

DRAFT

LAND USE - PROPOSED

Designated Use	Area (ac.)	Comments
Residential	47.71	82 s-f lots
Multi-Family	18.83	2 lots
Commercial	10.83	2 lots
Roadways	9.33	50 ft. r.o.w.
Stream Buffers	74.42	5 separate streams
CEF Set Backs	7.23	2 CEF areas
WW+BMP Irrig. Area	27.00	1 lot
Steep Slopes	-	None outside BZs & CEFs
BMP/Greenbelts	22.43	4 areas for BMPs
TOTAL	217.78	

STREAM BUFFERS

Stream	Drainage Area (acres)	Buffer Zone Set Back Req.* (ft.)	Total Width of Buffer Zone	Area of Buffer Zone (ac)
Scenic Creek	2,000+	300	600	29.18
Trib A	328	200	400	23.13
Trib B	86	100	200	8.99
Trib C	228	150	300	8.51
Trib D	102	100	200	4.61
				74.42

* - required set back from stream centerline, based on drainage area acreage

NET SITE AREA CALCULATIONS

LAND USE	Area (ac.)
Gross Area	217.78
- Stream Buffers	74.42
- CEF Set Backs	7.23
- WW+BMP Irrig. Area	27.00
- Steep Slopes	-
Net Site Area	136.13

Misc. Information:

No. S-F Lots=	82
Avg. AC/Lot=	0.5818
LF of Roads =	7,844

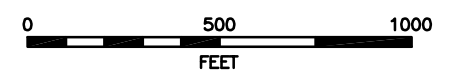
IMPERVIOUS COVER CALCULATIONS

LAND USE	Area (ac.)	Notes
Single-Family Homes	9.41	82 lots @ 5,000 s.f. per lot
Multi-Family Residential	7.53	18.83 ac @ 40% I.C.
Commercial	6.50	10.83 ac @ 60% I.C.
Roadways	5.40	LF of 30 ft. wide roadway
WW Irrigation Area	19.77	
BMP Irrigation Area	-	
Total Impervious Cover	48.61	
Total I.C. w/o Irrig. Areas	28.84	

% IMPERVIOUS COVER (including ww irrig. area)

Based on Gross Site Area =	22.32%
Based on Net Site Area =	35.71%

LOCATION = CONTRIBUTING ZONE, OUTSIDE DESIGNATED PREFERRED GROWTH AREA



LEGEND:

- STREAM CENTERLINE
- STREAM BUFFER ZONE
- KARST BUFFER ZONE

**ILLUSTRATIVE CASE
SCENIC, TEXAS
PROPOSED CONDITIONS
ATTACHMENT 9**



NAISMITH ENGINEERING, INC.
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AUSTIN CORPUS CHRISTI BROWNSVILLE
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