

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2015-0134**Z.A.P. DATE:** April 19, 2016  
(postponed from the April 5, 2016 meeting)**SUBDIVISION NAME:** Preston Park Subdivision Preliminary Plan**AREA:** 60.61 acres**LOT(S):** 278 total lots**OWNER/APPLICANT:** ZYDECO Partners-1, Ltd. (H. Yancy) **AGENT:** Thrower Design  
(R. Thrower)**ADDRESS OF SUBDIVISION:** Grand Avenue Parkway**GRIDS:** M39**COUNTY:** Travis**WATERSHED:** Gilleland Creek**JURISDICTION:** 2-mile ETJ**EXISTING ZONING:** County**MUD:** N/A**PROPOSED LAND USE:** 263 Single Family Residential lots, six drainage/detention lots, five landscape lots, one amenity center lot, one lift station lot, one commercial lot, one water quality/detention lot, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of Bratton Lane.**DEPARTMENT COMMENTS:** The request is for approval of the Preston Park Subdivision Preliminary Plan. The preliminary plan is composed of 278 lots on 60.61 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan. This preliminary plan meets all applicable state, county, and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Michael Hettenhausen  
Email address: [Michael.Hettenhausen@traviscountytexas.gov](mailto:Michael.Hettenhausen@traviscountytexas.gov)**PHONE:** (512) 854-7563

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LAND PLANNER      THROWER DESIGN  
P.O. BOX 41957  
AUSTIN, TEXAS 78704  
512.476.4456

CIVIL ENGINEER    AMC DESIGN GROUP INC.  
P.O. BOX 341555  
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512.385.2911

SURVEYOR CHAPARRAL PROFESSIONAL  
LAND SURVEYING, INC.  
3500 McCALL LANE  
AUSTIN, TEXAS 78744  
512.443.1724

60.688 ACRE OF LAND (APPROX. 2,643,548 SQ. FT.) IN THE WILLIAM BRATTON SURVEY NO. 103, TRAVIS COUNTY, TEXAS, BEING A PORTION OF AN 80.533 ACRE TRACT OF LAND CONVEYED TO FPA BRATTON ASSOCIATES, L.P. IN DEED DATED FEBRUARY 10, 2006, DESCRIBED IN DOCUMENT NO. 2006024340 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GRID #: M39  
MAPSCO #: 436

NO PORTION OF THIS SITE IS WITHIN THE 100 YEAR  
FLOODPLAIN AS PER FEMA PANEL NUMBER 48453C0260J,  
FOR TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

TBM #1: A SQUARE CUT ON TOP OF CURB, WEST SIDE OF  
GRAND AVENUE PARKWAY, +/- 91' SOUTH OF THE  
TERMINUS OF PAVEMENT, WEST CORNER OF SUBJECT  
TRACT.  
ELEV.=867.67'

BM #1: A ALUMINUM DISK IN CONCRETE STAMPED  
"CHAPARRAL LAND SURVEYING GEODETIC CONTROL JOH1",  
+/- 12' WEST OF THE WEST EDGE OF PAVEMENT OF  
BRATTON LANE, +/- 10' SOUTH OF A WASTEWATER  
MANHOLE, SOUTH CORNER OF SUBJECT TRACT.  
ELEV.=866.89'

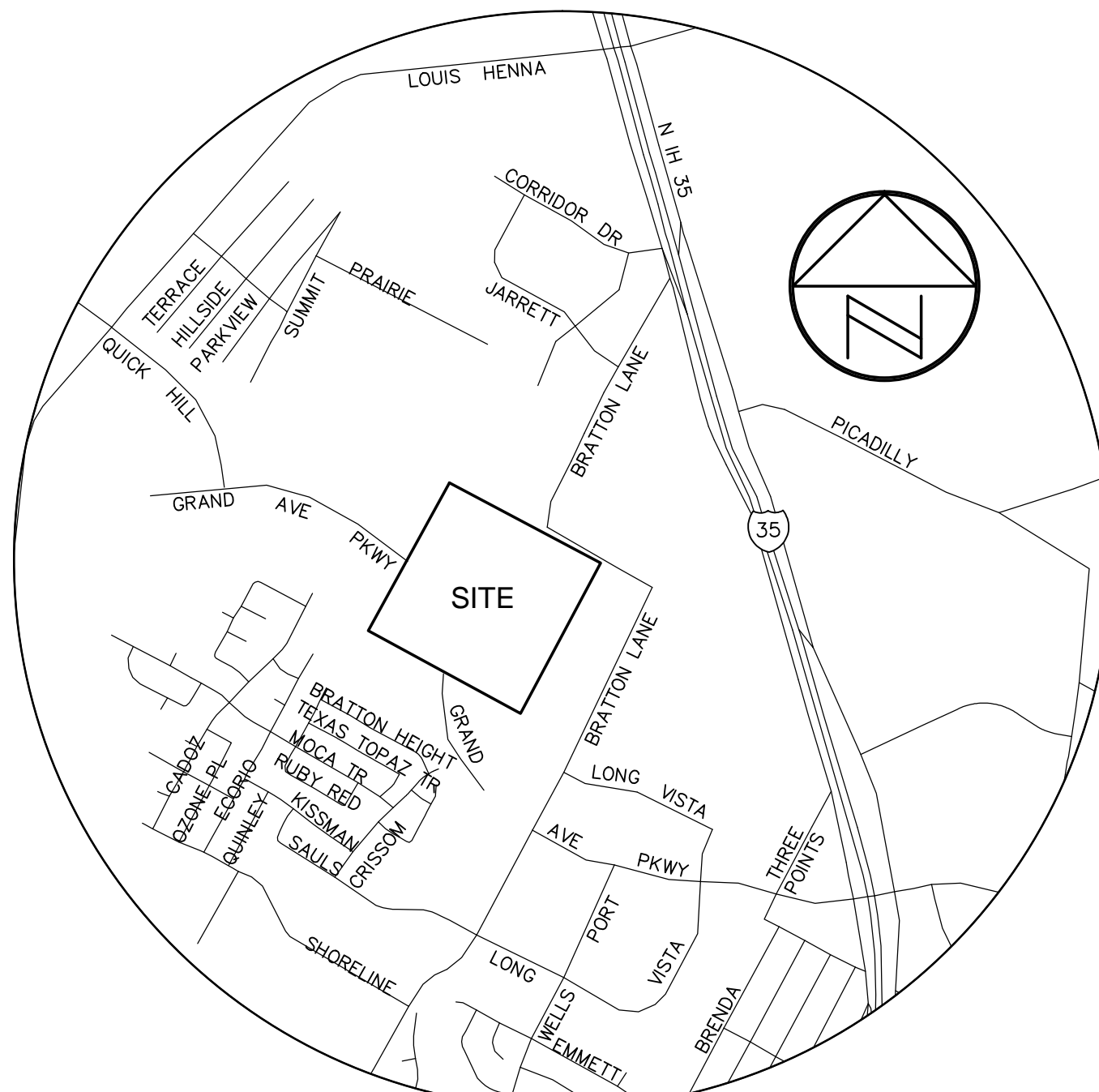
BM #2: A ALUMINUM DISK IN CONCRETE STAMPED  
"CHAPARRAL LAND SURVEYING GEODETIC CONTROL JOH2",  
+/- 15' EAST OF THE EAST EDGE OF PAVEMENT OF  
BRATTON LANE AT THE MIDPOINT OF CURVE OF BRATTON  
LANE, EAST CORNER OF SUBJECT TRACT.  
ELEV=849.20'

VERTICAL DATUM IS NAVD '88(GEIOD '99) FROM THE TRAVIS COUNTY/LCRA COOPERATIVE HARN NETWORK.

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 CITY ENGINEERS.

AN ADMINISTRATIVE VARIANCE WAS GRANTED PER LDC 25-8-42(B) (6) OF THE LDC FOR CUT/FILL UP TO 8 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES.

AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-8-42(B) (7) OF THE LDC FOR CUT/FILL UP TO 8 FEET.




VICINITY MAP  
NOT TO SCALE

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CHRIS MCCOMB, P.E.

SHEET 1 COVER SHEET  
SHEET 2 PRELIMINARY PLAN & NOTES

## APPROVALS

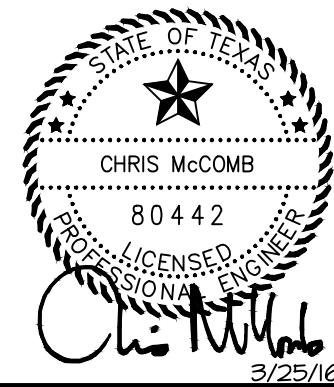


**AMC  
DESIGN  
GROUP**

ENGINEERING AND  
CONSTRUCTION  
CONSULTANTS

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P.O. BOX 341555  
AUSTIN, TEXAS 78734  
512-385-2911  
512-385-5400 FAX  
TEXAS REGISTERED  
ENGINEERING FIRM E-1708



*Thrasher Design*  
P.O. BOX 41957 • AUSTIN, TEXAS 78704 • (512) 476-4456  
**LAND PLANNERS**

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Date \_\_\_\_\_

In witness whereof, I have hereunto set my hand and seal at \_\_\_\_\_,

this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_

(Signature)

\_\_\_\_\_

(Name)

**PRESTON PARK SUBDIVISION  
PRELIMINARY PLAN**  
16250 BRATTON LANE  
AUSTIN, TEXAS

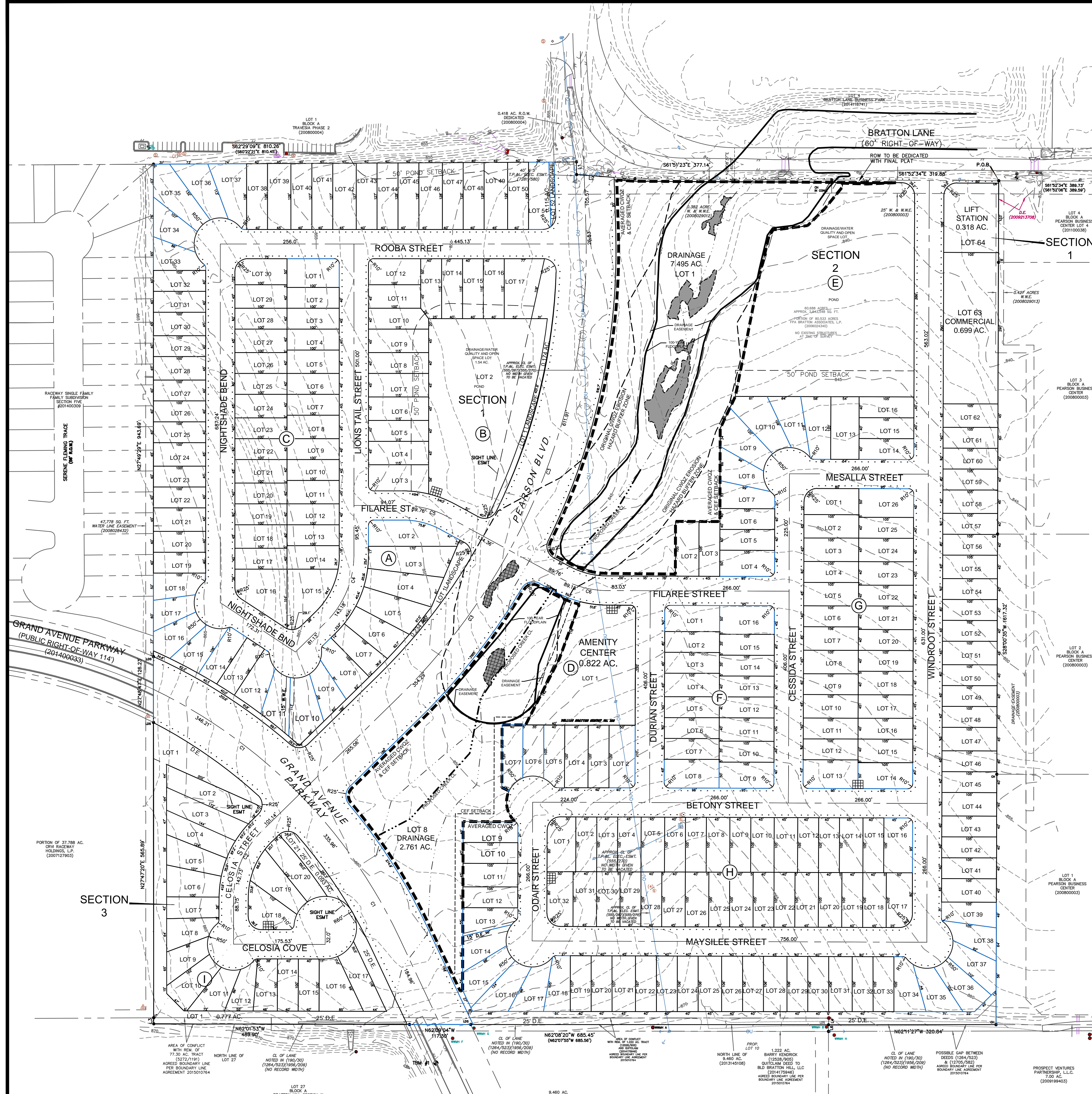
COVER SHEET

SHEET NO

1

C8J-2015-0134





LINE TABLE

LINE	BEARING	DISTANCE	(RECORD)
L1	S26°54'40"W	24.29'	(S29°43'22"E 24.63')
L2	S58°01'18"E	111.89'	(S55°50'37"E 111.90')
L3	N27°10'50"E	11.64'	(N29°11'32"E 12.89')
L4	N30°51'49"E	12.73'	
L5	N27°18'50"E	12.18'	
L6	S27°44'18"W	12.82'	

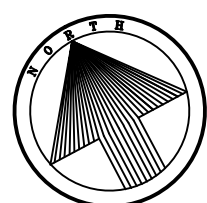
## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING
C1	1000.00'	682.10'	668.95'	S 16°53'26" E
C2	100.00'	142.73'	139.02'	S 50°41'05" W
C3	1200.00'	992.72'	964.66'	N 49°42'04" E
C4	180.00'	143.18'	139.44'	N 50°36'46" E
C5	100.00'	89.76'	88.84'	S 47°53'20" E
C6	180.00'	89.18'	88.27'	S 47°47'46" E

## PRELIMINARY PLAN NOTES

1. THIS SUBDIVISION WILL BE DESIGNED IN ACCORDANCE WITH TITLE 30-2-232.
2. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION AND SIDEWALKS.
3. ALL STREETS IN THIS SUBDIVISION WILL BE PUBLIC.
4. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
5. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY IMPROVEMENT MAP COMPLY WITH THE FOLLOWING IMPROVEMENTS:
  - A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY, AND WASTEWATER COLLECTION.
  - 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.
6. NO PORTION OF THIS SITE LIES WITHIN THE FEMA 100-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 48453C0260 DATED AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
7. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY 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 GO OUT OF COMPLIANCE WITH CODE 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE PREVIOUS FINISHED FLOOR ELEVATION. FINISHED FLOOR ELEVATIONS FOR ANY LOT ADJACENT TO A WATERWAY WILL BE SET ON THE FINAL PLAT CONSTRUCTION ON ANY LOT WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.
10. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
11. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY SHALL PERFORM ALL TREE WORK IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS EXCEPT FOR THE WATER QUALITY DRAINAGE EASEMENT WHICH WILL BE MAINTAINED BY THE CITY OF AUSTIN.
13. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TITLE 30-2-232.
14. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO AUSTIN WATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
15. SIDEWALK NOTE: PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED AS INDICATED IN TABLE 1 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF PERMITS, REVOCATION OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC, 30-3-191.
16. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE DETERMINED BY THE USE OF ON-SITE PONDING, RSPM PARTICIPATION OR OTHER APPROVED METHODS.
17. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
18. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED FOR THIS PROJECT SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN SECTION 30-5 OF THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN STANDARDS.
19. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
20. ALL ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
21. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT. SECTION 30-2-232(c)(15).
22. LOT 1 BLOCK A, LOT 52 BLOCK A, LOT 1 BLOCK B, LOT 2 BLOCK B, LOT 1 BLOCK D, LOT 8 BLOCK D, LOT 43 BLOCK D, LOT 64 BLOCK D, LOT 1 BLOCK E, LOT 1 BLOCK F, LOT 1 BLOCK G, LOT 1 BLOCK H ARE RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR HIS/HER ASSIGNS.
23. EXISTING CONTOUR INFORMATION WITHIN THE SITE BOUNDARY WERE GENERATED FROM A GROUND SURVEY PROVIDED BY ROBERT C. WATTS, JR. R.P.L.S. NO. 4995. EXISTING CONTOUR INFORMATION OUTSIDE THE SITE BOUNDARY WERE GENERATED FROM CITY OF AUSTIN GIS DATA.
24. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS OR THE FINAL CONSTRUCTION PLAN OR SITE PLAN STATE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE DESIGNER OR DEVELOPER OF 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'S SAFETY, HEALTH, WELFARE OR PROPERTY.
25. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN.
26. WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN.
27. ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR ELECTRIC DELIVERY.
28. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
29. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
30. ALL RIGHT-OF-WAY RETURNS ON LOCAL STREETS HAVE A 10' RADIIUS.
31. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
32. THIS PROJECT IS LOCATED IN THE CITY OF AUSTIN 2 MILE ETJ AND TRAVIS COUNTY.
33. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE ENVIRONMENTAL CRITERIA MANUAL.
34. ALL CORNER LOTS ARE REQUIRED TO BE A MINIMUM OF 4,500 SQUARE FEET.
35. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONER'S COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW FROM THE SIDEWALKS OF SUCH EASEMENT AT ALL TIMES.
36. DRAINAGE EASEMENTS CONTAINING THE LIMITS OF THE FULLY DEVELOPED 100-YEAR FLOODPLAIN SHALL BE DEDICATED TO THE FINAL PLAT LIMITS.
37. THIS PROJECT'S FUNCTIONAL ASSESSMENT OF THE EXISTING CHANNEL STATES THAT IMPROVEMENTS TO REDUCE THE CHANNEL ASSESSED CONDITION TO BE UPGRADED FROM 'FAIR' TO 'GOOD' AS PER APPENDIX X OF THE ENVIRONMENTAL CRITERIA MANUAL AND SHALL BE REVIEWED DURING THE SUBDIVISION IMPROVEMENT DESIGN AND REVIEW PHASE.
38. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH CODE. THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED (OTHER THAN UTILITIES SHOWN), AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
39. A WAIVER TO TITLE 30-2-153(A) WAS GRANTED ON OCTOBER 20, 2015 BY SINGLE OFFICE STAFF.
40. PER LAND DEVELOPMENT CODE TITLE 30-5-231, WATER QUALITY PONDS SERVING RESIDENTIAL DEVELOPMENT SHALL BE MAINTAINED BY THE WATERSHED PROTECTION DEPARTMENT.
41. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BRATTON LANE. THE CITY OF AUSTIN HAS A DOTTED LINE ON THE PLAT. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF PERMITS, REVOCATION OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
42. FEE IN LIEU OF PARKLAND DEDICATION IS REQUIRED PER TITLE 30 OF THE LAND DEVELOPMENT CODE 30-2-213 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION.
43. BUFFER AVERAGING HAS BEEN PROVIDED AS FOLLOWS:

ORIGINAL CWQZ	= 5,595 ACRES
CWQZ REMOVED	= 1,062 ACRES
NET ADDED	= 2,868 ACRES
AVERAGED CWQZ	= 7,381 ACRES














**SCALE: 1" = 100'**

SCALE IN FEET

100 50 0 100

## LEGEND

	BLOCK
	SIDEWALK
	100 YEAR FLOODPLAIN (NON FULLY DEVELOPED)
	ORIGINAL CWQZ/EHZ
	AVERAGED CWQZ/EHBZ
	ORIGINAL CREEK FLOWLINE
	PROPOSED CREEK FLOWLINE
	PHASE LINE
	MAILBOX CLUSTER
	C.O.A. DEFINED WETLANDS
	WETLANDS TO BE REMOVED

## STREET INFORMATION

TABLE 1

STREET NAME	ROW WIDTH	PVMT (F-W)	CURB TYPE	SDWK WIDTH (FT)	LENGTH (FT)	CLASS
GRAND AVENUE PKWY	114'	42' BOTH SIDES	CURB & GUTTER	6'	1025.87	MAC 4
PEARSON STREET	56'	42' BOTH SIDES	CURB & GUTTER	6'	168.96	LOCAL
FLAREE STREET	56'	36'	CURB & GUTTER	6'	871.42	LOCAL
ROBINS STREET	56'	36'	CURB & GUTTER	4'	70.13	LOCAL
LIONS TAIL STREET	56'	36'	CURB & GUTTER	4'	820.76	LOCAL
NIGHTSHADE BEND	56'	36'	CURB & GUTTER	4'	859.55	LOCAL
DURHAM STREET	56'	36'	CURB & GUTTER	4'	403.28	LOCAL
CESSIDA STREET	56'	36'	CURB & GUTTER	4'	631.00	LOCAL
WINDROOT STREET	56'	36'	CURB & GUTTER	4'	1460.02	LOCAL
MESALLA STREET	56'	36'	CURB & GUTTER	4'	266.00	LOCAL
STONY CREEK STREET	56'	36'	CURB & GUTTER	4'	756.00	LOCAL
MYAILEY STREET	56'	36'	CURB & GUTTER	4'	725.00	LOCAL
ODAIR STREET	56'	36'	CURB & GUTTER	4'	266.00	LOCAL
CELOSIA STREET	56'	36'	CURB & GUTTER	4'	540.15	LOCAL
CELOSIA COVE	56'	36'	CURB & GUTTER	4'	207.53	LOCAL

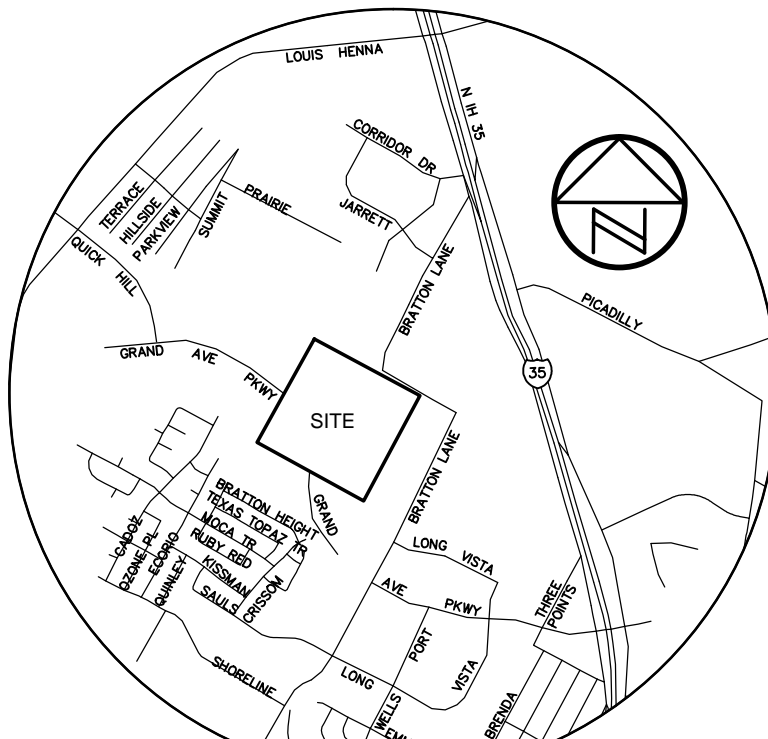
## LAND USE SUMMARY

TABLE 2

LAND USE	LOTS	DENSITY	FAR	ACRES
SINGLE FAMILY LOTS > 5750 SF	25	6.889	0.4:1	3.629
SINGLE FAMILY LOTS < 5750 SF	238	9.612	0.4:1	24.761
COMMERCIAL LOT	1	-	-	0.699
AMENITY CENTER	1	-	-	0.822
LIFT STATION	1	-	-	0.318
DETENTION/WQ PONDS	1	-	-	1.539
LANDSCAPE LOTS	5	-	-	0.440
DRAINAGE LOTS	6	-	-	11.914
ROW	-	-	-	16.488
CEP SETBACK (EXCLUDED IN TOTAL)	-	-	-	6.973
CHWZ (EXCLUDED IN TOTAL)	-	-	-	7.361
TOTAL				60.610

EXISTING CWQZ	5.595 ACRES
PROPOSED CWQZ	7.381 ACRES

## VICINITY MAP



N.T.S