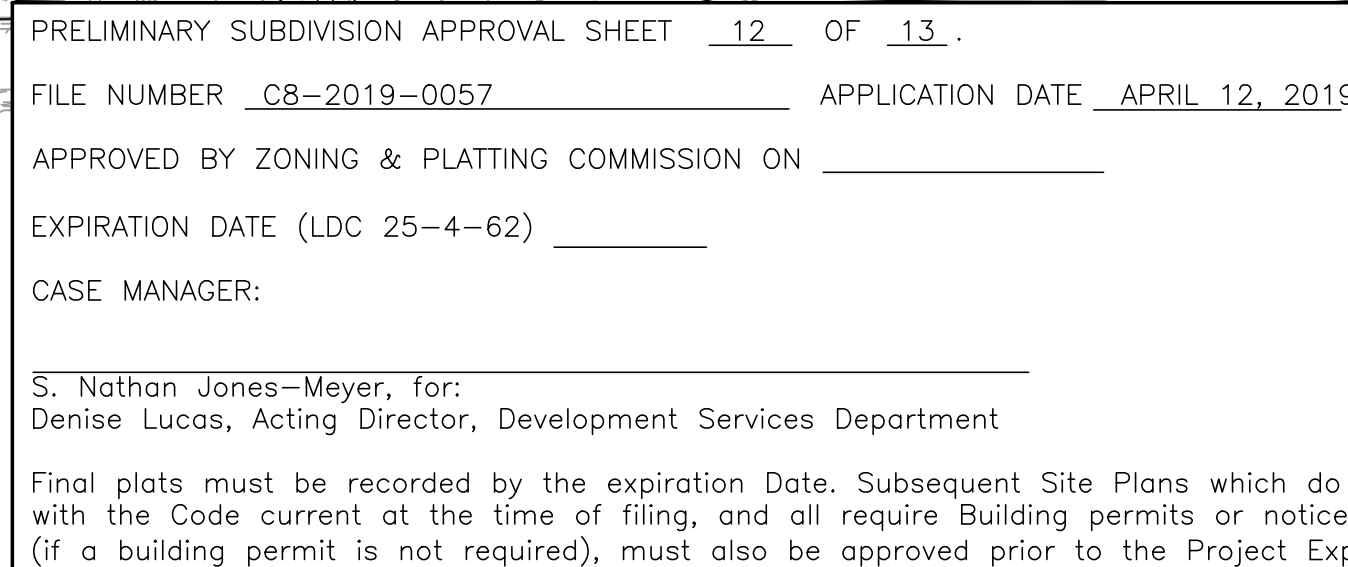
50000 cf

PRELIMINARY
BIOFILTRATION/DECONTAMINATION

66.2% IMPROVEMENT

0 75 150 300
SCALE: 1" = 150'

APPENDIX R-1			
FULL AND PARTIAL SEDIMENTATION/FILTRATION POND, BIOFILTRATION POND, AND VEGETATIVE FILTER STRIP CALCULATIONS FOR PRELIMINARY PLANS AND FINAL PLATS PEARSON RANCH WEST,			
			Legend
			Not In Compliance
			Do Not Modify Values
CATCH	DRAINAGE AREA DATA:	Required	
	Drainage Area to Control	37.52	ac.
	Drainage Area Impervious Cover	77.00%	
	Capture Depth (CD)	1.070	in
WATER QUALITY CONTROL CALCULATIONS:			
25-year Peak Flow Rate to Control (Q25)	249.33	cfs	
100-year Peak Flow Rate to Control (Q100)	335.98	cfs	



LEGEND:

Critical Water Quality Zone
 Creek Center line
 FEMA Floodplain
 Wetlands Setback
 Wetlands Boundary
 CEF Natural Buffer
 Drainage Easement
 Wastewater Easement

CWQZ Taken
 CWQZ Replaced

CWQZ Adjustments
 Starting CWQZ 23.17 ac.
 CWQZ Reductions -1.75 ac.
 Remaining CWQZ 21.42 ac.
 CWQZ Expansions 1.76 ac.
 Final CWQZ as adjusted 23.18 ac.



PRELIMINARY SUBDIVISION APPROVAL SHEET 13 OF 13
 FILE NUMBER C8-2019-0057 APPLICATION DATE APRIL 12, 2019
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C14-2019-0068
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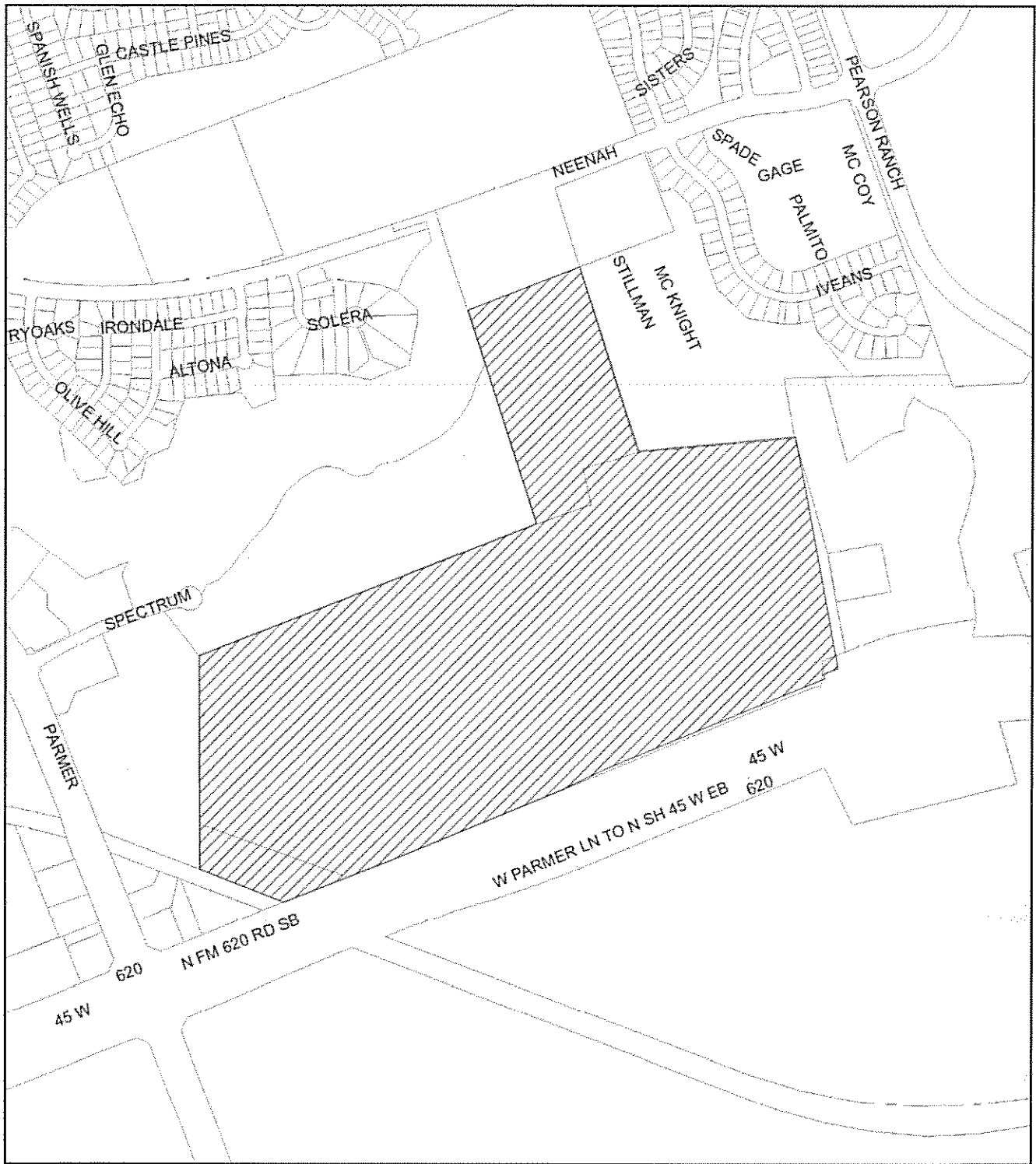
PEARSON RANCH WEST

14320 REG2 AUSTIN TX 78717
 L3 # 1807601

REVISIONS

SET ISSUED
 04.12.2019
 DRAWN BY
 JA, ML, DD
 SHEET NAME
 CWQZ
 AVERAGING

SHEET
 13 OF
 13



-  Subject Tract
-  Base Map

CASE#: C8-2019-0057
LOCATION: 14320 N FM 620 RD SB

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

