

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. 48209C0236F, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE SEPTEMBER 2, 2005).
- 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 CONTRIBUTING 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

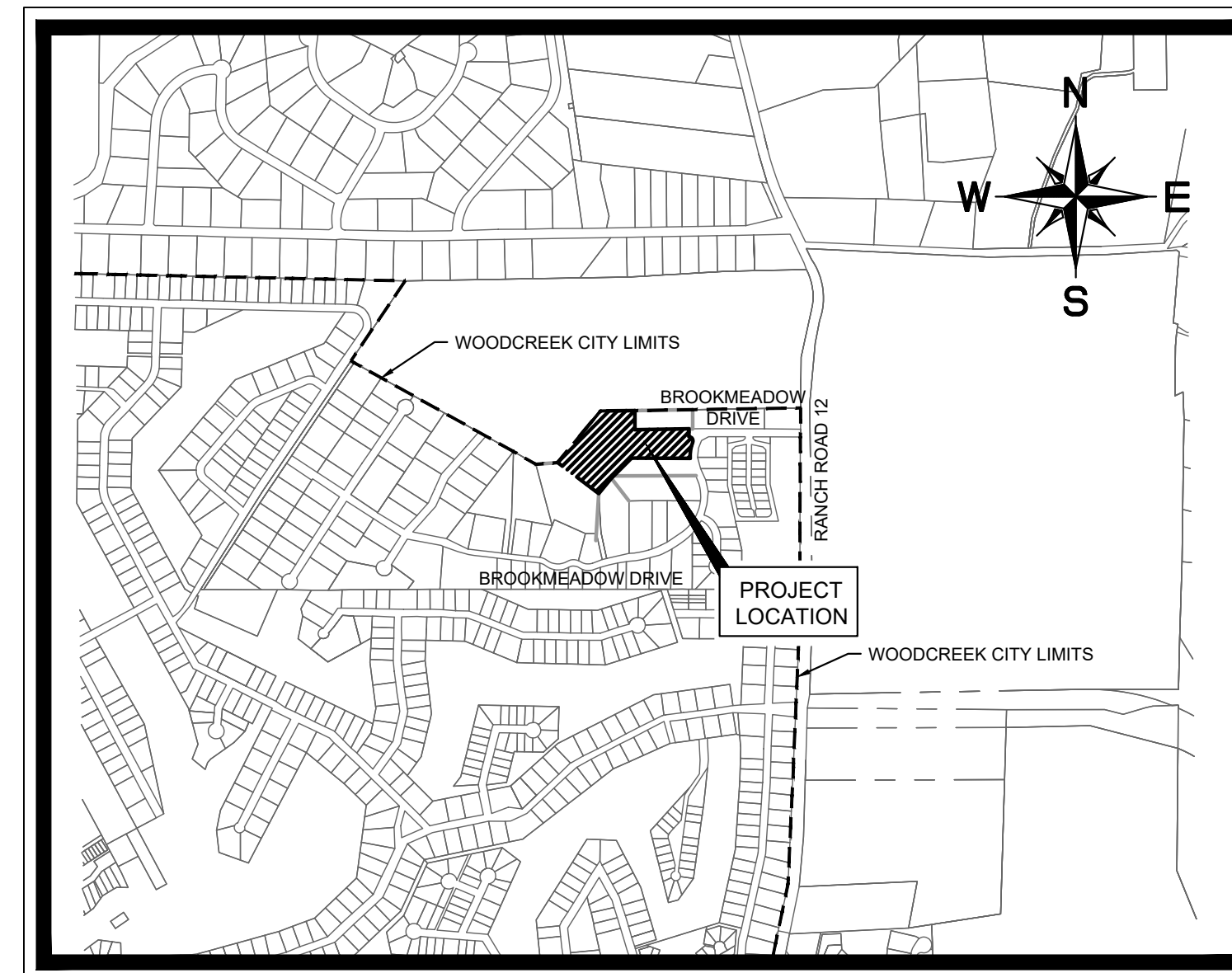
LEGAL DESCRIPTION: BROOKMEADOW SEC 6, LOT PT 12, ACRES 5.032

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



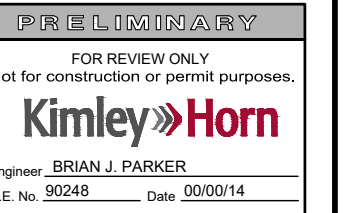
VICINITY MAP
SCALE: 1" = 1,000'

AUGUST 2021

SHEET INDEX

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

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
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TBP# Firm No. 928



KHA PROJECT	069291100
DATE	AUGUST 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

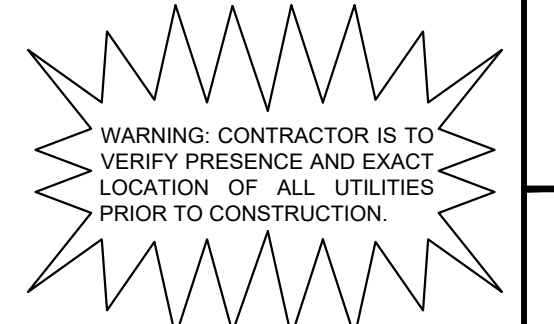
SHEET NUMBER
1 OF 7

CONTROLS

SURVEY INFORMATION
BASED ON THE WDS RTK
NETWORK, ND83, 88 ADJ.



Know what's below.
Call before you dig.



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

Plotted By: Wilkins, Bradley Date: August 06, 2021 11:48:30am File Path: K:\AUS_Civil\069291100-Brookmeadow_Single Family\Cad\Preliminary\PlanSheets\C - Cover_Sheet.dwg
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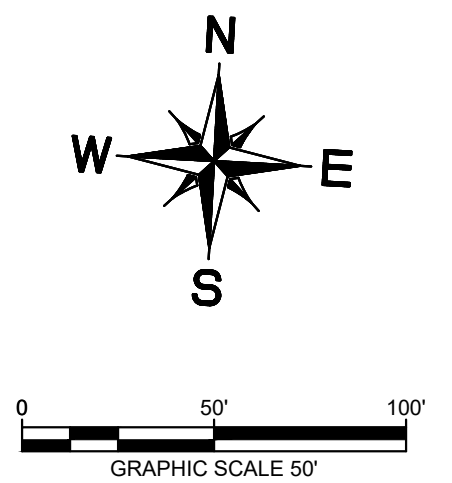
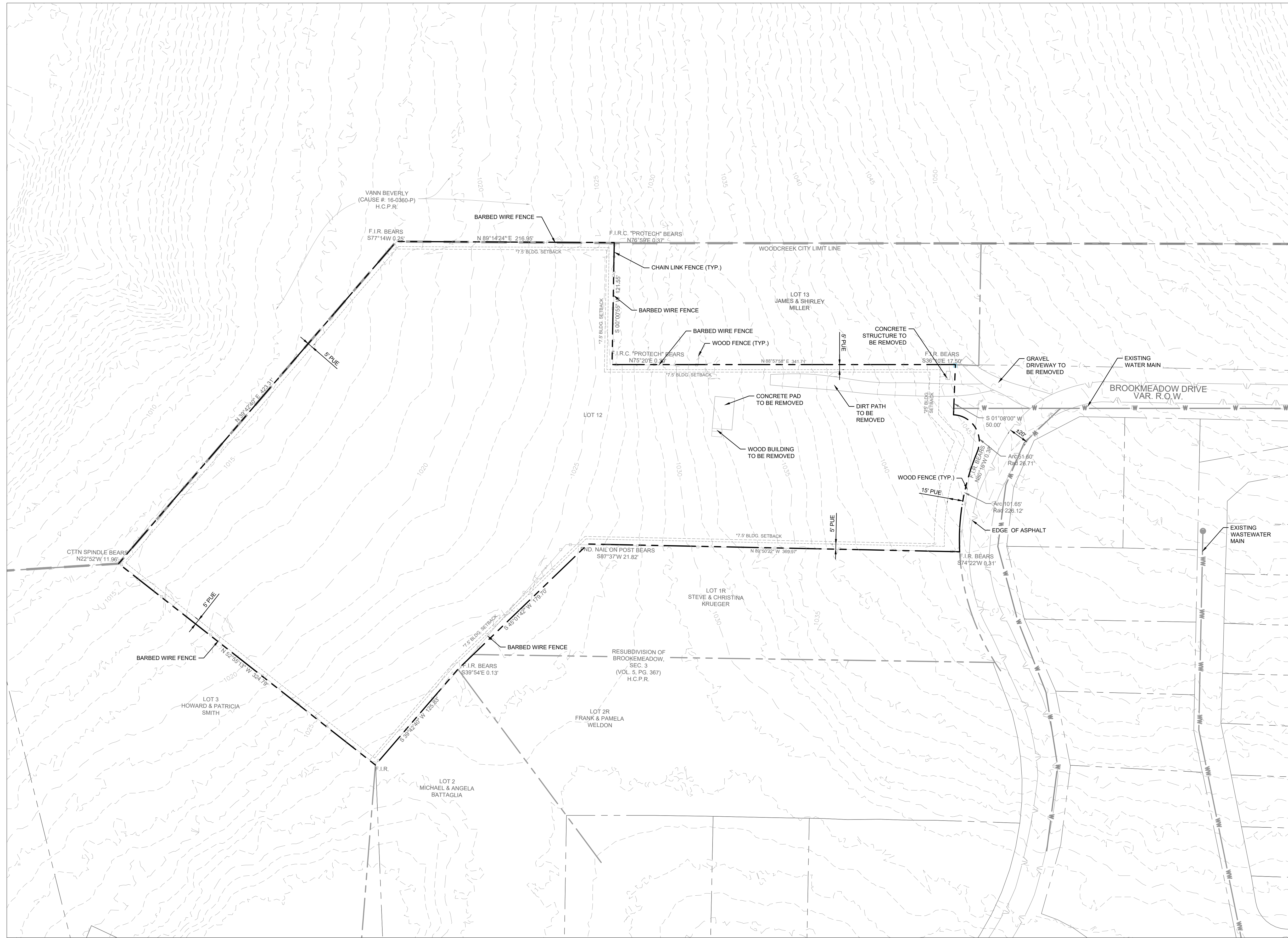
THE OAKS

REVISIONS

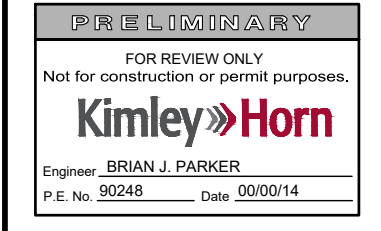
DATE

BY

Plotted By: Wilkins, Bradley Date: August 06, 2021 11:48:59am File Path: K:\AUS_Civil\062921\100-Brookmeadow-Subdiv\PlanSheets\Existing Conditions and Demolitions Plan.dwg
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 WWW.KIMLEY-HORN.COM
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EXISTING CONDITIONS AND DEMOLITION PLAN

THE OAKS SINGLE FAMILY
 CITY OF WOODCREEK
 HAYS COUNTY, TEXAS

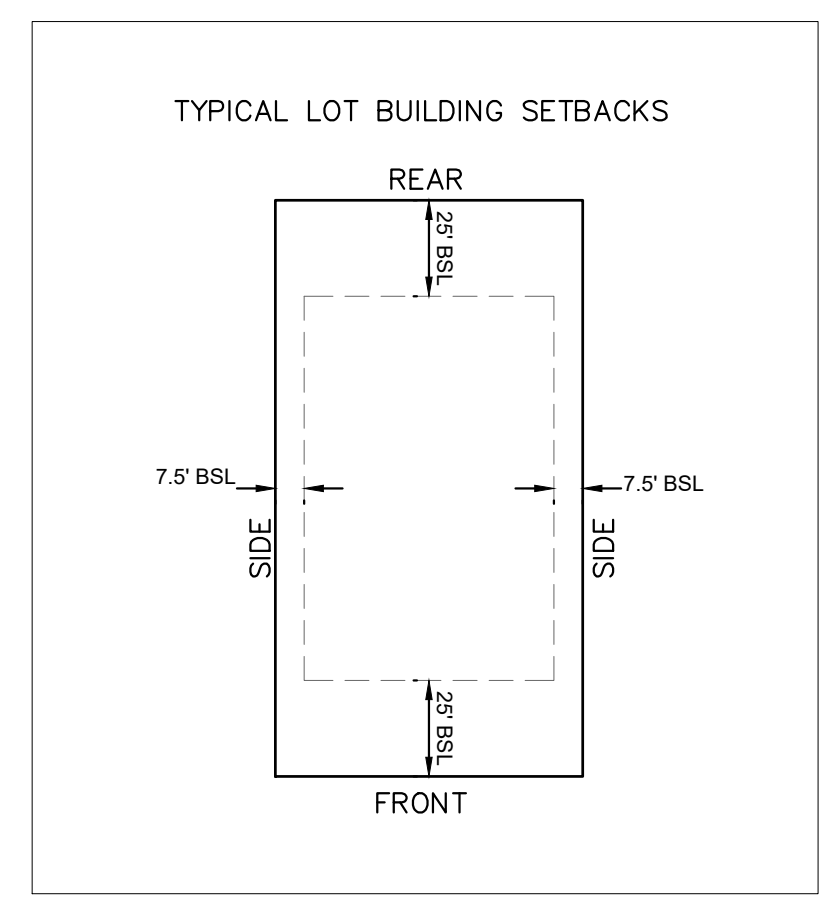
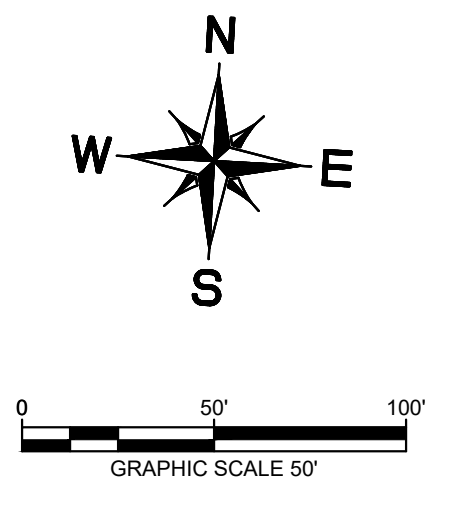
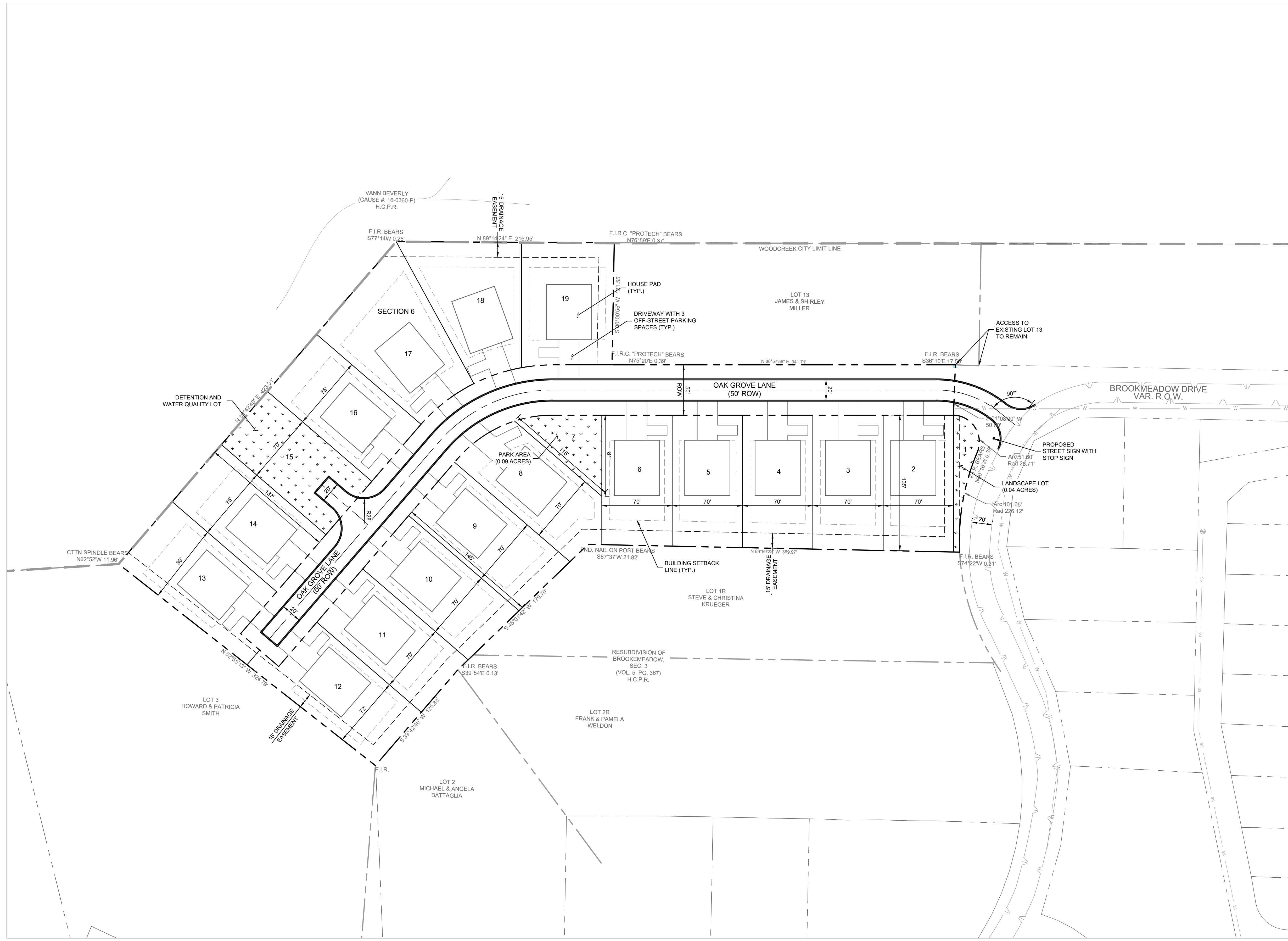
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 Original: BRAM, J. PARKER
 P.E. No. 80248 Date: 05/05/14

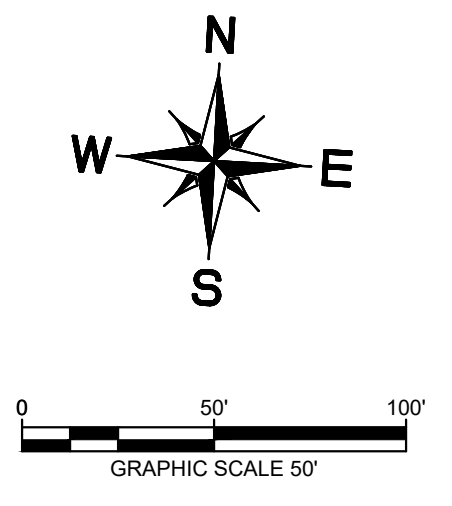
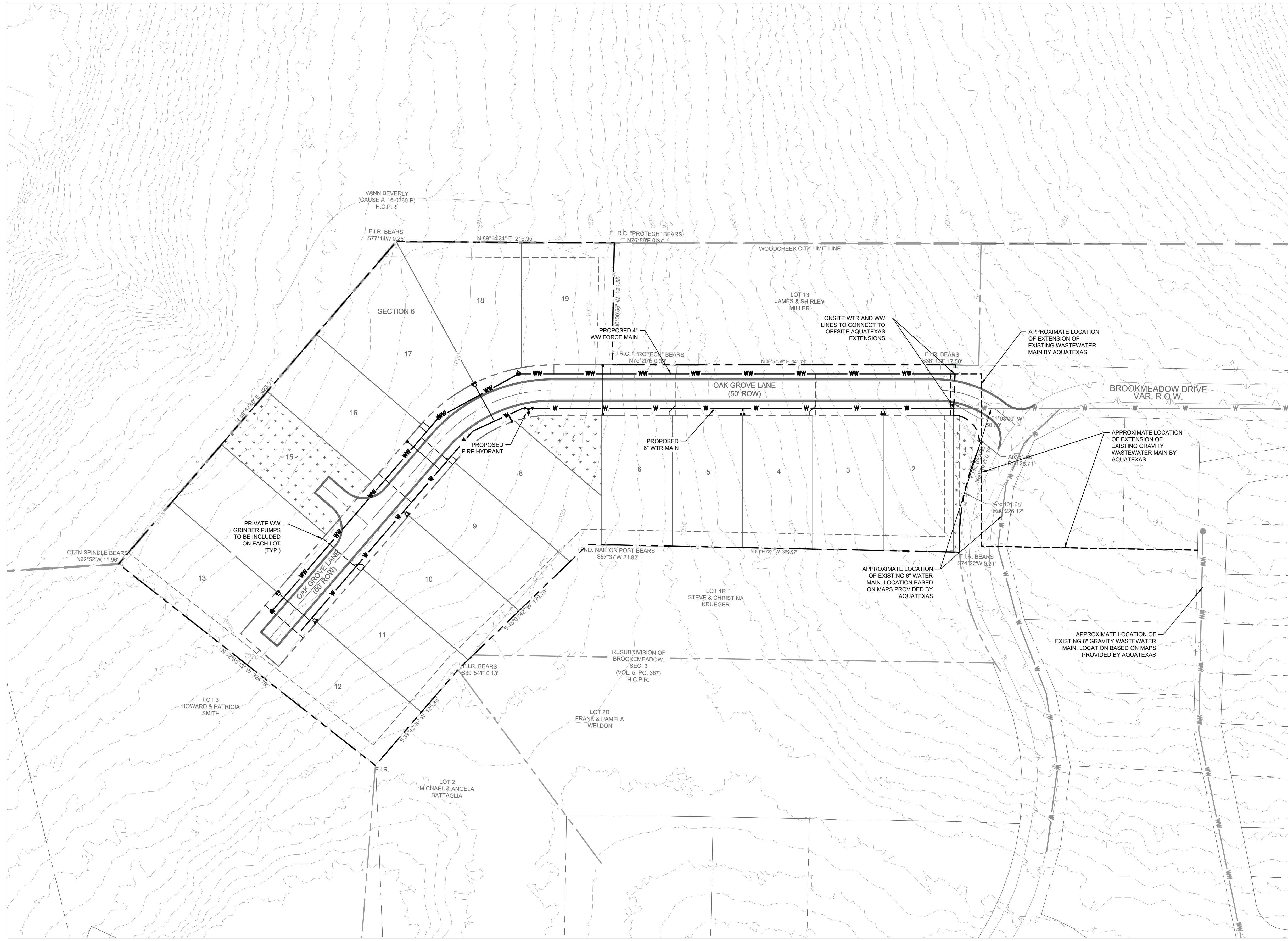
06/06/2021

KHA PROJECT	069291100
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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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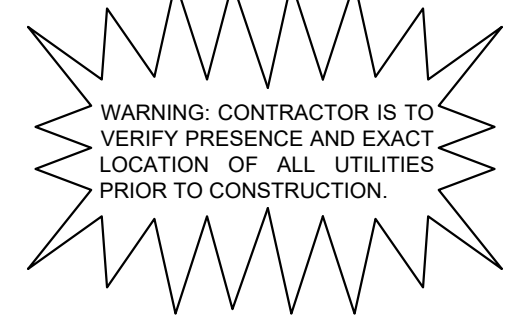
PRELIMINARY UTILITY LAYOUT

THE OAKS SINGLE FAMILY
 CITY OF WOODCREEK
 HAYS COUNTY, TEXAS

CONTROLS
 SURVEY INFORMATION
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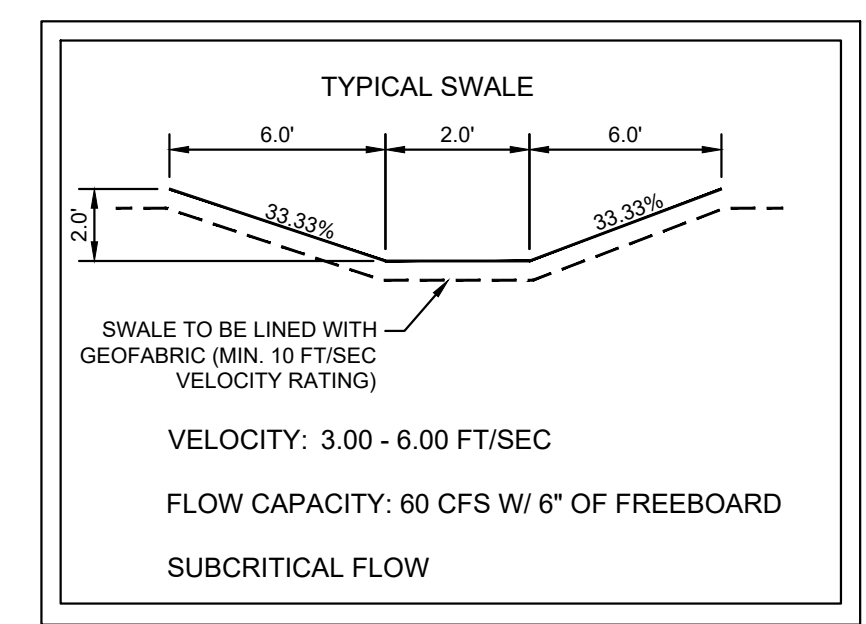
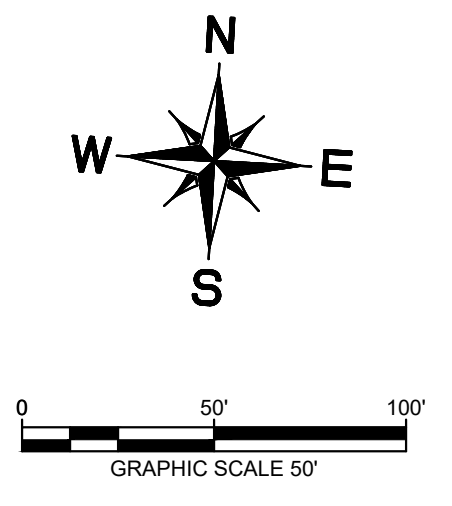
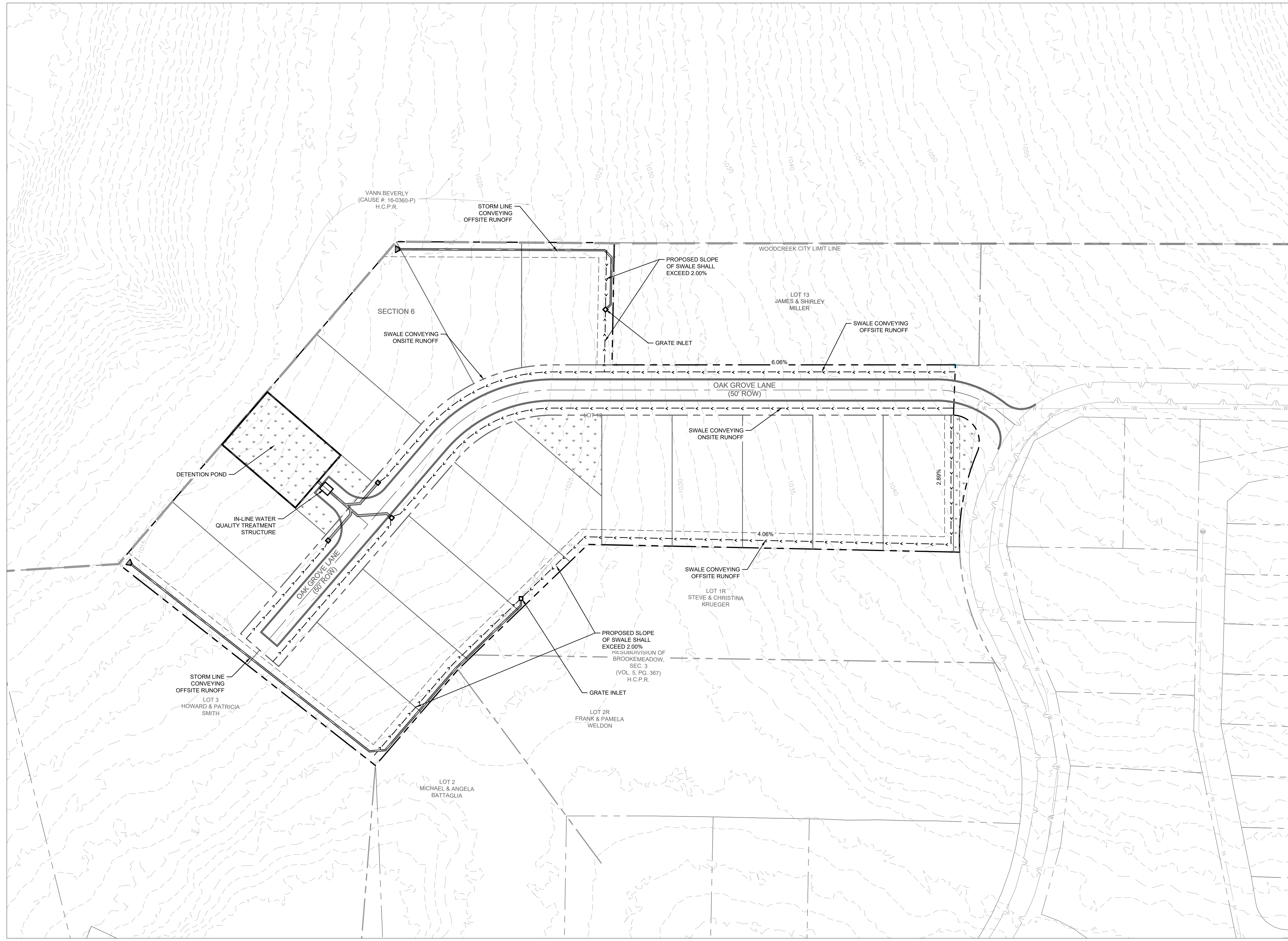


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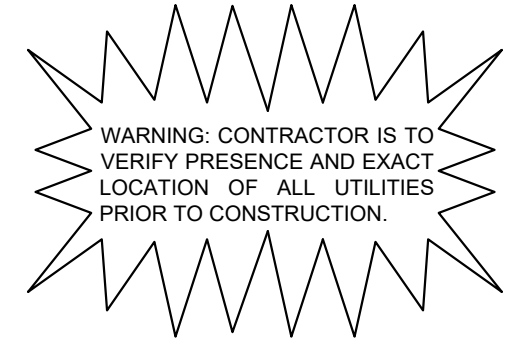
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 Registered Professional Engineer
 Brian J. Parker
 P.E. No. 80248 Date: 05/05/14

08/06/2021

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DATE	AUGUST 2021
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PRELIMINARY STORM LAYOUT

THE OAKS SINGLE FAMILY
 CITY OF WOODCREEK
 HAYS COUNTY, TEXAS

