

# PRELIMINARY PLAT FOR **THE OAKS** 7 BROOKMEADOW DRIVE WOODCREEK, TEXAS 78676

**GENERAL PLAN NOTES:**

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48453C0595H, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE SEPTEMBER 26, 2008).
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AQUA TEXAS, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
- THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
- 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.
- THIS SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
- APPROVAL OF THESE PLANS BY THE CITY OF WOODCREEK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

**OWNER/DEVELOPER NAME AND ADDRESS:**  
MODERN HOMESTEAD, LLC  
9900 SPECTRUM DRIVE  
AUSTIN, TX 78717

**ZONING:** SF-1

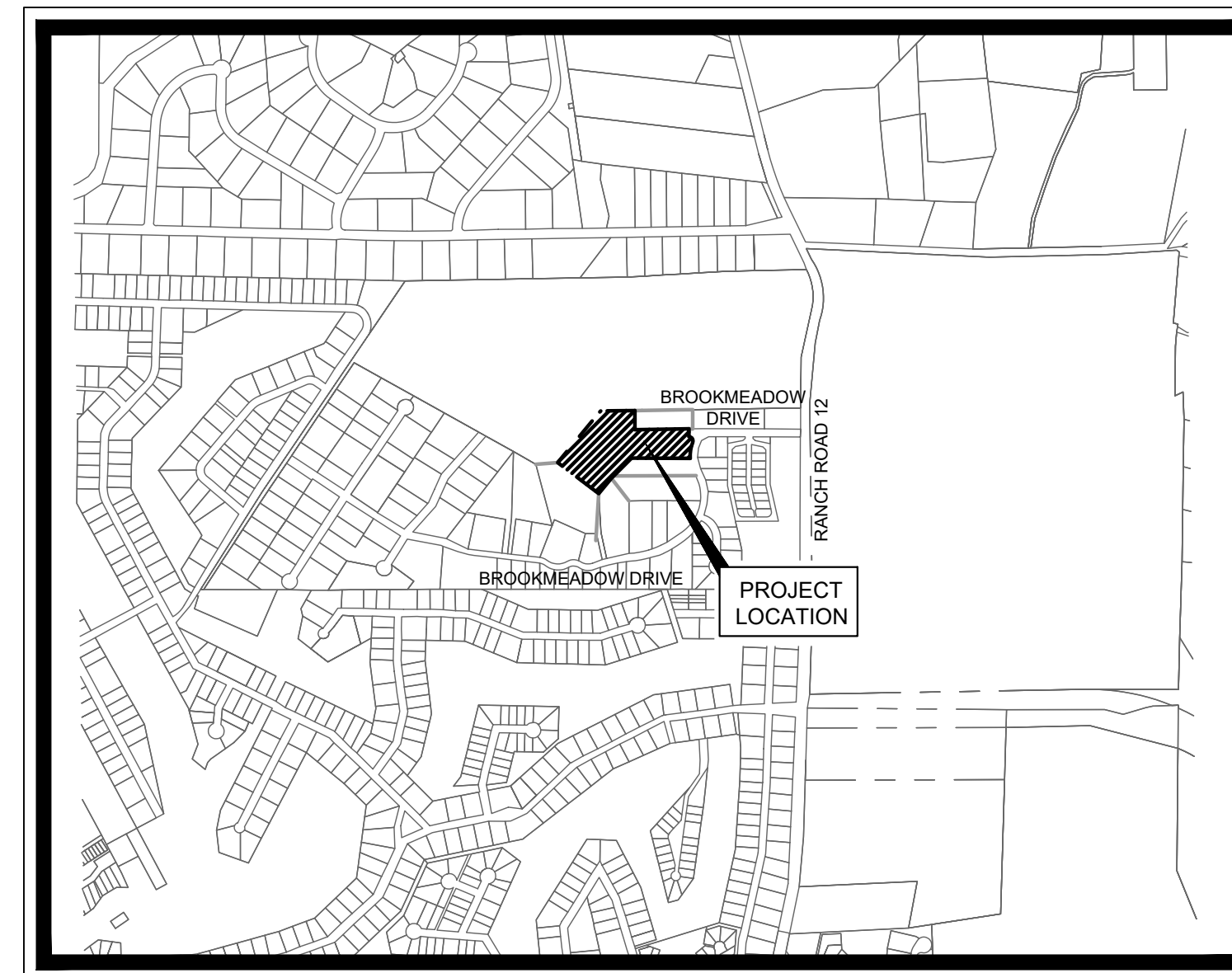
**LEGAL DESCRIPTION:** BROOKMEADOW SEC 6, LOT PT 12, ACRES 5.032

**PREPARED BY:**

**Kimley»Horn**

10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759  
CERTIFICATE OF REGISTRATION #928

Tel. No. (512) 418-1771  
Fax No. (512) 418-1791



**VICINITY MAP**

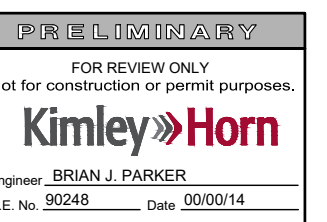
SCALE: 1" = 1,000'

**JULY 2021**

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	PRELIMINARY SITE LAYOUT
4	PRELIMINARY UTILITY LAYOUT
5	PRELIMINARY STORM LAYOUT
6	PRELIMINARY DRAINAGE AREA MAP

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TBP# Firm No. 928



07/28/21

KHA PROJECT: 06929100  
DATE: JULY 2021  
SCALE: AS SHOWN  
DESIGNED BY: BMW  
DRAWN BY: BMW  
CHECKED BY: BJP

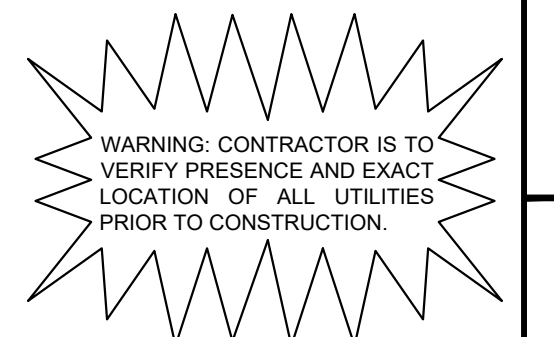
COVER SHEET

THE OAKS  
SINGLE FAMILY  
CITY OF WOODCREEK  
HAYS COUNTY, TEXAS

SHEET NUMBER  
1 OF 6



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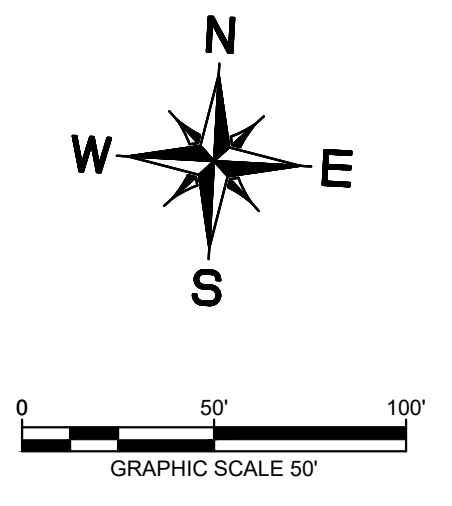
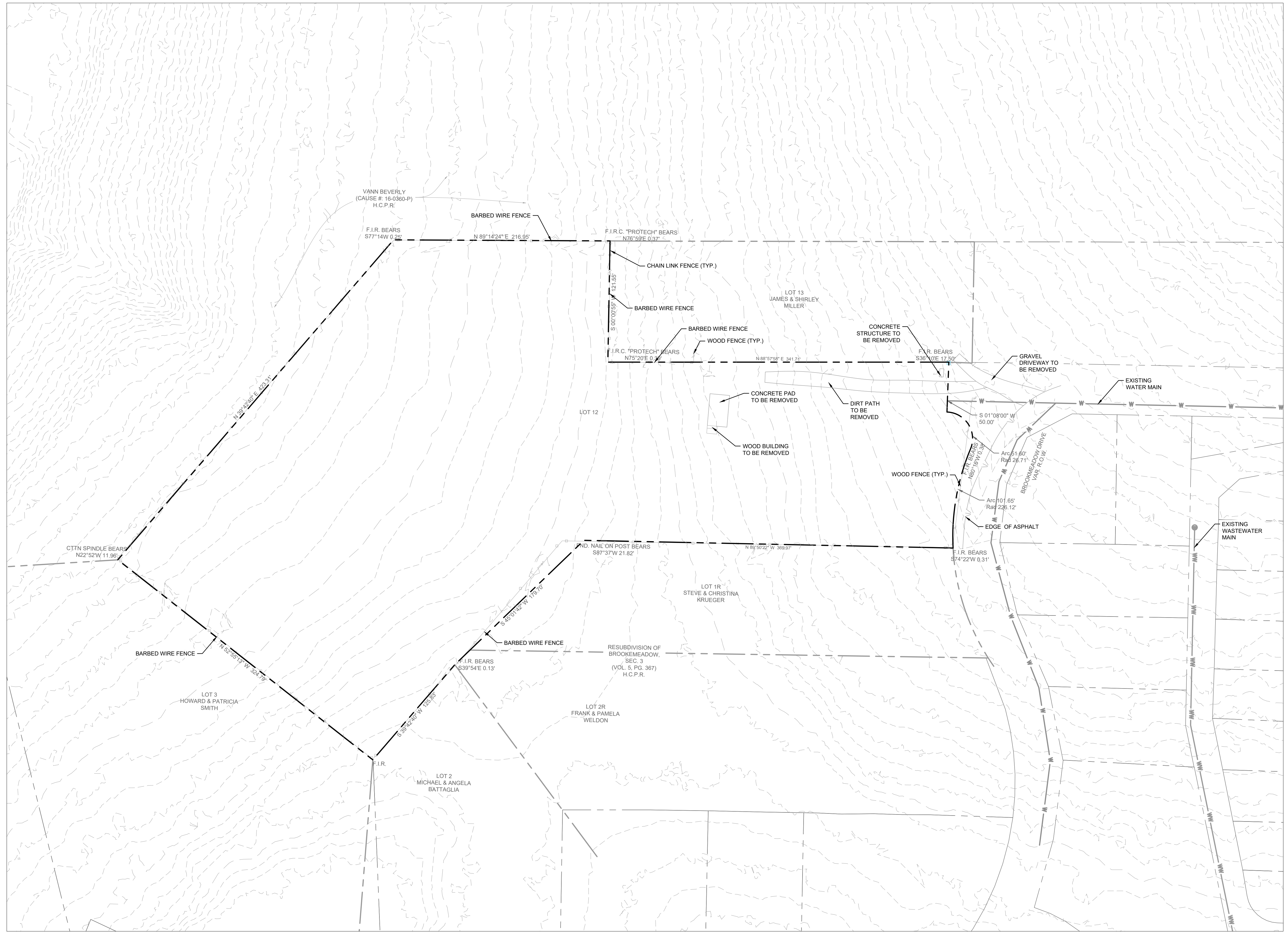
Plotted By: Wilkins, Bradley Date: July 26, 2021 09:05:47pm File Path: K:\AUS-Chal\06929100-Brookmeadow\_Single Family\06929100-Preliminary\PlotSheets\C\_Cover\_Sheet.dwg  
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THE OAKS

REVISIONS

No.	DATE	BY

Plotted By: Wilkins, Bradley Date: July 26, 2021 09:07:11pm File Path: K:\AUS-Civil\069291100-Brookemeadow-Subdivision\PlanSheets\Existing Conditions and Demolitions Plan.dwg  
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**Kimley-Horn**  
 Original: BRIAN J. PARKER  
 P.E. No. 80248 Date: 05/05/14

07/28/21

KHA PROJECT	069291100
DATE	JULY 2021
SCALE	AS SHOWN
DESIGNED BY:	BMW
DRAWN BY:	BMW
CHECKED BY:	BJP

**EXISTING CONDITIONS AND DEMOLITION PLAN**

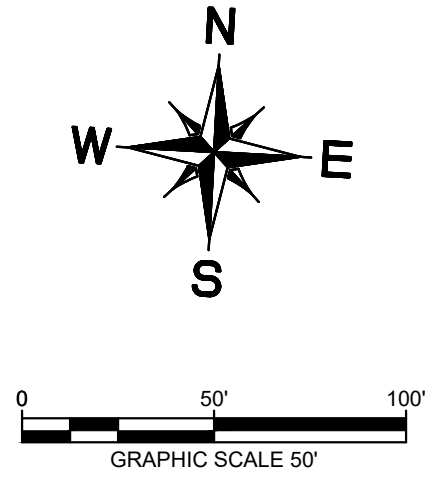
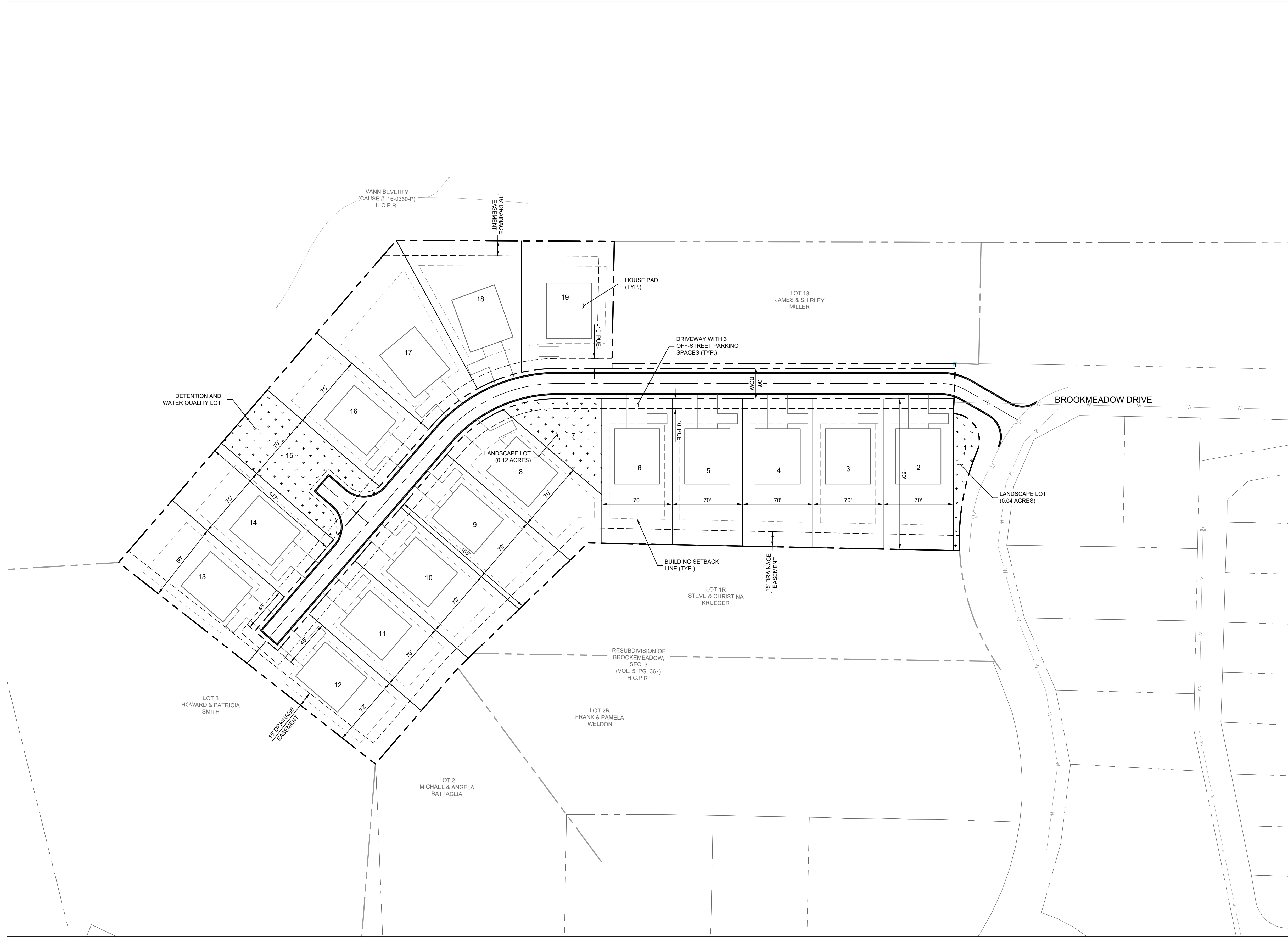
**THE OAKS SINGLE FAMILY**  
 CITY OF WOODCREEK  
 HAYS COUNTY, TEXAS



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Plotted By: Wilkins, Bradley - Date: July 26, 2021 - 09:07:24pm - File Path: K:\AUS\_Civil\069291100-Brookemeadow\_Single Family\06 Preliminary\PlanSheets\Preliminary\_Site Layout\_70.dwg

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 P.E. No. 80248 Date: 05/05/14

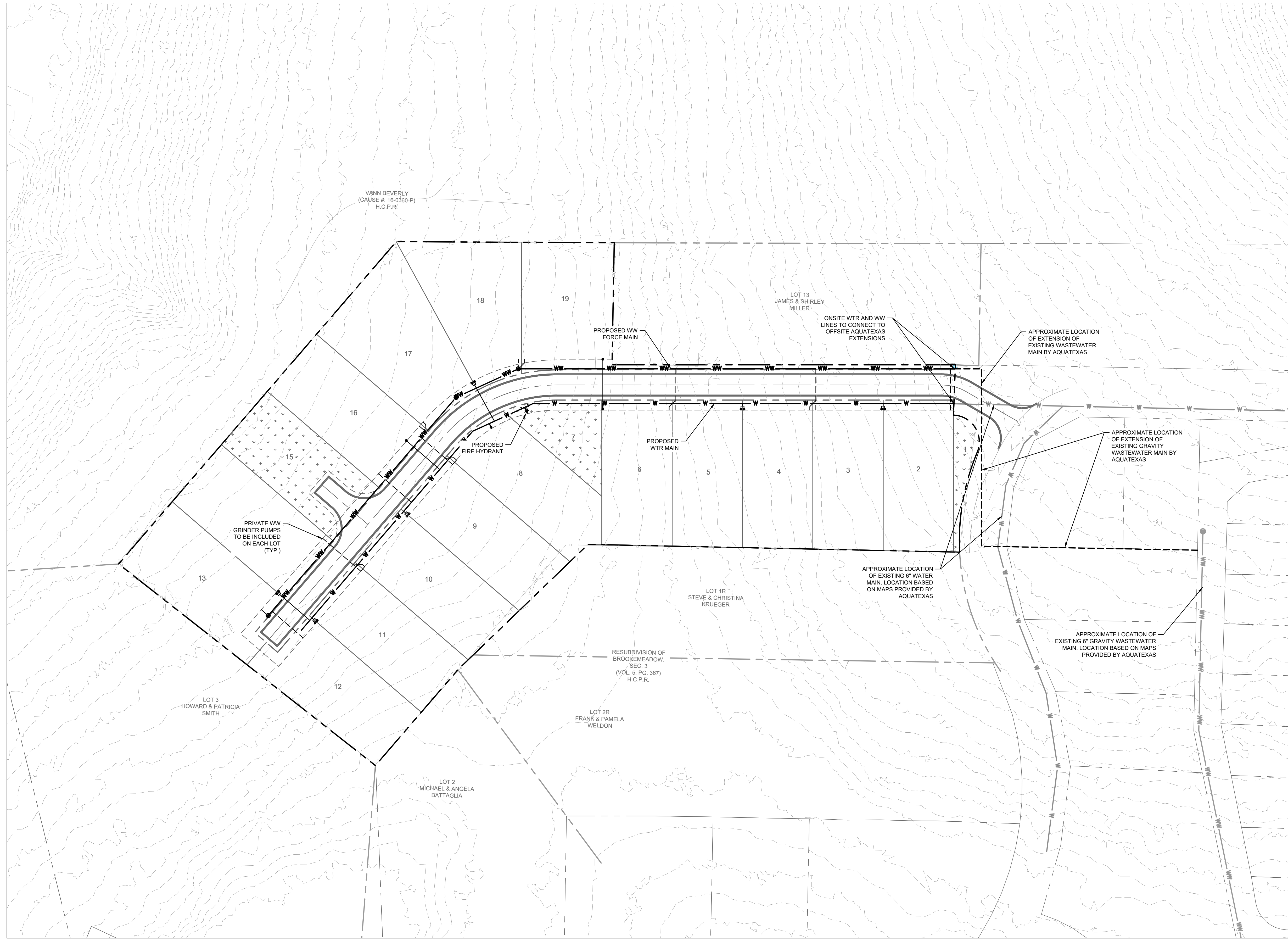
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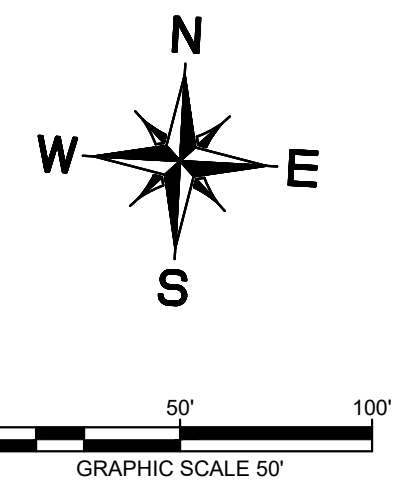
**PRELIMINARY SITE LAYOUT**

**THE OAKS SINGLE FAMILY**  
 CITY OF WOODCREEK  
 HAYS COUNTY, TEXAS

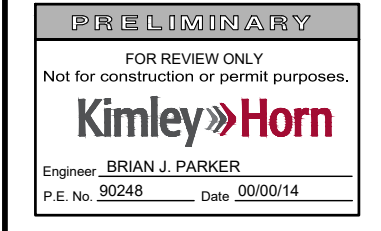
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- NOTES:**
1. THE LOCATION OF THE EXISTING WATER AND WASTEWATER MAINS AND THE MAIN EXTENSIONS ARE APPROXIMATE AND BASED ON THE BEST AVAILABLE INFORMATION AT THIS TIME. THE EXACT LOCATIONS OF THE WATER AND WASTEWATER MAINS AND EXTENSIONS WILL BE DETERMINED DURING THE SUBDIVISION CONSTRUCTION PLAN PHASE.
  2. THE SIZES OF THE PROPOSED WATER AND WASTEWATER MAINS THROUGH THE PROPERTY WILL BE DETERMINED DURING THE SUBDIVISION CONSTRUCTION PLAN PHASE.




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**PRELIMINARY UTILITY LAYOUT**

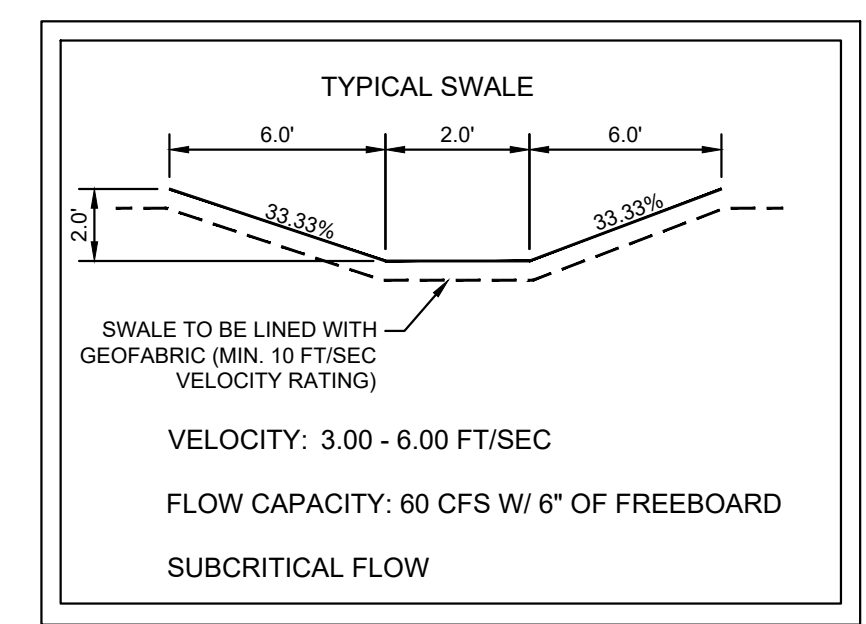
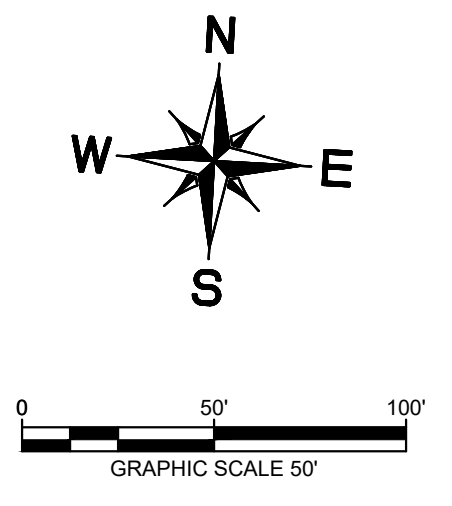
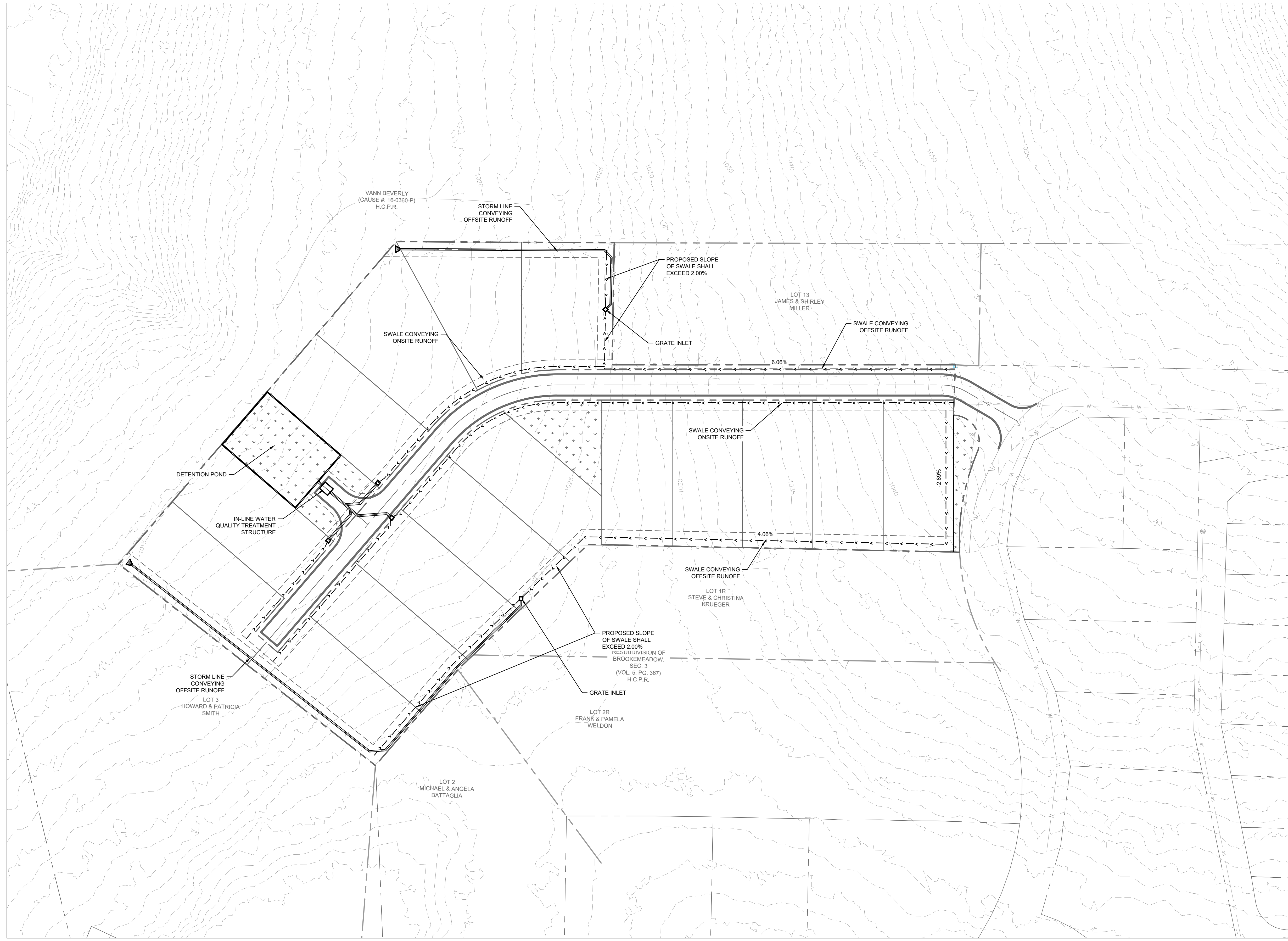
**THE OAKS SINGLE FAMILY**  
 CITY OF WOODCREEK  
 HAYS COUNTY, TEXAS

  
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**Kimley-Horn**  
 Registered Professional Engineer  
 Brian J. Parker  
 P.E. No. 80248 Date 06/09/14

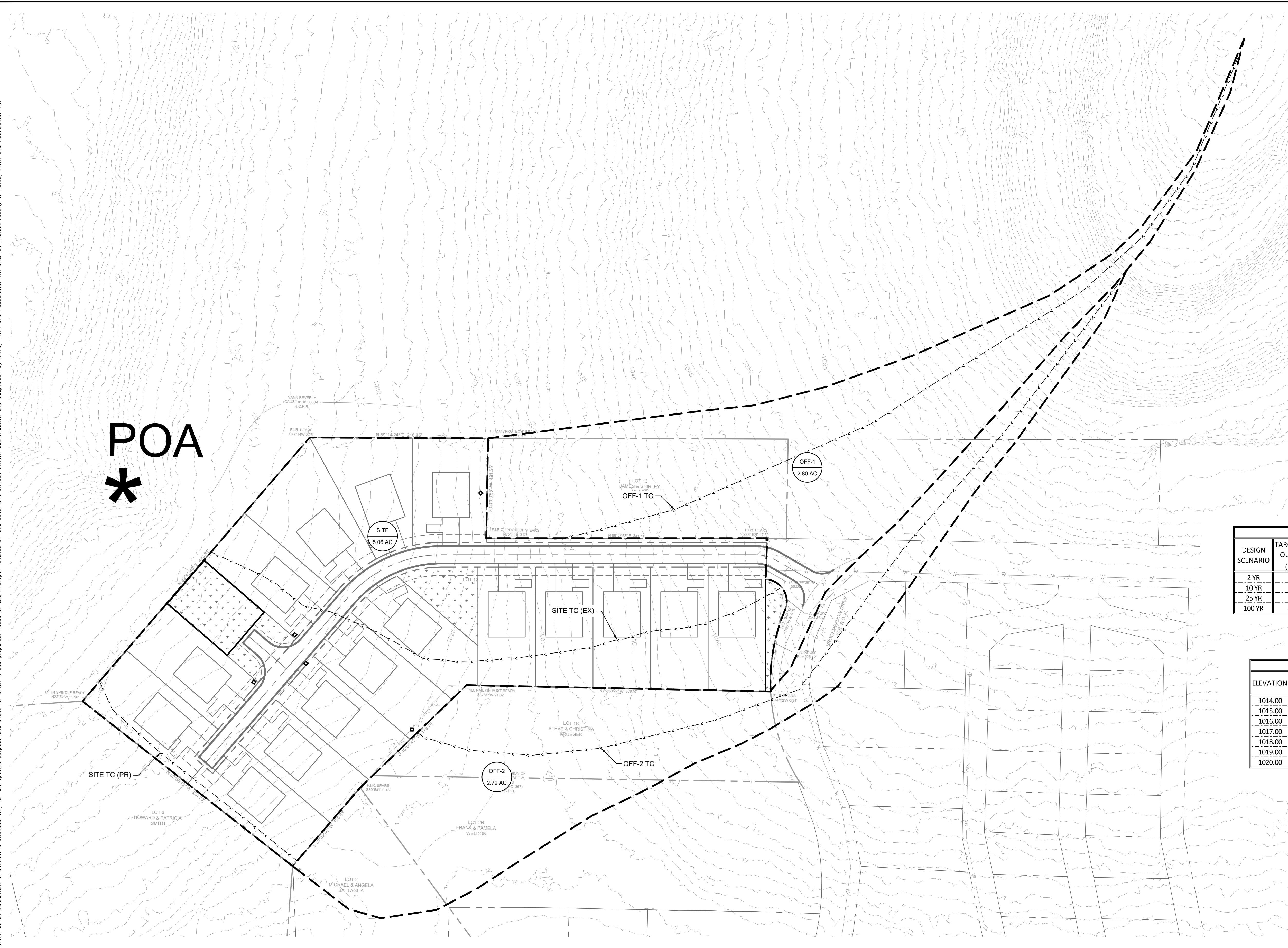
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PRELIMINARY STORM LAYOUT

**THE OAKS SINGLE FAMILY**  
 CITY OF WOODCREEK  
 HAYS COUNTY, TEXAS

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POND ROUTING TABLE				
DESIGN SCENARIO	TARGET PEAK OUTFLOW (FT <sup>3</sup> /S)	COMPUTED PEAK OUTFLOW (FT <sup>3</sup> /S)	MAXIMUM PONDING DEPTH (FT)	MAXIMUM STORAGE (FT <sup>3</sup> )
2 YR	8.79	7.86	1.42	9213.00
10 YR	18.84	15.25	2.77	17958.00
25 YR	26.77	22.26	3.67	23789.00
100 YR	42.11	36.59	5.21	33743.00

POND STAGE STORAGE TABLE			
ELEVATION	AREA (SF)	DEPTH (FT)	TOTAL VOLUME (FT <sup>3</sup> )
1014.00	6475.00	0.00	0.00
1015.00	6475.00	1.00	6475.00
1016.00	6475.00	2.00	12950.00
1017.00	6475.00	3.00	19425.00
1018.00	6475.00	4.00	25900.00
1019.00	6475.00	5.00	32375.00
1020.00	6475.00	6.00	38850.00

**The Grove at Brookmeadow**  
DRAINAGE CALCULATIONS - SCS METHOD - EXISTING

DRAINAGE AREA	AREA (SF)	AREA (AC)	IMPERVIOUS COVER (SF)	IMPERVIOUS COVER (%)	WEIGHTED CURVE NUMBER (CN)	SHEET FLOW				SHALLOW CONCENTRATED FLOW				TOTAL Tc <sup>c</sup> (min)	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
						P-2yr24hr 3.44 IN				Grass Surface								
						N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt (min)					
EX SITE	220424.76	5.06	3068.08	1.4%	79.26	0.40	100.00	0.060	13.35	640.43	3.23	0.040	3.31	16.66	8.81	18.83	26.78	42.11
OFF-1	121931.82	2.80	6096.59	5.0%	78.05	0.40	100.00	0.050	14.36	951.00	3.95	0.060	4.01	18.38	4.47	9.78	14.05	22.31
OFF-2	118479.69	2.72	5923.98	5.0%	79.95	0.40	100.00	0.080	11.90	1007.00	3.61	0.050	4.65	16.57	4.88	10.30	14.59	22.83

	Q <sub>2</sub>	Q <sub>10</sub>	Q <sub>25</sub>	Q <sub>100</sub>
EXIST. POA	18.14	38.92	55.41	87.25

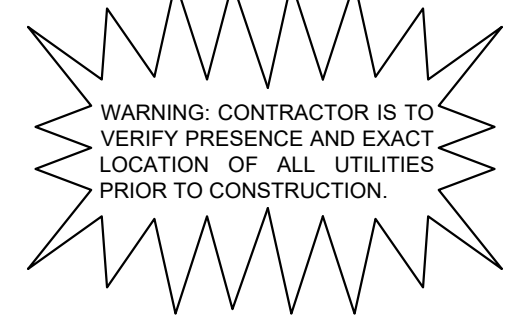
**The Grove at Brookmeadow**  
DRAINAGE CALCULATIONS - SCS METHOD - PROPOSED

DRAINAGE AREA	AREA (SF)	AREA (AC)	IMPERVIOUS COVER (SF)	IMPERVIOUS COVER (%)	WEIGHTED CURVE NUMBER (CN)	SHEET FLOW				SHALLOW CONCENTRATED FLOW				TOTAL Tc <sup>c</sup> (min)	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
						P-2yr24hr 3.44 IN				Grass Surface								
						N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt (min)					
PR SITE	220424.76	5.06	66127.43	30.0%	84.70	0.20	100.00	0.046	8.52	228.00	3.23	0.040	1.18	9.70	12.24	23.98	33.08	50.48
OFF-1	121931.82	2.80	6096.59	5.0%	78.05	0.40	100.00	0.050	14.36	951.00	3.95	0.060	4.01	18.38	4.47	9.78	14.05	22.31
OFF-2	118479.69	2.72	5923.98	5.0%	79.95	0.40	100.00	0.080	11.90	1007.00	3.61	0.050	4.65	16.57	4.88	10.30	14.59	22.83

	Q <sub>2</sub>	Q <sub>10</sub>	Q <sub>25</sub>	Q <sub>100</sub>
PROP. POA	16.77	34.35	49.62	80.57



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**Kimley-Horn**  
 Design: BRIAN J. PARKER  
 P.E. No. 80248 Date: 06/09/21

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
069291100	JULY 2021	AS SHOWN	BMW	BMW	BJP

**PRELIMINARY DRAINAGE AREA MAP**

**THE OAKS SINGLE FAMILY**  
CITY OF WOODCREEK  
HAYS COUNTY, TEXAS