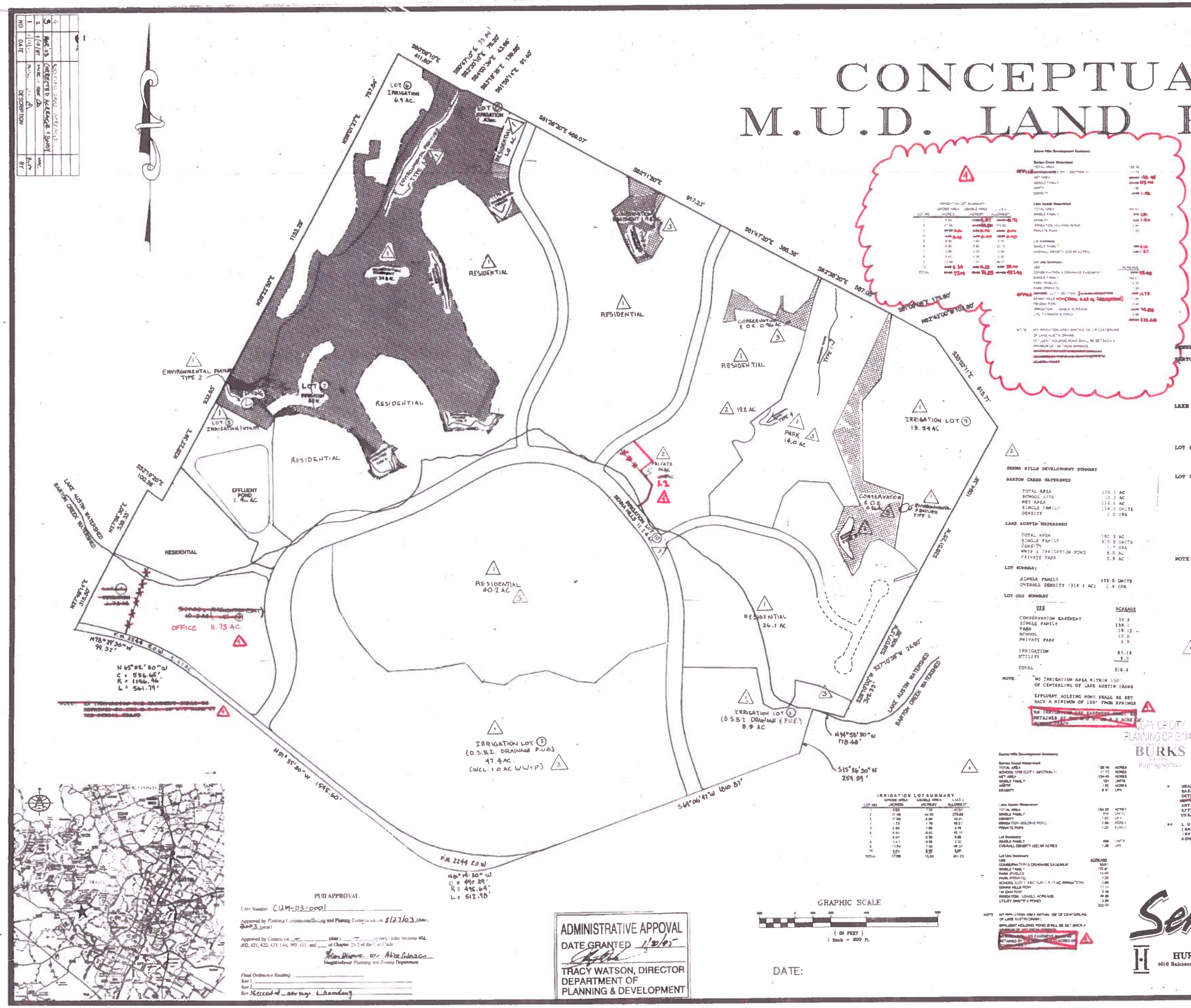
C10/9

CONCEPTUAL M.U.D. LAND PLAN



SENNA HILLS DEVELOPMENT SUMMARY

BARTON CREEK WATERSHED

TOTAL AREA	125.9	AC	126.1 AC
SCHOOL SITE	10.0	AC	10.0 AC
NET AREA	115.9	AC	116.1 AC
SINGLE FAMILY	125.5	UNITS	124.0 UNITS
DENSITY	1.0	UPA	1.0 UPA

LAKE AUSTIN WATERSHED

TOTAL AREA	192.6	AC	192.3 AC
SINGLE FAMILY	334.5	UNITS	318.0 UNITS
DENSITY	1.7	UPA	1.7 UPA
WWTP & IRRIGATION POND	8.0	AC	8.0 AC

LOT SUMMARY

SINGLE FAMILY	460.0	UNITS	442 UNITS
OVERALL DENSITY (318.4 AC)	1.4	UPA	1.4 UPA

LOT USE SUMMARY

USE	ACREAGE	ACREAGE
CONSERVATION EASEMENT	36.2	36.2
SINGLE FAMILY	159.0	160.0
PARK	19.55	14.12
SCHOOL	10.0	10.0
IRRIGATION	85.66	85.18
UTILITY	8.0	8.0
TOTAL	318.4	318.4

NOTE: NO IRRIGATION AREA WITHIN 150' OF CENTERLINE OF LAKE AUSTIN DRAWS

EFFLUENT HOLDING POND SHALL BE SET BACK A MINIMUM OF 100' FROM SPRINGS

AN IRRIGATION USE EASEMENT SHALL BE RETAINED BY [illegible] 8.0 ACRE OF THE SCHOOL TRACT.

REQUIRED SET BACKS FROM ENVIRONMENTAL FEATURES

TYPE	SET BACK DESCRIPTION
1.	150' FROM CENTER LINE OF DRAWS
2.	100' FROM SEASONAL SEEP
3	25' FROM CENTER LINE OF SWALE IN THE EPHEMERAL ZONE.
4.	25' LOT LINE OR BUILDING SET BACK

IRRIGATION LOT SUMMARY

LOT #	GROSS AREA (ACRES)	USABLE AREA (ACRES)*	L.U.E.'s ALLOWED**
1	8.4	7.3	44.2
2	47.3	44.9	273.9
3	10.0	8.0	48.8
4	1.7	1.7	10.4
5	8.0	1.6	9.8
6	6.9	6.9	42.1
7	0.60	0.50	3.0
8	0.43	0.38	2.3
9	13.54	7.60	46.4
10	0.23	0.23	38.0
TOTAL	102.18	84.11	515.2

* USABLE AREA BASED ON SLOPES UNDER 15% LOT 2 AREA ALSO BASED ON ACCESS ROAD, WASTEWATER TREATMENT PLANT AND DETENTION PONDS UTILIZING 2.4 ACRES. [illegible] LOT 5 AREA DOES NOT INCLUDE ANY AREA [illegible] WITHIN THE LIMITS OF THE EFFLUENT IRRIGATION POND. LOT 10 AREA ONLY INCLUDES THE USABLE AREA WITHIN THE R.O.W.

** L.U.E.'s ALLOWED ARE BASED ON FLOOD-MCCLELLAND'S MAY 1, 1994 IRRIGATION ASSESSMENT REPORT WHICH STATES THAT 66% OF THE IRRIGATION LAND CAN SUPPORT 1 L.U.E./500 S.F. AND THE REMAINING 14% CAN SUPPORT 1 L.U.E./800 S.F. (AVG. = 740 S.F./L.U.E.)

SENNA HILLS DEVELOPMENT SUMMARY

BARTON CREEK WATERSHED

TOTAL AREA	126.1	AC	126.1 AC
SCHOOL SITE	10.0	AC	10.0 AC
NET AREA	116.1	AC	116.1 AC
SINGLE FAMILY	124.0	UNITS	124.0 UNITS
DENSITY	1.0	UPA	1.0 UPA

LAKE AUSTIN WATERSHED

TOTAL AREA	192.3	AC	192.3 AC
SINGLE FAMILY	318.0	UNITS	318.0 UNITS
DENSITY	1.7	UPA	1.7 UPA
WWTP & IRRIGATION POND	8.0	AC	8.0 AC

LOT SUMMARY

SINGLE FAMILY	460.0	UNITS	442 UNITS
OVERALL DENSITY (318.4 AC)	1.4	UPA	1.4 UPA

LOT USE SUMMARY

USE	ACREAGE	ACREAGE
CONSERVATION EASEMENT	36.2	36.2
SINGLE FAMILY	159.0	160.0
PARK	19.55	14.12
SCHOOL	10.0	10.0
IRRIGATION	85.66	85.18
UTILITY	8.0	8.0
TOTAL	318.4	318.4

NOTE: NO IRRIGATION AREA WITHIN 150' OF CENTERLINE OF LAKE AUSTIN DRAWS

EFFLUENT HOLDING POND SHALL BE SET BACK A MINIMUM OF 100' FROM SPRINGS

AN IRRIGATION USE EASEMENT SHALL BE RETAINED BY [illegible] 8.0 ACRE OF THE SCHOOL TRACT.

IRRIGATION LOT SUMMARY

LOT NO.	GROSS AREA (ACRES)	USABLE AREA (ACRES)*	L.U.E.'s ALLOWED**
1	8.4	7.3	44.2
2	47.3	44.9	273.9
3	10.0	8.0	48.8
4	1.7	1.7	10.4
5	8.0	1.6	9.8
6	6.9	6.9	42.1
7	0.60	0.50	3.0
8	0.43	0.38	2.3
9	13.54	7.60	46.4
10	0.23	0.23	38.0
TOTAL	102.18	84.11	515.2

Senna Hills Development Summary

Barton Creek Watershed

TOTAL AREA	125.9	ACRES
SCHOOL SITE (LOT 1 SECTION 1)	10.0	ACRES
NET AREA	115.9	ACRES
SINGLE FAMILY	121	UNITS
WWTP	1.0	ACRES
DENSITY	0.97	UPA

Lake Austin Watershed

TOTAL AREA	194.03	ACRES
SINGLE FAMILY	314	UNITS
DENSITY	1.63	UPA
IRRIGATION HOLDING POND	2.96	ACRES
PRIVATE PARK	1.20	ACRES

Lot Summary

SINGLE FAMILY	436	UNITS
OVERALL DENSITY (322.99 ACRES)	1.39	UPA

Lot Use Summary

USE	ACREAGE
CONSERVATION & DRAINAGE EASEMENT	53.61
SINGLE FAMILY	122.67
PARK (PUBLIC)	14.00
PARK (PRIVATE)	1.20
SCHOOL (LOT 1 SECTION 1 & 10 AC IRRIGATION)	2.80
SENNA HILLS ROW	11.24
FM 2244 ROW	3.40
IRRIGATION (USABLE ACREAGE)	84.69
UTILITY (WWTP & POND)	3.96
	322.99

NOTE: NO IRRIGATION AREA WITHIN 150' OF CENTERLINE OF LAKE AUSTIN DRAWS

EFFLUENT HOLDING POND SHALL BE SET BACK A MINIMUM OF 100' FROM SPRINGS

AN IRRIGATION USE EASEMENT SHALL BE RETAINED BY [illegible] 8.0 ACRE OF THE SCHOOL TRACT.

Senna Hills Development Summary

Barton Creek Watershed

TOTAL AREA	126.16	ACRES
SCHOOL SITE (LOT 1 SECTION 1)	10.00	ACRES
NET AREA	124.40	ACRES
SINGLE FAMILY	121	UNITS
WWTP	1.0	ACRES
DENSITY	0.97	UPA

Lake Austin Watershed

TOTAL AREA	194.03	ACRES
SINGLE FAMILY	314	UNITS
DENSITY	1.63	UPA
IRRIGATION HOLDING POND	2.96	ACRES
PRIVATE PARK	1.20	ACRES

Lot Summary

SINGLE FAMILY	436	UNITS
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8	0.43	0.38	2.3
9	13.54	7.60	46.4
10	0.23	0.23	38.0
TOTAL	102.18	84.11	515.2

PUD APPROVAL

Case Number C12M-03-0001

Approved by Planning Commission/Zoning and Planning Commission on 8/27/03 (date), 2003 (year)

Approved by Council on ___ (date), ___ (year), under Sections 402, 402, 421, 422, 423, 144, 392, 411, and ___ of Chapter 25-2 of the Code

Alan Glasco for Alice Glasco
Neighborhood Planning and Zoning Department

Final Ordinance Reading ___
Rev 1 ___
Rev 2 ___
Rev 3 Recorded easement & boundary

ADMINISTRATIVE APPOVAL
DATE GRANTED 1/30/05
TRACY WATSON, DIRECTOR
DEPARTMENT OF
PLANNING & DEVELOPMENT

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

DATE:

COPY OF CITY PLANNING ORIGINAL
BURKS
Reprographics

Senna Hills

HUFFCUT & ASSOCIATES, INC.
6010 Balcones Dr., Suite 100 Austin, Texas 78731 512/454-8711

SENNA HILLS PRELIMINARY
C8-92-0080

B-4-C