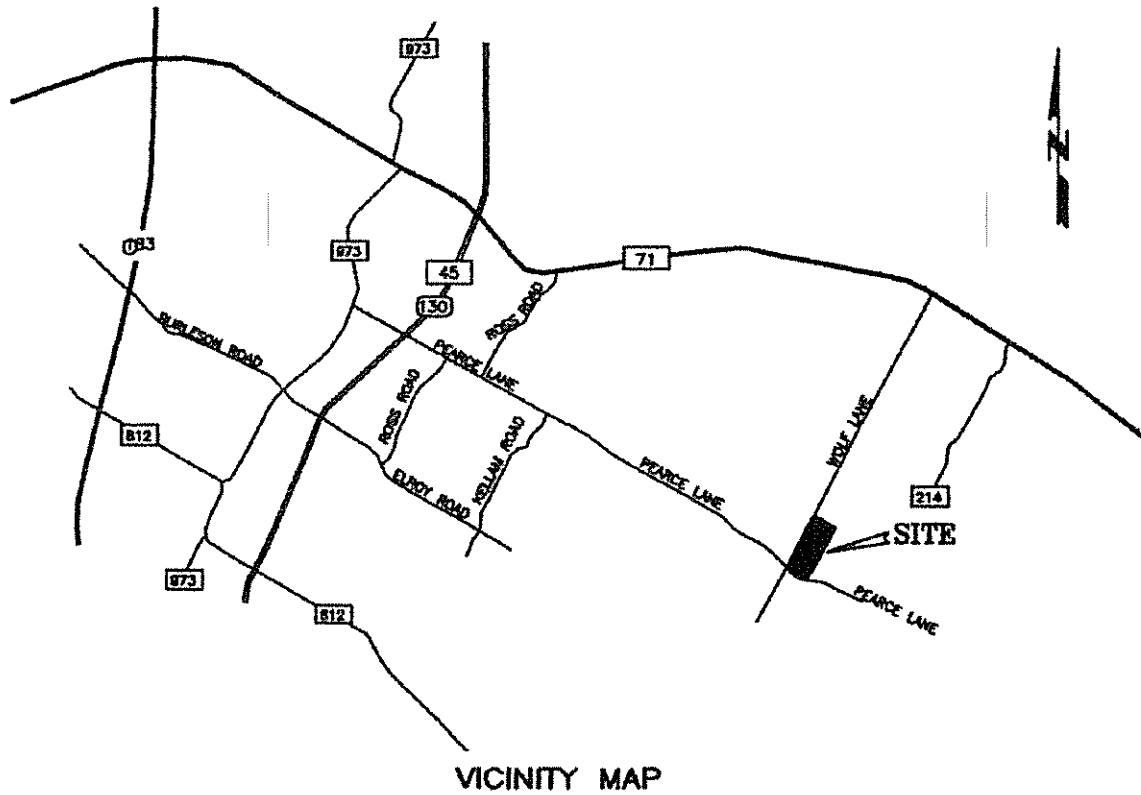
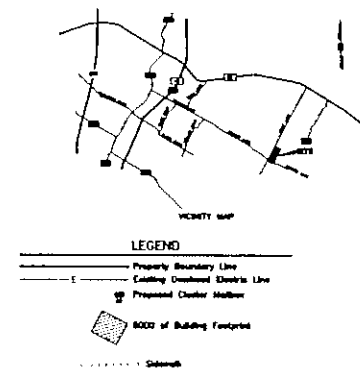


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2015-0143**Z.A.P. DATE:** August 16, 2016**SUBDIVISION NAME:** Wolf Creek Subdivision Preliminary Plan**AREA:** 153.94 acres**LOT(S):** 174 total lots**OWNER/APPLICANT:** Silvermine Partners, LLC (R. McDonald) **AGENT:** Vigil & Associates (H. Vigil)**ADDRESS OF SUBDIVISION:** Wolf Lane**GRIDS:** S11**COUNTY:** Travis/Bastrop**WATERSHED:** Cottonmouth Creek**JURISDICTION:** 5-mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** 165 single family residential lots, five commercial lots, four water quality and detention lots, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets as well as Wolf Lane and Pearce Lane.**DEPARTMENT COMMENTS:** The request is for approval of the Wolf Creek Subdivision Preliminary Plan. The preliminary plan is composed of 174 lots on 153.94 acres. Water and wastewater will be provided by the Aqua Water Supply Corporation.**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:** Sue Welch**PHONE:** (512) 854-7637Email address: [Sue.Welch@traviscountytexas.gov](mailto:Sue.Welch@traviscountytexas.gov)

# WOLF CREEK SUBDIVISION PRELIMINARY PLAN



[illegible][illegible]

I, HERBMAN YIGAL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN, TO THE BEST OF MY KNOWLEDGE IS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH TITLE 30 AND 30. OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

NO PORTION OF THIS FLOOD IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANELS 4845300404, DATED SEPT. 28, 2008, 4845300404, DATED SEPT. 28, 2008 FOR TRIMBLE COUNTY, TEXAS AND INCORPORATED AREAS, TEXAS AND FIRM PANEL 4802100170C FOR BASTROP COUNTY TEXAS AND INCORPORATED AREAS.

Hammann Vigil, P.E.  
Vigil & Associates  
4323 Russell Dr  
Austin, Texas 78704

[illegible]

APPENDIX Q-2:  
RESIDENTIAL AREA IMPERVIOUS COVER

ALLOWABLE IMPERVIOUS COVER: 43% Allowed = 0.116 AC				
Lot Size	AC Equivalent Per Lot	# of Lots	Total AC	
1/2 - 1 Acre	5,000 SF Per Lot	143 Lots	0.116 AC	
1 - 3 Acres	7,000 SF Per Lot	2 Lots	0.002 AC	
4+ Acre	9,474	143 Lots	0.002 AC	

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY:  
Total drainage = 155 - 233 = AREA = 78% = 0.187 Acres

SLOPE CATEGORIES	TOTAL ACRES	IMPERVIOUS COVER BUILDING/ AND OTHER IMPERVIOUS COVER	% OF CATEGORY	DRAINAGE REACHING ACRES
0-10%	132.440	19.251	14.53%	8.433
11-20%	1.871	0.000	0.00%	0.193
21-30%	1.918	0.000	0.00%	0.000
31-40%	1.080	0.000	0.00%	0.000
<b>Total Site Area</b>	<b>135.329</b>	<b>19.251</b>	<b>14.20%</b>	<b>8.626</b>

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PROJECT 1 OF 2	PRELIMINARY SURVEGION PLAN
PROJECT 2 OF 2	PRELIMINARY SURVEGION PLAN NOTES
EXHIBIT 1	PRELIMINARY SURVEGION PLAT 2
EXHIBIT 2	DRAINAGE PLAN—EXISTING CONDITIONS
EXHIBIT 3	DRAINAGE PLAN—PROPOSED CONDITIONS
EXHIBIT 4	DRAINAGE PLAN—EXISTING HEC
EXHIBIT 5	DRAINAGE PLAN—DEVELOPED HEC
EXHIBIT 6	UPSTREAM PLAN
EXHIBIT 7	SLOTT—BOLLS—DRAINAGE CONTROLS PLAN
EXHIBIT 8	LIMITS OF CONSTRUCTION

LINE	REMARKS	LENGTH
1.1	HW 50' 15" W	217.18
1.2	HW 48' 02" W	142.77
1.3	HW 47' 28" W	136.31
1.4	HW 47' 28" W	270.86
1.5	HW 47' 08" W	179.83
1.6	HW 47' 28" W	16.31
1.7	NW 15' 30" W	84.68
1.8	NW 30' 21" W	238.75
1.9	NW 30' 27" W	26.46
1.10	NW 30' 49" W	20.84

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.39'	1941.09'	100.28'	83°09'28"	S74°22'10"E	200.30'
C2	187.12'	1583.00'	83.84'	83°02'35"	S42°53'47"E	187.04'

ND

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WOLF CREEK SUBDIVISION

Rev: 07/11/2016

Rev: 05/28/2018  
Rev: 01/08/2018

LEGAL DESCRIPTION:  
Data of  
Submitted

153.873 acres of land out of the 2700

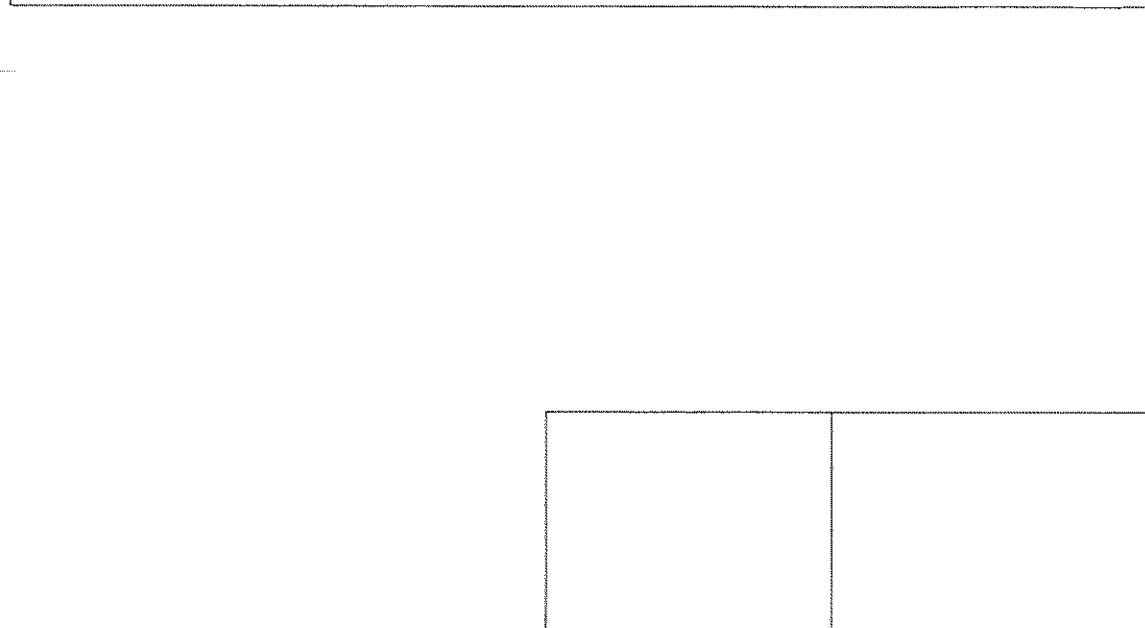
08/08/2015

OWNER:	ENGINEER:	SURVEYOR:
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3. IN 35  
2. Suite 100  
TX 78144

6-ATT 1 of 2

- [illegible]



APPROVED BY:                        
 DRAWN BY:                        
 DESIGNED BY:                        
 103 NOV 26 2016  
 102 NOV 26 2016  
 071 NOV 26 2016  
 142 NOV 26 2016  
 DATE:

