City of Hutto

Agenda

Zoning Hearing Board

Tuesday, January 25, 2022 at 7:00 PM

City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. AGENDA ITEMS

4.1. Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustments Commission meeting held on December 1, 2021.

4.2. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3501R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

4.3. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3502R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

4.4. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3503R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

4.5. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3504R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

4.6. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3505R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

4.7. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3506R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

4.8. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3507R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

4.9. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 33508R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the January 25, 2022 Hutto Zoning Hearing Board meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on January 21, 2022 at 5:00 P.M.

Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT
4.1.

To: Zoning Board of Adjustment
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustments Commission meeting held on December 1, 2021.

Meeting: Tuesday, January 25, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Special Called Zoning Board of Adjustments minutes 12.1.2021

City of Hutto

Minutes

Zoning Hearing Board

Wednesday, December 1, 2021 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

Meeting called to order at 7:00 PM.

2. ROLL CALL

Members of the Zoning Board of Adjustments in attendance were: Randal Clark,Ray Alba,John Marines,Robert Balcer,Bryan Lee,Alt Rich Hudson. Maureen Rooker arrived at 7:08 PM

Members of the City of Hutto Staff in attendance were: Ashley Lumpkin, Development Services Director, Autumn Speer, Planning Manager and Angel Kavanaugh, Manangement Assistant,

3. PUBLIC COMMENT

No public Comment

4. AGENDA ITEMS

4.1. Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustments Commission meeting held on January 27,2021.

A motion was made by Commissioner Bryan Lee to accept the meeting minutes from the regular scheduled Zoning Board of Adjustments meeting held on January 27,2021 as written, seconded by Commissioner Robert Balcer. Motion passed 6 Ayes to 0 Nays

4.2. Consideration of a public hearing and possible action on a variance request for the Gola Preliminary Plat, 197.83 acres, more or less, of land, 576 residential lots, located on FM 1660 South to decrease the Riparian setbacks along Brushy Creek and Cottonwood Creek as outlined in Unified Developed Code Section 10.403.4.3 Riparian Setbacks.

Staff presented the applicant's request on a variance request for the Gola Preliminary Plat, 197.83 acres, more or less, of land, 576 residential lots, located on FM 1660 South to decrease the Riparian setbacks along Brushy Creek and Cottonwood Creek as outlined in Unified Developed Code Section 10.403.4.3 Riparian Setbacks. Public Hearing opened at closed at . Discussion ensued between applicant, staff and commissioners. A motion was made by Chair Randal Clark to approve both the Cottonwood Creek and Brushy Creek Riparian setbacks, Seconded by Commissioner John Marines, Maureen Rooker recused herself and left at 7:14 PM Motion passed 5 Ayes to 1 Nays

4.3. Consideration of a public hearing and possible action for a variance request for the Thomison Preliminary Plat, 53.12 acres, more or less, of land, 146 residential lots, located on CR 132 and CR 133 to decrease the 75’ Riparian setback required from an

unnamed tributary of Mustang Creek as outlined in Unified Developed Code Section 10.403.4.3 Riparian Setbacks.

Staff presented applicants request for a variance request for the Thomison Preliminary Plat, 53.12 acres, more or less, of land, 146 residential lots, located on CR 132 and CR 133 to decrease the 75' Riparian setback required from an unnamed tributary of Mustang Creek as outlined in Unified Developed Code Section 10.403.4.3 Riparian Setbacks. Discussion ensued between Staff, Civil Engineer and Commissioners. The public hearing opened at 7:53 PM and closed at 7:53PM. Motion was made by Commissioner Ray Alba to approve variance request and seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Lumpkin updated the Commissioners on the Comp plan, advising them that Freese and Nichols will have a booth at the Holiday Bazaar at the Ampitheater on Dec 11.

6. ADJOURNMENT

Meeting was adjourned at 8:00 PM

7. CERTIFICATION

I certify that this notice of the Special Called Hutto Zoning Board of Adjustment on December 1, 2021, meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on November 23, 2021 by 5:00 P.M.

AGENDA ITEM REPORT
4.2.

To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3501R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

Meeting: Tuesday, January 25, 2022

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The Covered Bridge Subdivision is approximately 49.95 acres and includes 230 residential lots, and 1 open space/drainage lot. The preliminary plat was approved by City Council on October 15, 2020 per Resolution No. R-2020-093. Phase 1 Final Plat was approved on June 1, 2021, and Phase 2 Final Plat was approved at on December 7, 2021. They are both awaiting recording.

The zoning for the property is SF-1. The approved lots are 45’ wide and 115’ deep, typical. The setbacks required are 5’ for interior side yards and 15’ side yards for corner lots. The front and rear setbacks are 20' in depth.

The Covered Bridge project’s preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. This zoning permits 45’ wide front-entry lots. The Covered Bridge project includes 177 lots that are 45’ wide. With 5’ side setbacks required by zoning ordinance, the maximum width of a house on a 45’ lot is 35’ wide.

Garage doors are standardized in the home building industry at 16’ wide, which is below the 50% threshold until the additional 4’ is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4’ added, it is not possible to have a house with a two-car garage on a front-entry 45’ lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city allowed, via a separate development agreement, the company is building in Cottonwood Farms, also in Hutto. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45’ wide lots. However, the Development Agreement was provided because the majority of the other development was entitled through Williamson County, which does not have the garage width ordinance. All other by-right developments in the city (i.e. not a Planned Unit Development) follow the existing garage width as specified in the ordinance. In an email to the developer, staff explained the differences and advised about the by-right zoning being different than the Cottonwood Farms development standards in September 2021.

House plan 3501R Width 34.92’ – percentage of frontage 57%
House plan 3502R Width 34.92’ – percentage of frontage 57%
House plan 3503R Width 34.92’ – percentage of frontage 57%
House plan 3504R Width 34.92’ – percentage of frontage 55-57%
House plan 3505R Width 35’ – percentage of frontage 56-57%
House plan 3506R Width 34.92’ – percentage of frontage 53-56%
House plan 3507R Width 34.92’ – percentage of frontage 57%
House plan 3508R Width 34.92’ – percentage of frontage 53-56%

SUMMARY OF REQUEST:

111 notifications were sent out to property owners within 200’ of this site. To date we have received one in opposition.

Variance Criteria 10.203.24.3

A variance may be granted if all the following findings are made.

- There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is the minimum necessary to grant relief.

STAFF REVIEW:

Variance Evaluation and Recommendation

The proposed request does not meet the variance approval criteria. There are *no* unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

- Strict application of this code *does not* deprive the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.

- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request *are* self-created by disregard or ignorance of this code.
- The variance *would* confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is *not* the minimum necessary to grant relief.

Variance Approval conditions
Staff Recommends denial of the proposed variance request.

FINANCIAL IMPACT:

Not applicable

POLICY IMPLICATIONS:

ATTACHMENTS:

1. RequestLetter(12-28-21)
2. Application(12-28-21)
3. R-2020-093 Covered Bridge Revised Prelim Plat 10-15-20
4. Covered Bridge_Compliance Matrix.xlsx
5. 3501R Brodie BASE_CB Submission
6. Code Section
7. RE_ Covered Bridge - Ashton Woods Plan Submittal

ASHTON WOODS

December 21, 2021

City of Hutto
Development Services Department
500 W. Live Oak St.
Hutto, TX 78634

Re: Covered Bridge Subdivision; Garage Frontage Variance Request – UDC 10.406.3.3.1

Ashton Woods Homes is requesting a variance from section 10.406.3.3.1 of the City of Hutto's Unified Development Code related to garage frontage percentages for the Covered Bridge subdivision. Per the UDC, "A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage..."

Ashton Woods is seeking a variance for the Covered Bridge subdivision that would allow up to 58% of house front elevations on 45' wide front-entry lots to be garage frontage as defined in the UDC.

The Covered Bridge project's preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. Under this zoning, 45' wide front-entry lots are permitted and of its 230 total lots, 177 are 45' wide. With 5' side setbacks required by zoning ordinance, the maximum width of a house on a 45' lot is 35' wide. Garage doors are standardized in the home building industry at 16' wide, which is below the 50% threshold until the additional 4' is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4' added, it is not possible to have a house with a two-car garage on a front-entry 45' lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city has approved, and the company is actively building in a different Hutto subdivision called Cottonwood Farms. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45' wide lots.

Should you have any questions or require any additional information, please contact me at steven.pierce@ashtonwoods.com or (512) 809-4413.

Sincerely,

Steven Pierce
Director of Land Acquisition and Development

ashtonwoods.com
10721 Research Blvd., Bldg. B, Suite 210 | Austin, TX 78759
P 512 610 7000 F 512 610 7004

Variance Request Application

Must be accompanied by a Master Application

May 2019

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Covered Bridge

PROPERTY ADDRESS: 747 CR 138, Hutto, TX 78634

**** Pre-application meeting with Development Services staff. (Required for all Variance Applications.) ****

Variance Type (Check One)

☑ **Site Design Standards** ☐ **Subdivision Standards** ☐ **Sign Standards** ☐ _____

FEES: Required at application submittal. Fees may be provided by cash, credit card or check made payable to: *City of Hutto (See: City of Hutto Development Fees)*

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8½" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

- Detailed site plan of property showing north arrow, scale, dimensions, setbacks, and property lines.
- List of all property owners (from WCAD) within 200-ft of subject property.
- Photographs to support request.
- Copy of final plat related to the request.

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8 ½" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.
6. The variance is the minimum necessary to grant relief.

PROCESSING:

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/website notification).
- Notification is required 16 days prior to your scheduled meeting date (mailed notice: Site Design/Subdivision only).
- Approved variance is valid for one (1) year from date of approval.
- Documents are to be recorded with the Williamson County Clerk, fees may apply (Zoning Board of Adjustment only).

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Mtg. date

MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Covered Bridge

APPLICATION TYPE: Variance Request

APPLICANT INFORMATION (*property owner or authorized agent*) this will be the City's official contact.

Name: Steven Pierce

Company Name: Ashton Austin Residential

Address: 10721 Research Blvd, Suite B210, Austin, TX 78759

Phone: 512-623-1683 Email: Steven.Pierce@AshtonWoods.com

PROPERTY INFORMATION

Address: 747 CR-138, Hutto, TX 78634

Legal Description: Deed Lot(s)____ Block____ Subdivision Entire Covered Bridge Prelim - 230 Single-Family lots

Reference: Volume____ Page(s) ____ or Document No. 2021084347

City Limits ☑ ETJ ☐ Current Zoning District: SF-1 Village

PROPERTY OWNER INFORMATION

Name:

Company Name: Arroyo Cap II-1, LLC

Address: 18575 Jamboree Rd, Suite 300, Irvine, CA 92612

Phone: 949-272-1172 Email: JBrouelette@ArroyoCapital.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Property Owner Signature | Steven Pierce, Agent — Property Owner Printed Name | 12/21/21 — Date

THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Steven Pierce, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 21st day of December, 2021

Notary Public Signature | Melissa Derting — Notary Public Printed Name

(Seal) MELISSA DERTING
Notary Public, State of Texas
My Commission Expires
October 17, 2023
NOTARY ID 13040371-2

If there are multiple property owners attach separate page(s) with notarized signature(s)

RESOLUTION NO. R-2020-093

A RESOLUTION APPROVING THE PLAT KNOWN AS "COVERED BRIDGE REVISED PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

that the Hutto City Council hereby approves the resolution for the plat known as "Covered Bridge Revised Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **15th** day of the month **October, 2020.**

THE CITY OF HUTTO, TEXAS

~~Doug Gaul, Mayor~~

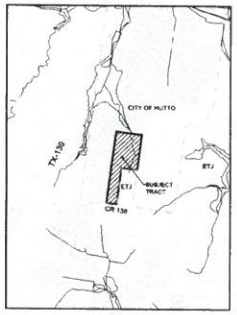
Mike Snyder Mayor Pro Tem

ATTEST:

Holly Nagy, City Secretary

COVERED BRIDGE

PRELIMINARY PLAT



LOCATION MAP
N.T.S.

SHEET INDEX

NO.	TITLE
1	OVERALL PRELIMINARY PLAT
2	GENERAL NOTES

TREE TABLE

TAG NO.	DESCRIPTION
1000	18" M. HACKBERRY(G.M)
1001	12" CEDAR
1002	11" BUNDLE TREE(G.M.S.P)
1003	8" BUNDLE SWEETGUM
1004	8" BUNDLE SWEETGUM (4-8")
1005	8" BUNDLE SWEETGUM (3-4-4")
1006	20" BLACK WILLOW (16-12")
1007	12" BLACK WILLOW
1008	17" BLACK WILLOW (13-9")
1009	8" BLACK WILLOW
1010	11" BLACK WILLOW
1011	9" MULBERRY (5-3-3")
1012	9" MULBERRY (3-3-3-3")

OWNER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

ENGINEER:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

DEVELOPER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

SURVEYOR:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

TOTAL NO. OF LOTS:

NO. OF BLOCKS: 8
NO. OF SINGLE FAMILY LOTS: 230
NO. OF DETENTION LOTS: 1
NO. OF OPEN SPACE LOTS: 9
NO. OF ROW DEDICATION LOTS: 1
TOTAL LOTS: 241

LINEAR FOOTAGE OF STREETS: 8,627 LF
ACREAGE OF LOTS: 35.71 AC
ACREAGE OF R.O.W.: 11.33 AC
ACREAGE OF R.O.W. DEDICATION: 2.91 AC
TOTAL ACREAGE: 48.95 AC

NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES.

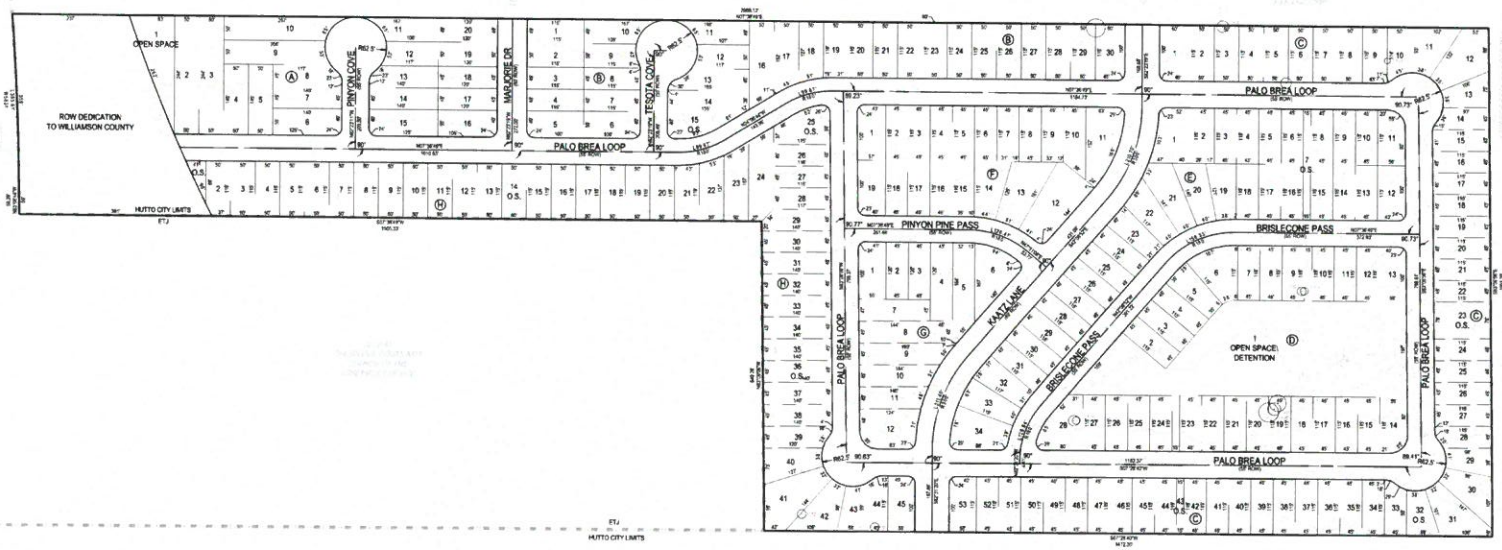
ALL OUT-BOUNDARY CORNERS ARE 5/8" IRON RODS FOUND UNLESS OTHERWISE NOTED.

Received 09/29/2020

0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 70 PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- CITY LIMITS BOUNDARY



REV	DESCRIPTION	DATE

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

BGE, Inc.
7000 N. MOPAC EXPY, STE 330
AUSTIN, TX 78731
TEL: 512-879-0400 www.bgeinc.com
TBPE Registration No. F-1046

COVERED BRIDGE

OVERALL PRELIMINARY PLAT

SHEET 1 OF 2

COVERED BRIDGE

PRELIMINARY PLAT

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. EXCEPTIONS WILL BE ALLOWED WHERE LIMITING FACTORS EXIST, AND THERE ARE OPTIONS AVAILABLE TO ENSURE THAT DRY UTILITY SERVICE CAN BE ACCOMMODATED SUCH AS JOINT TRENCHING OF UTILITIES IN A SINGLE EASEMENT.
3. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE U.D.C. REQUIREMENTS.
6. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN ACCORDANCE WITH THE CITY OF HUTTO UDC.
7. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
8. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
   WATER: MANVILLE WATER SUPPLY CORPORATION
   WASTEWATER: CITY OF HUTTO
   ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY
   GAS: ATMOS ENERGY CORPORATION
10. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515F, EFFECTIVE 12/20/2019.
11. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE U.D.C.
13. THE SUBDIVISION IS ZONED: SF-1
14. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
15. "FIRE LANE TOW AWAY ZONE" SIGNAGE WILL BE POSTED ON ONE SIDE OF EVERY PROPOSED STREET WITH A 30 FOOT WIDTH.
16. BUILDING SETBACK MINIMUMS ARE PER AS SHOW BELOW.
17. ANY MITIGATION OR REQUIRED IMPROVEMENTS CONTAINED WITHIN THE TIA REPORT WILL BE SATISFIED AT FINAL PLAT/CONSTRUCTION PLAN STAGE.

LEGAL DESCRIPTION OF LAND

A TRACT OF LAND SITUATED WITHIN THE JOHN KELSEY SURVEY, ABSTRACT NUMBER 377, WILLIAMSON COUNTY TEXAS, AND BEING A PORTION OF A CALLED 73.35 ACRE TRACT OF LAND CONVEYED TO THE CENTRAL ASSEMBLY OF GOD (NOW KNOWN AS THE BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD) BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2007046774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND, ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 136, FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK B-1 OF LAKESIDE ESTATES, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET T AT SLIDES 19-21 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF A CALLED 1.210 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2008062923 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

THENCE NORTH 07 DEGREES 36 MINUTES 49 SECONDS EAST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION TWO AND THE ABOVE-MENTIONED 73.358 ACRE TRACT, PASSING AT 984.87 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 16 IN SAID BLOCK B-1, PASSING AT 1,044.83 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK E OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION 2 AND CONTINUING ALONG SAID COMMON BOUNDARY LINE AND THE COMMON BOUNDARY LINE OF SAID 73.38 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET W AT SLIDES 96 – 98 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, PASSING AT 2,254.73 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 21 IN BLOCK E OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 2,324.74 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, AND CONTINUING FOR A TOTAL DISTANCE OF 2,988.13 FEET TO A 1/2 INCH REBAR FOUND FOR A COMMON CORNER OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE.

THENCE SOUTH 83 DEGREES 06 MINUTES 46 SECONDS EAST, CONTINUING ALONG THE AFOREMENTIONED COMMON BOUNDARY LINE OF THE CALLED 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE, PASSING AT 238.46 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 17 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 290.39 FEET THE SOUTHWEST CORNER OF LOT 1 IN BLOCK J OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 445.14 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON SOUTH CORNER OF LOTS 1 AND 24 IN SAID BLOCK J AND CONTINUING FOR A TOTAL DISTANCE OF 1,051.38 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON EAST CORNER OF SAID 73.35ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ON THE WEST BOUNDARY LINE OF A 120.0 ACRE TRACT CONVEYED TO J.F. GIBNEY ET UX BY A DEED FILED FOR RECORD IN VOLUME 2726 AT PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 07 DEGREES 28 MINUTES 46 SECONDS WEST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED 73.35 ACRE TRACT AND THE AFOREMENTIONED GIBNEY TRACT, 1,472.30 FEET TO A POINT, IN AN EXISTING HEDGEROW, FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, FROM WHICH A 1/2 INCH REBAR FOUND FOR SOUTHEAST CORNER OF SAID 73.35 ACRE TRACT BEARS SOUTH 07 DEGREES 28 MINUTES 36 SECONDS WEST, 1,566.43 FEET;

THENCE NORTH 83 DEGREES 08 MINUTES 08 SECONDS WEST, PASSING AT 15.16 FEET A 1/2 INCH REBAR WITH A CAP MARKED "REF COR RPLS 4567" SET FOR A REFERENCE CORNER AND CONTINUING FOR A TOTAL DISTANCE OF 840.28 FEET A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4567" SET FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 07 DEGREES 36 MINUTES 49 SECONDS WEST, 1,505.33 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4567" SET, ON THE ABOVE-MENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE ABOVE-MENTIONED CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT;

THENCE NORTH 83 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, 56.39 FEET TO A 5/8 INCH REBAR WITH A CAP MARKED "WILLIAMSON COUNTY" FOUND FOR A COMMON CORNER OF SAID 1.210 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTHWESTERLY, 385.51 FEET ALONG THE AFOREMENTIONED NORTH RIGHT-OF WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,830.63 FEET, A CENTRAL ANGLE OF 03 DEGREES 29 MINUTES 37 SECONDS AND A LONG CHORD WHICH BEARS NORTH 84 DEGREES 53 MINUTES 44 SECONDS WEST, 355.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 2,175,821 SQUARE FEET OR 49.950 ACRES, MORE OR LESS.

STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	CURB AND GUTTER
BRISLECONE PASS	55'	1,062 LF	30' FACE TO FACE	5'	LOCAL	YES
KAATZ LANE	69'	1,190 LF	44' FACE TO FACE	5'	COLLECTOR	YES
MARJORIE DRIVE	60'	272 LF	30' FACE TO FACE	5'	LOCAL	YES
PALO BREA LOOP	55'	5,237 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON PINE PASS	55'	432 LF	30' FACE TO FACE	5'	LOCAL	YES
TESOTA COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES

LOT TABLE

LOT #	AREA	BLOCK	USE
1	11786	A	OPEN SPACE
2	12235	A	SF
3	12225	A	SF
4	7280	A	SF
5	7250	A	SF
6	7862	A	SF
7	6300	A	SF
8	6016	A	SF
9	10798	A	SF
10	10879	A	SF
11	6039	A	SF
12	5360	A	SF
13	6018	A	SF
14	6300	A	SF
15	7652	A	SF
16	8663	A	SF
17	5400	A	SF
18	5400	A	SF
19	6000	A	SF
20	5830	A	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6662	B	SF
2	5750	B	SF
3	5475	B	SF
4	5475	B	SF
5	6277	B	SF
6	6277	B	SF
7	5475	B	SF
8	5475	B	SF
9	5363	B	SF
10	5529	B	SF
11	6037	B	SF
12	5498	B	SF
13	6522	B	SF
14	7366	B	SF
15	5637	B	O.S.
16	6375	B	SF
17	6907	B	SF
18	6012	B	SF
19	5750	B	SF
20	5750	B	SF
21	5780	B	SF
22	5750	B	SF
23	5750	B	SF
24	5780	B	SF
25	5750	B	SF
26	5750	B	SF
27	5750	B	SF
28	5750	B	SF
29	5750	B	SF
30	6652	B	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6962	C	SF
2	5750	C	SF
3	5750	C	SF
4	5750	C	SF
5	5750	C	SF
6	5750	C	SF
7	5750	C	SF
8	5750	C	SF
9	5747	C	SF
10	6067	C	SF
11	6601	C	SF
12	5973	C	SF
13	5236	C	SF
14	4847	C	SF
15	5158	C	SF
16	5175	C	SF
17	5175	C	SF
18	5175	C	SF
19	5175	C	SF
20	5175	C	SF
21	5175	C	SF
22	5175	C	SF
23	5788	C	O.S.
24	5175	C	SF
25	5175	C	SF
26	5175	C	SF
27	5175	C	SF
28	4937	C	SF
29	4640	C	SF
30	7348	C	SF
31	6308	C	SF
32	4941	C	O.S.
33	4773	C	SF
34	5175	C	SF
35	5175	C	SF
36	5175	C	SF
37	5175	C	SF
38	5175	C	SF
39	5175	C	SF
40	5175	C	SF
41	5175	C	SF
42	5175	C	SF
43	1725	C	O.S.
44	5175	C	SF
45	5175	C	SF
46	5175	C	SF
47	5175	C	SF
48	5175	C	SF
49	5175	C	SF
50	5175	C	SF
51	5175	C	SF
52	5175	C	SF
53	6277	C	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	100879	D	OPEN SPACE/ DETENTION
2	5175	D	SF
3	5475	D	SF
4	5175	D	SF
5	5888	D	SF
6	8331	D	SF
7	5475	D	SF
8	5475	D	SF
9	5175	D	SF
10	5175	D	SF
11	5175	D	SF
12	5175	D	SF
13	6362	D	SF
14	6124	D	SF
15	5475	D	SF
16	5475	D	SF
17	5475	D	SF
18	5175	D	SF
19	5175	D	SF
20	5175	D	SF
21	5175	D	SF
22	5475	D	SF
23	5175	D	SF
24	5175	D	SF
25	5175	D	SF
26	5175	D	SF
27	5175	D	SF
28	6248	D	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8490	E	SF
2	5175	E	SF
3	5175	E	SF
4	5175	E	SF
5	5175	E	SF
6	5175	E	SF
7	3490	E	O.S.
8	5175	E	SF
9	5175	E	SF
10	5175	E	SF
11	5984	E	SF
12	6526	E	SF
13	5175	E	SF
14	5175	E	SF
15	5175	E	SF
16	5175	E	SF
17	5175	E	SF
18	5175	E	SF
19	5883	E	SF
20	6794	E	SF
21	6463	E	SF
22	6622	E	SF
23	5581	E	SF
24	5175	E	SF
25	5175	E	SF
26	5175	E	SF
27	5175	E	SF
28	5175	E	SF
29	5175	E	SF
30	5175	E	SF
31	5175	E	SF
32	6791	E	SF
33	6950	E	SF
34	6485	E	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8640	F	SF
2	5175	F	SF
3	5175	F	SF
4	5175	F	SF
5	5175	F	SF
6	5175	F	SF
7	5175	F	SF
8	5175	F	SF
9	5175	F	SF
10	6026	F	SF
11	5765	F	SF
12	12435	F	SF
13	9840	F	SF
14	7046	F	SF
15	5178	F	SF
16	5175	F	SF
17	5175	F	SF
18	5175	F	SF
19	6967	F	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8645	G	SF
2	5400	G	SF
3	5400	G	SF
4	7307	G	SF
5	9863	G	SF
6	9046	G	SF
7	8803	G	SF
8	8809	G	SF
9	8117	G	SF
10	8816	G	SF
11	9819	G	SF
12	8779	G	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	1855	H	O.S.
2	9588	H	SF
3	5750	H	SF
4	5750	H	SF
5	5750	H	SF
6	5750	H	SF
7	6738	H	SF
8	5765	H	SF
9	5750	H	SF
10	5750	H	SF
11	5750	H	SF
12	5750	H	SF
13	5750	H	SF
14	5780	H	O.S.
15	5750	H	SF
16	5750	H	SF
17	5750	H	SF
18	5750	H	SF
19	5750	H	SF
20	5750	H	SF
21	5812	H	SF
22	6345	H	SF
23	7567	H	SF
24	6619	H	SF
25	7551	H	O.S.
26	5499	H	SF
27	6216	H	SF
28	5243	H	SF
29	6011	H	SF
30	6300	H	SF
31	6300	H	SF
32	6300	H	SF
33	6300	H	SF
34	6300	H	SF
35	6300	H	SF
36	6300	H	O.S.
37	6300	H	SF
38	6300	H	SF
39	5808	H	SF
40	6705	H	SF
41	10850	H	SF
42	7100	H	SF
43	4800	H	SF
44	4880	H	SF
45	6277	H	SF

REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: AC
REVIEWED BY: JK
DRAWN BY: AC

BGE

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101 WEST LOUIS HENNA BLVD
AUSTIN, TX 78728
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TBPE Registration No. F-1046

COVERED BRIDGE

GENERAL NOTES

SHEET 2 OF 2

Received 09/29/2020

HUTTO

G:\TXC\Projects\P4_Development\7948-00-Covered_Bridge\LD\01_CADD\01_Sht\Prelim Plans\C-SP-LAYO-PRELIM.dwg Layout: Layout2 Plotted: 9/29/2020 4:09:04 PM

											Section (10.406.3.5)				
Plan Number	Plan Name	Elevation	Garage Plus Surround (L.F.)	House Width (L.F.)	Percentage	Garage <6'-0" Protrusion	Garage Width Compliance - 10.406.3.3.1	Front Door on Same Plane as Garage?	House Façade Distance Offset from Garage	Compliance with 10.406.3.2	Side, Rear or Alley Garage	National Association of Home Builders National Green Building Program: ANSI ICC700-2008 National Green Building Standard	4' Masonry Wainscot surround -OR- Full Masonry	100SF Porch	Count
3501	Brodie	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3502	Cartwright	A	20.00	34.92	57%	Yes	No	No	3'-5.5" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	B	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	C	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	D	19.88	34.92	57%	Yes	No	No	7'-11.8" (Recessed)	Yes	0	1	1	1	3
3502	Cartwright	E	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3502	Cartwright	F	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3503	Livingston	A	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	B	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	C	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	1	0	2
3503	Livingston	D	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	0	0	1
3503	Livingston	E	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	0	0	1
3503	Livingston	F	20.00	34.92	57%	Yes	No	No	0 (Flush)	Yes	0	1	0	0	1
3504	Eleanor	A	19.88	34.92	57%	Yes	No	No	9'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	B	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	C	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	D	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	E	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	F	19.88	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	A	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	B	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	C	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	D	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	E	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	F	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3506	Colton	A	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	B	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	C	18.71	34.92	54%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	D	19.46	34.92	56%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	E	18.67	34.92	53%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	F	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3507	Knox	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3508	Wyatt	A	18.46	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	B	19.58	34.92	56%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	C	18.67	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	D	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	E	19.21	34.92	55%	Yes	No	No	6'-5.5" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	F	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1

3501R BRODIE

INDEX

SHEET	CONTENT
C1-0	INDEX AND COVER SHEET

ELEVATION SPECIFIC SHEETS

ELEVATION "A"

S1-1a	SLAB FOUNDATION PLAN "A"
A1-1a	FIRST FLOOR PLAN "A"
A2-0a	FRONT & REAR ELEVATIONS AND ROOF PLAN "A"
A2-1a	LEFT & RIGHT ELEVATIONS "A"
A2-2a	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "A"
E1-1a	FIRST FLOOR ELECTRICAL PLAN "A"

ELEVATION "B"

S1-1b	SLAB FOUNDATION PLAN "B"
A1-1b	FIRST FLOOR PLAN "B"
A2-0b	FRONT & REAR ELEVATIONS AND ROOF PLAN "B"
A2-1b	LEFT & RIGHT ELEVATIONS "B"
A2-2b	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "B"
E1-1b	FIRST FLOOR ELECTRICAL PLAN "B"

ELEVATION "C"

S1-1c	SLAB FOUNDATION PLAN "C"
A1-1c	FIRST FLOOR PLAN "C"
A2-0c	FRONT & REAR ELEVATIONS AND ROOF PLAN "C"
A2-1c	LEFT & RIGHT ELEVATIONS "C"
A2-2c	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "C"
E1-1c	FIRST FLOOR ELECTRICAL PLAN "C"

ELEVATION "D"

S1-1d	SLAB FOUNDATION PLAN "D"
A1-1d	FIRST FLOOR PLAN "D"
A2-0d	FRONT & REAR ELEVATIONS AND ROOF PLAN "D"
A2-1d	LEFT & RIGHT ELEVATIONS "D"
E1-1d	FIRST FLOOR ELECTRICAL PLAN "D"

ELEVATION "E"

S1-1e	SLAB FOUNDATION PLAN "E"
A1-1e	FIRST FLOOR PLAN "E"
A2-0e	FRONT & REAR ELEVATIONS AND ROOF PLAN "E"
A2-1e	LEFT & RIGHT ELEVATIONS "E"
E1-1e	FIRST FLOOR ELECTRICAL PLAN "E"

ELEVATION "F"

S1-1f	SLAB FOUNDATION PLAN "F"
A1-1f	FIRST FLOOR PLAN "F"
A2-0f	FRONT & REAR ELEVATIONS AND ROOF PLAN "F"
A2-1f	LEFT & RIGHT ELEVATIONS "F"
E1-1f	FIRST FLOOR ELECTRICAL PLAN "F"

GENERAL SHEETS

A3-0	INTERIOR ELEVATIONS I
A3-1	INTERIOR ELEVATIONS II
A4-0	LEFT, RIGHT & REAR W/ OPT BOX BAY ELEVATIONS "A" & "C"
A4-1	LEFT, RIGHT & REAR W/ OPT BOX BAY ELEVATIONS "B"
A4-2	LEFT, RIGHT & REAR W/ OPT BOX BAY ELEVATIONS "D","E" & "F"
A4-3	FLOOR PLAN OPTIONS
S2-0	WALL SECTIONS I

GENERAL NOTES:

1. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO TO THE BUILDER FOR JUSTIFICATION AND/OR CORRECTION BEFORE CONTINUING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED TO THE BUILDER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOAD. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC.
9. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES TO INSURE A QUALITY AND SAFE STRUCTURE.

REVISION LOG

REV.	DESCRIPTION	DRAWN BY	DATE	SHEETS AFFECTED	BROCHURE REQUIRED	ENGINEERING REQUIRED

SQUARE FOOTAGE TABULATIONS

	FRAMING AREA							
	FIRST FLOOR FRAME	TOTAL FRAME	GARAGE	PORCH	PATIO	TOTAL	TOTAL SLAB	
ELEVATION "A"	1589	1589	409	36	150	2184	2184	
ELEVATION "B"	1589	1589	409	36	150	2184	2184	
ELEVATION "C"	1589	1589	409	36	150	2184	2184	
ELEVATION "D"	1589	1589	409	33	150	2181	2181	
ELEVATION "E"	1589	1589	409	67	150	2215	2215	
ELEVATION "F"	1589	1589	409	67	150	2215	2215	

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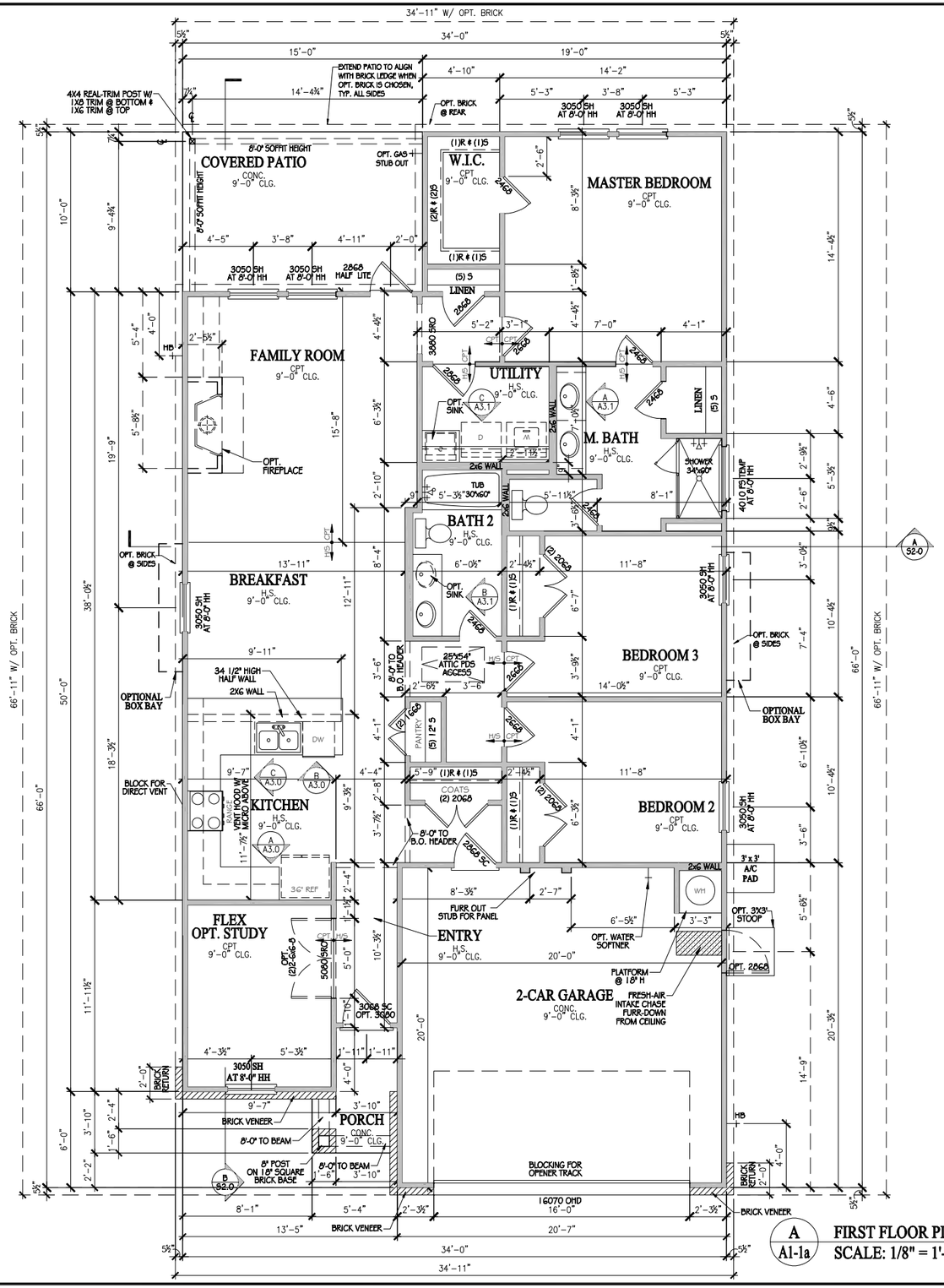
INDEX AND COVER SHEET

DIVISION

SHEET
C1-0



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

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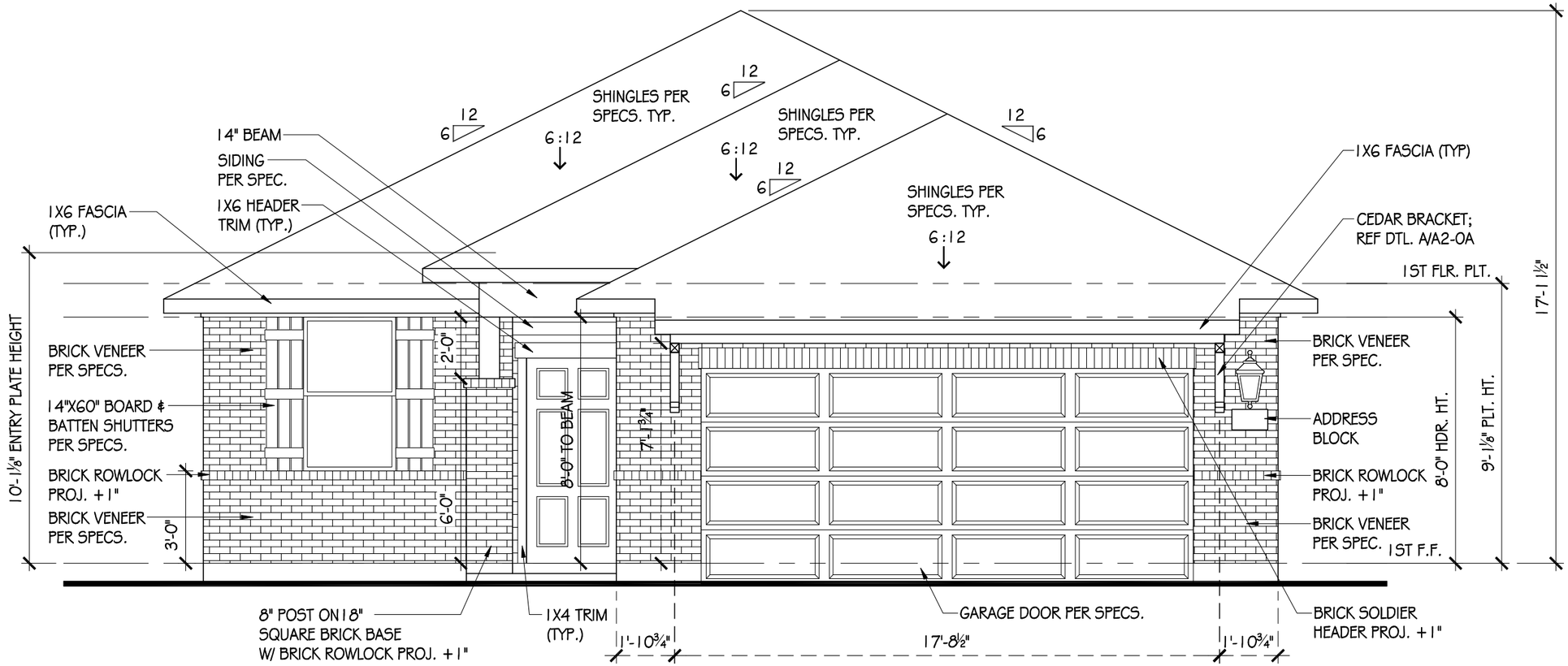
FIRST FLOOR PLAN "A"

DIVISION

SHEET
A1-1a



A / A2-0a FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"

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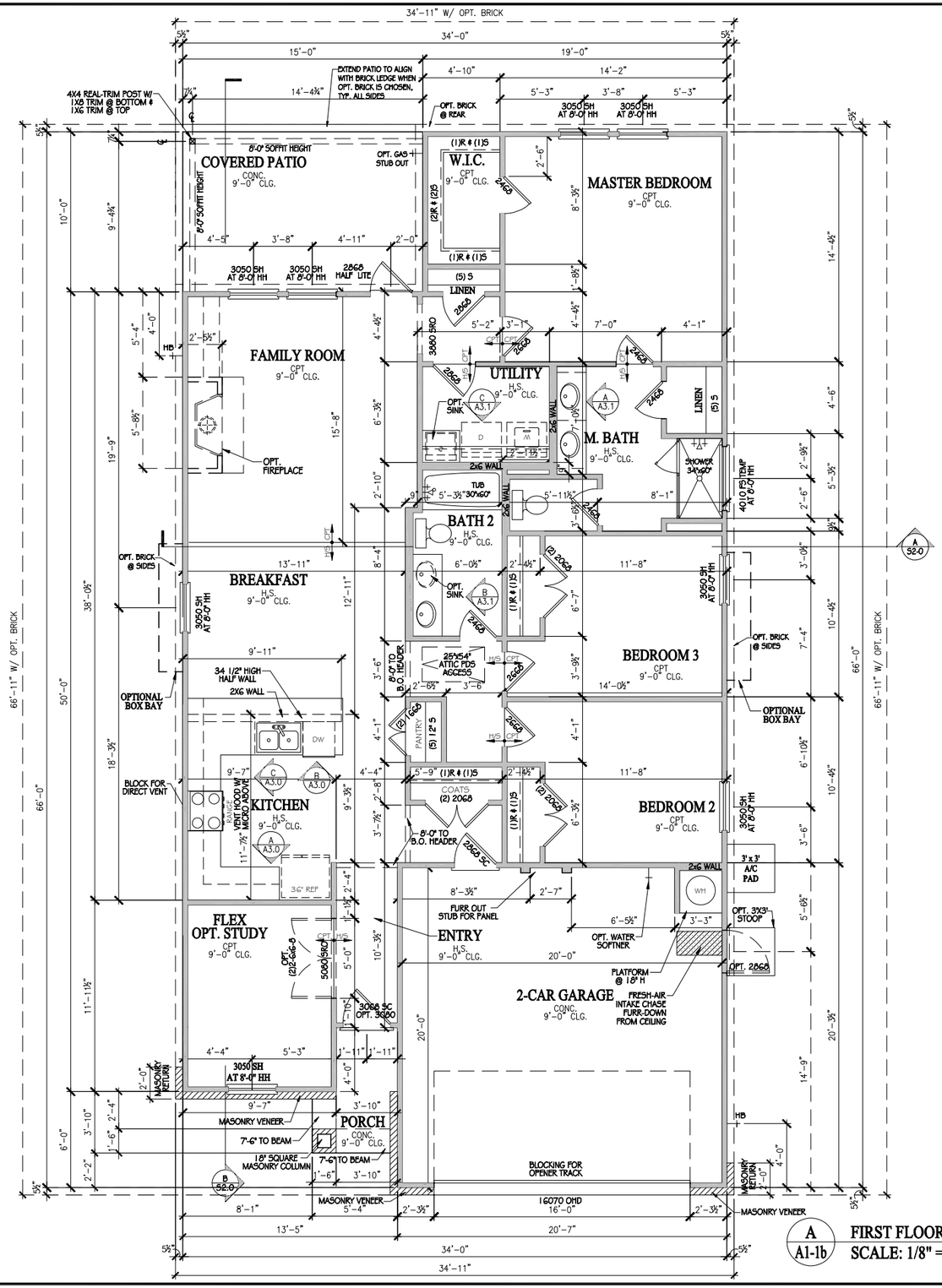
FRONT ELEVATION & ROOF PLAN "A"

DIVISION

SHEET
A2-0a



A / A1-1b FIRST FLOOR PLAN "B"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

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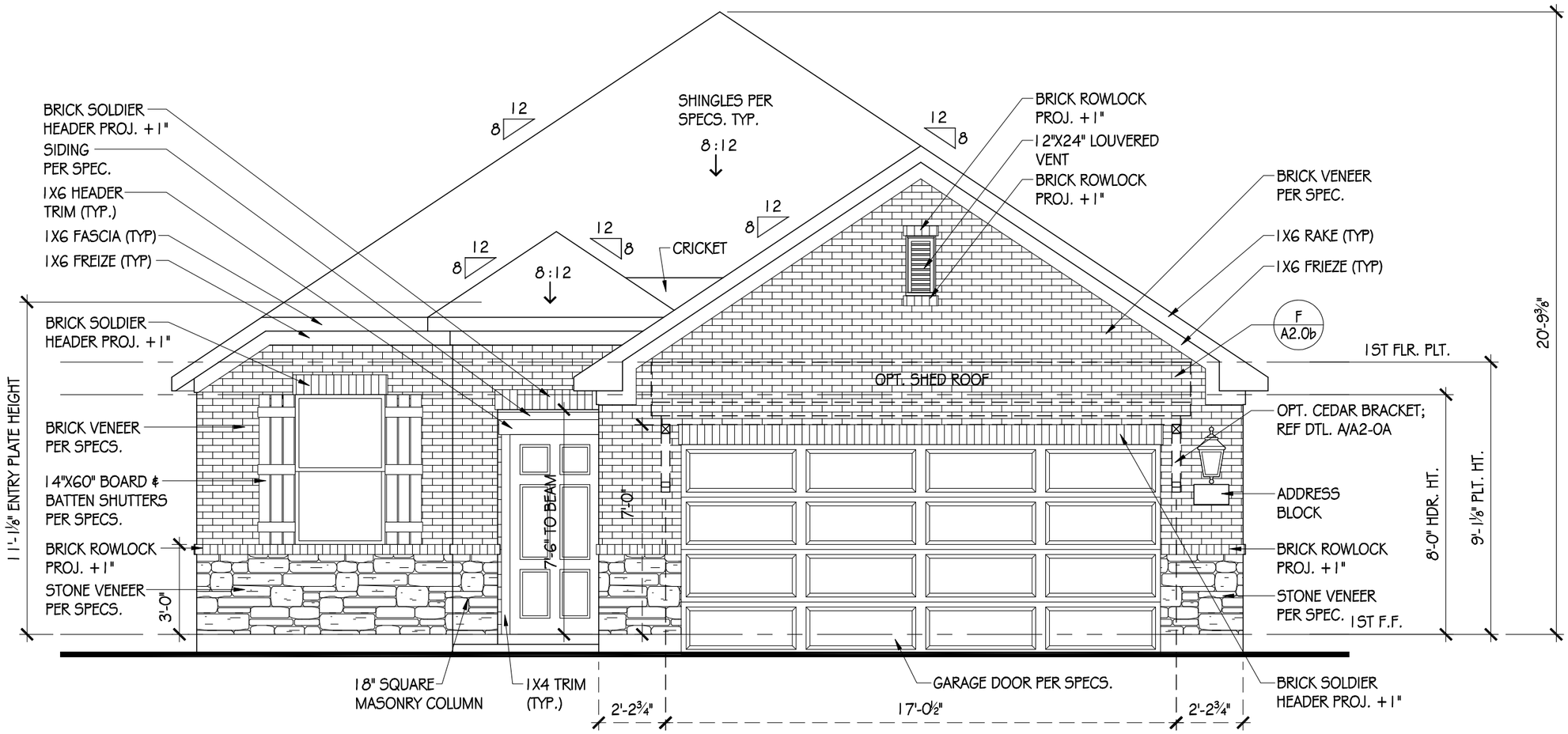
FIRST FLOOR PLAN "B"

DIVISION

SHEET
A1-1b



A
A2-0b

FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"

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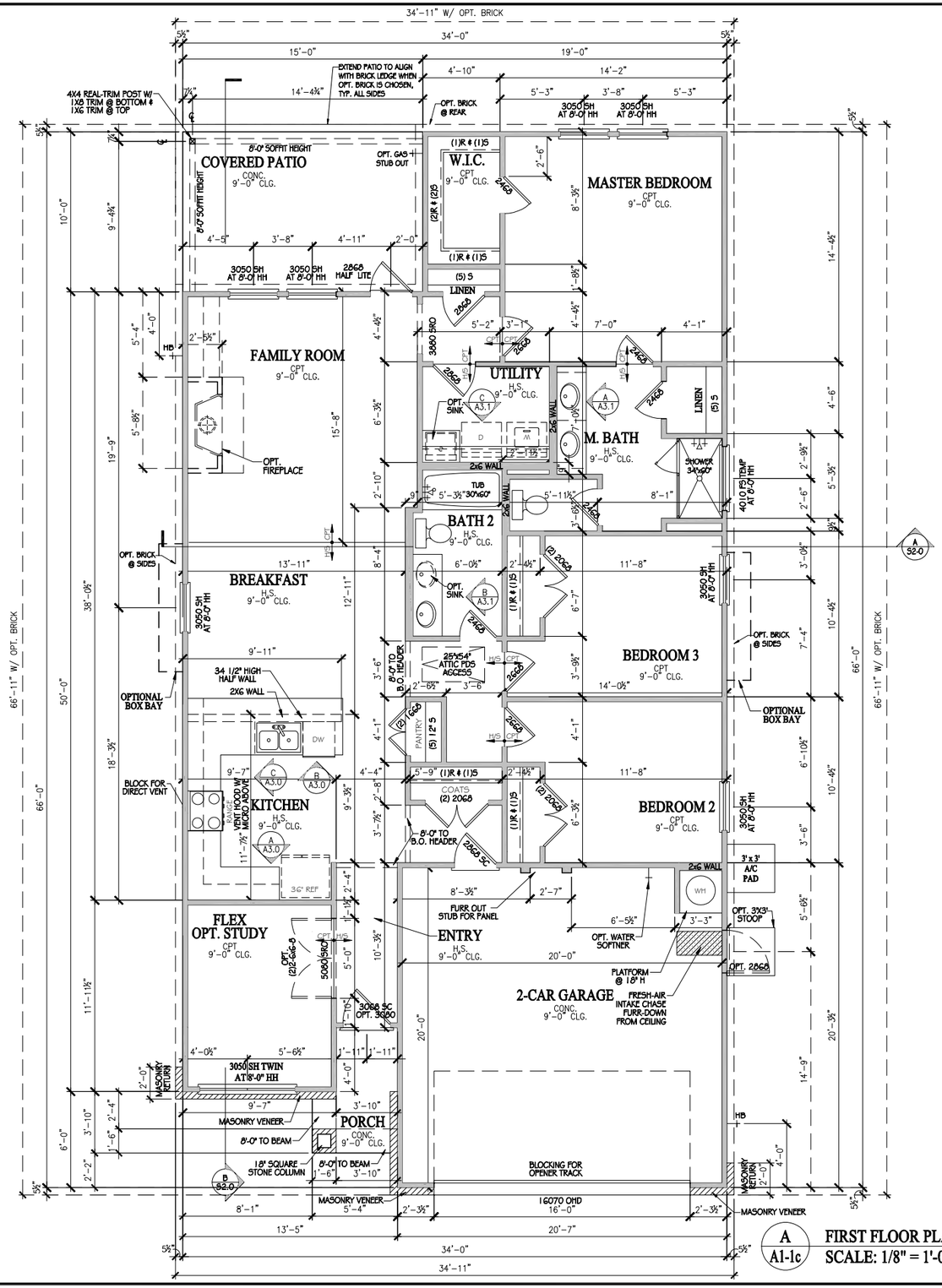
FRONT & REAR ELEV & ROOF PLAN "B"

DIVISION

SHEET
A2-0b



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

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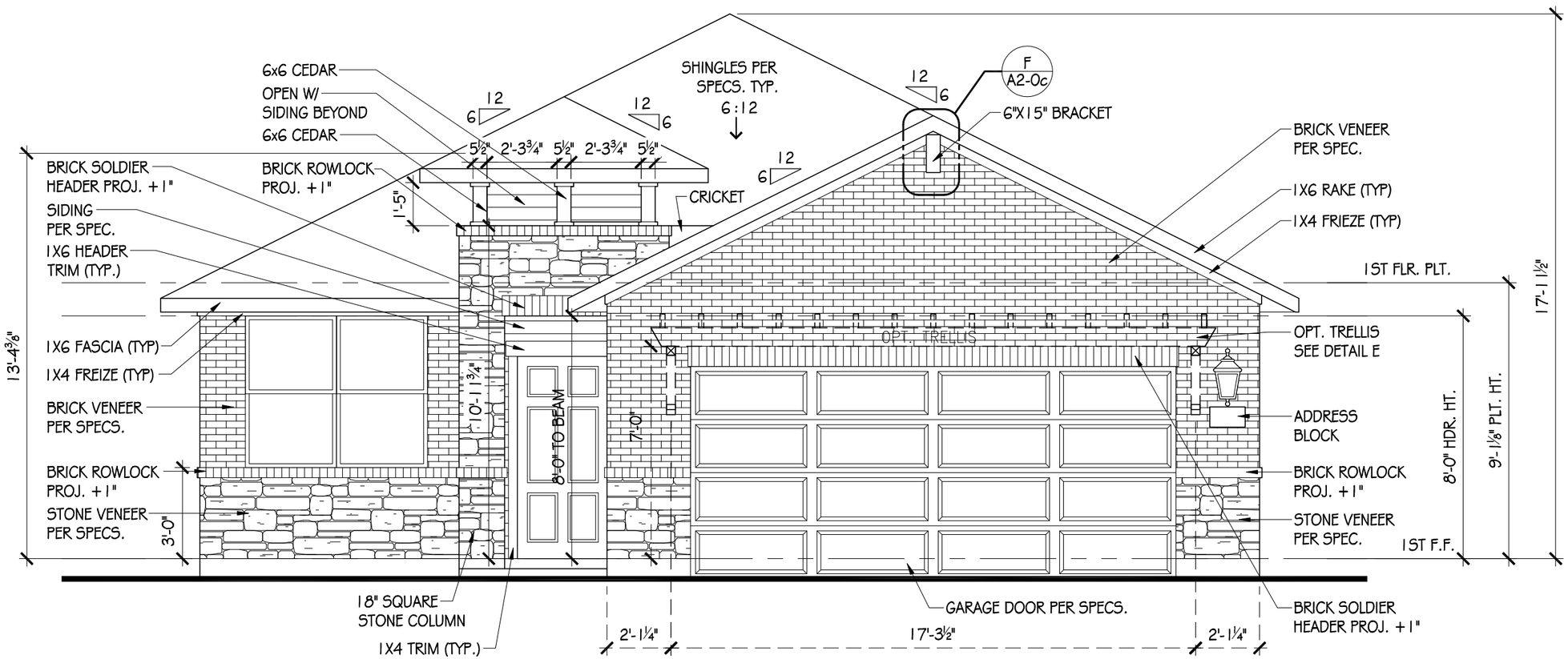
FIRST FLOOR PLAN "C"

DIVISION

SHEET
A1-1c



A / A2-0c **FRONT ELEVATION "C"**
SCALE: 1/4" = 1'-0"

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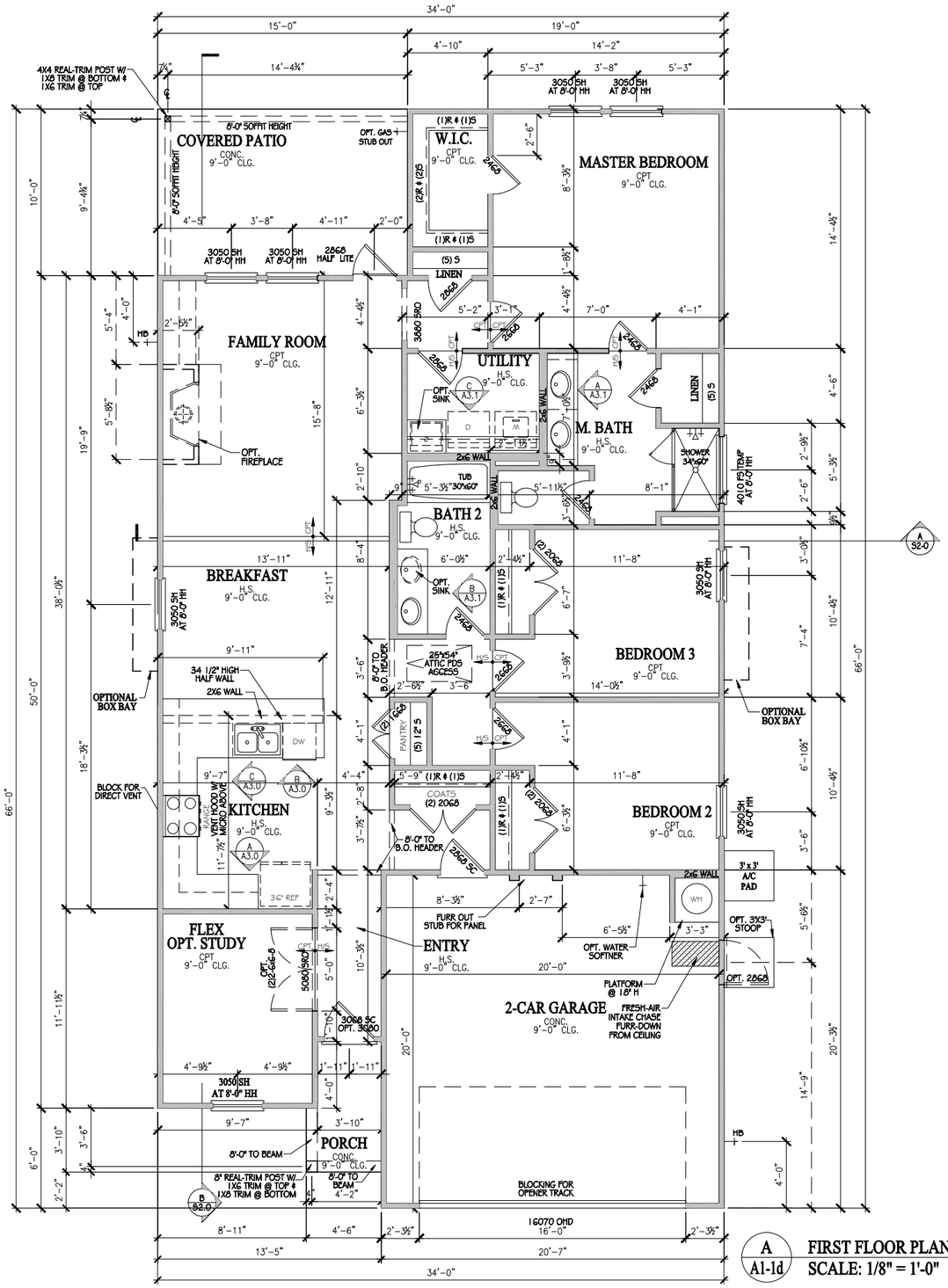
FRONT & REAR ELEV & ROOF PLAN "C"

DIVISION

SHEET
A2-0c



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

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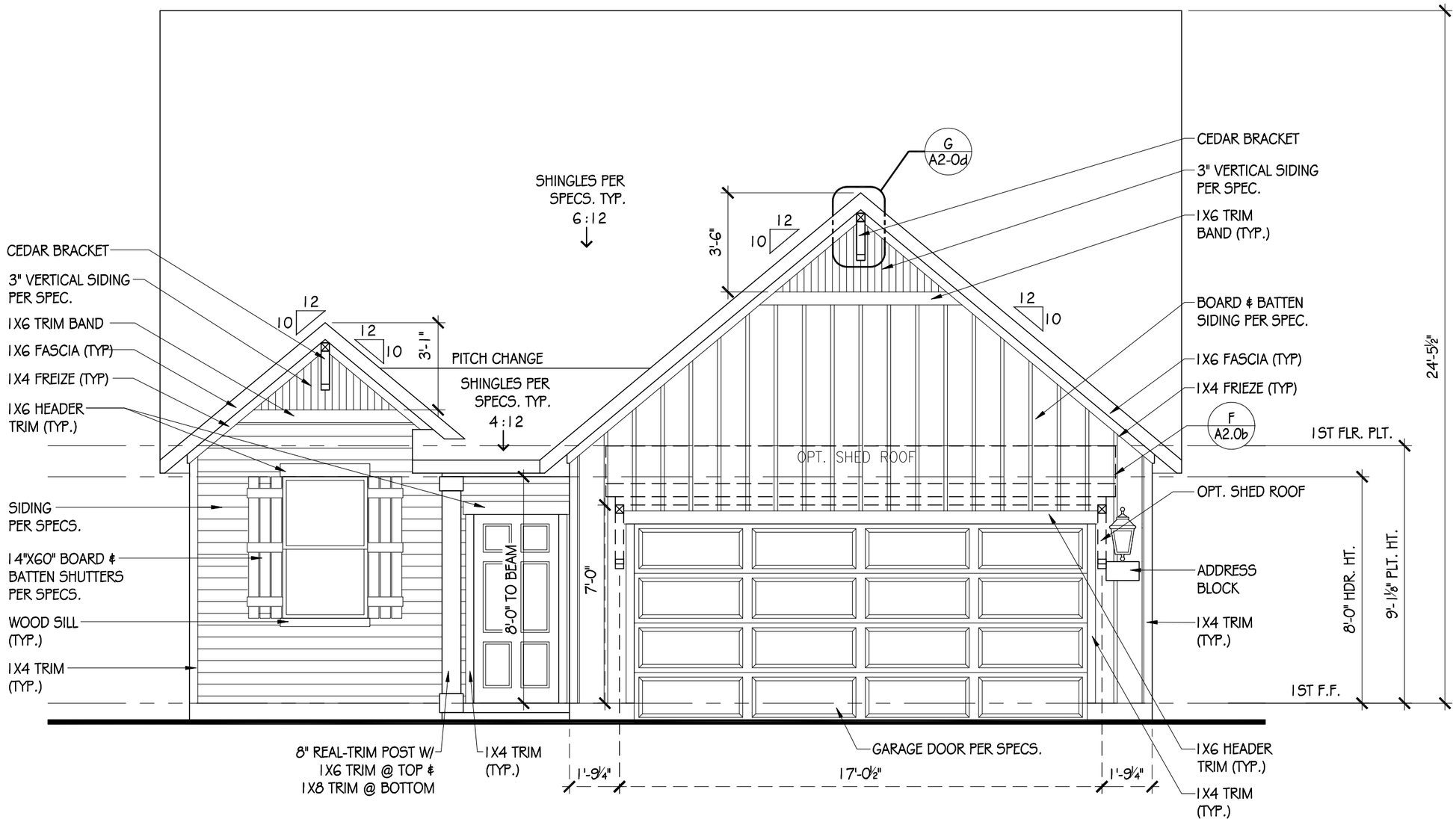
FIRST FLOOR PLAN "D"

DIVISION

SHEET
A1-1d



A
A2-0d

FRONT ELEVATION "D"
SCALE: 1/4" = 1'-0"

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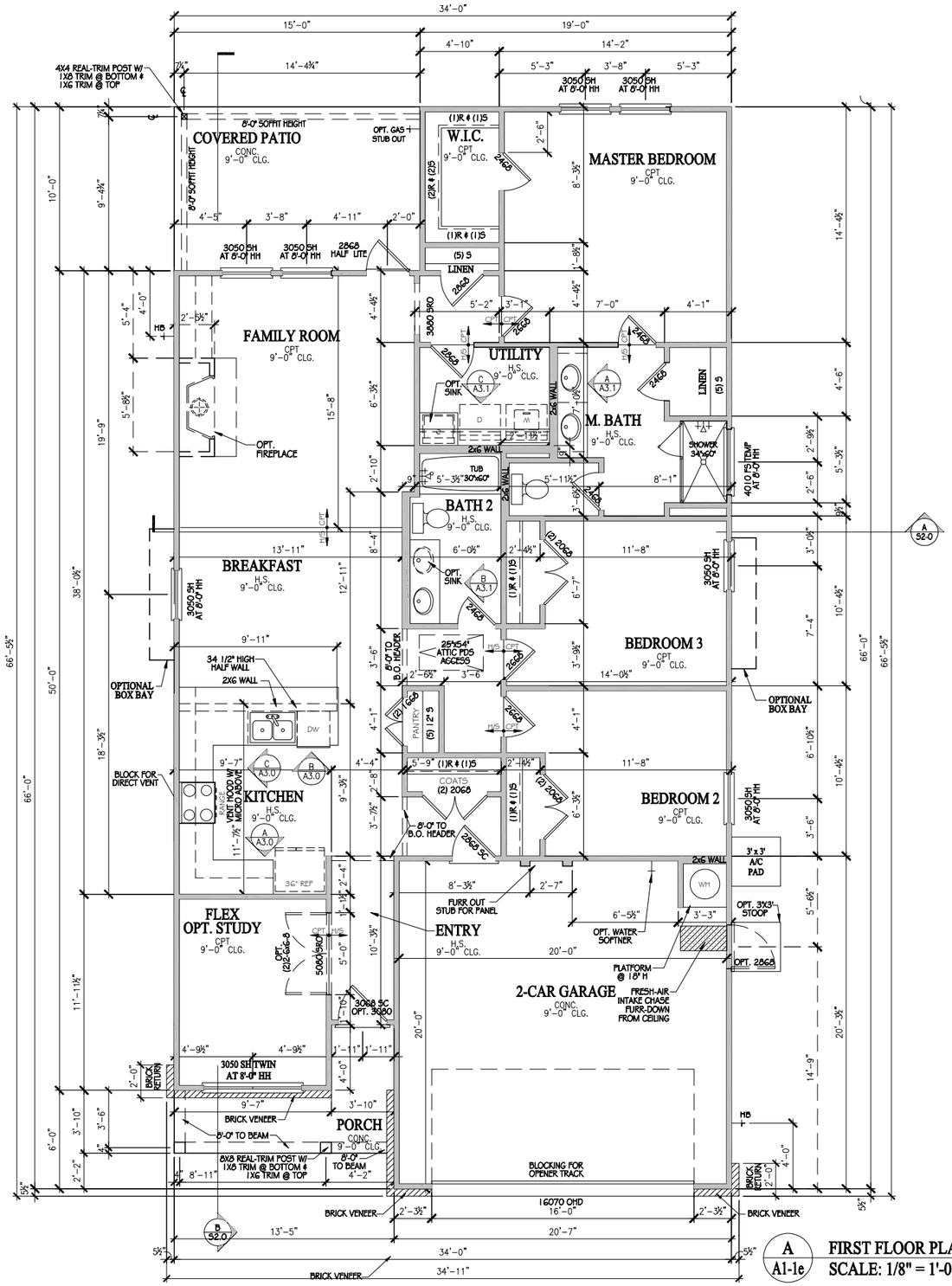
FRONT & REAR ELEV & ROOF PLAN "D"

DIVISION

SHEET
A2-0d



A A1-1e FIRST FLOOR PLAN "E"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

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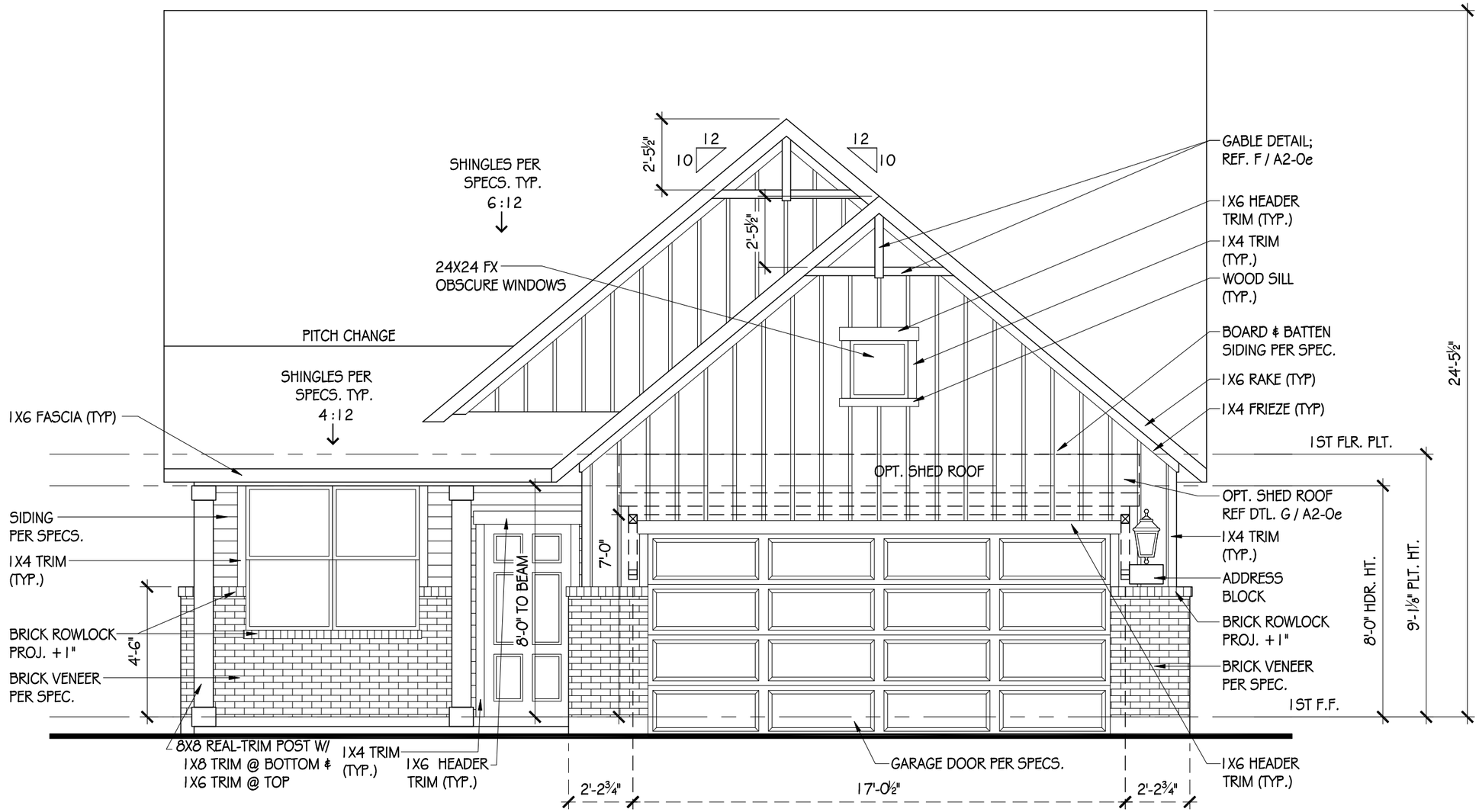
FIRST FLOOR PLAN "E"

DIVISION

SHEET
A1-1e



A
A2-0e

FRONT ELEVATION "E"
SCALE: 1/4" = 1'-0"

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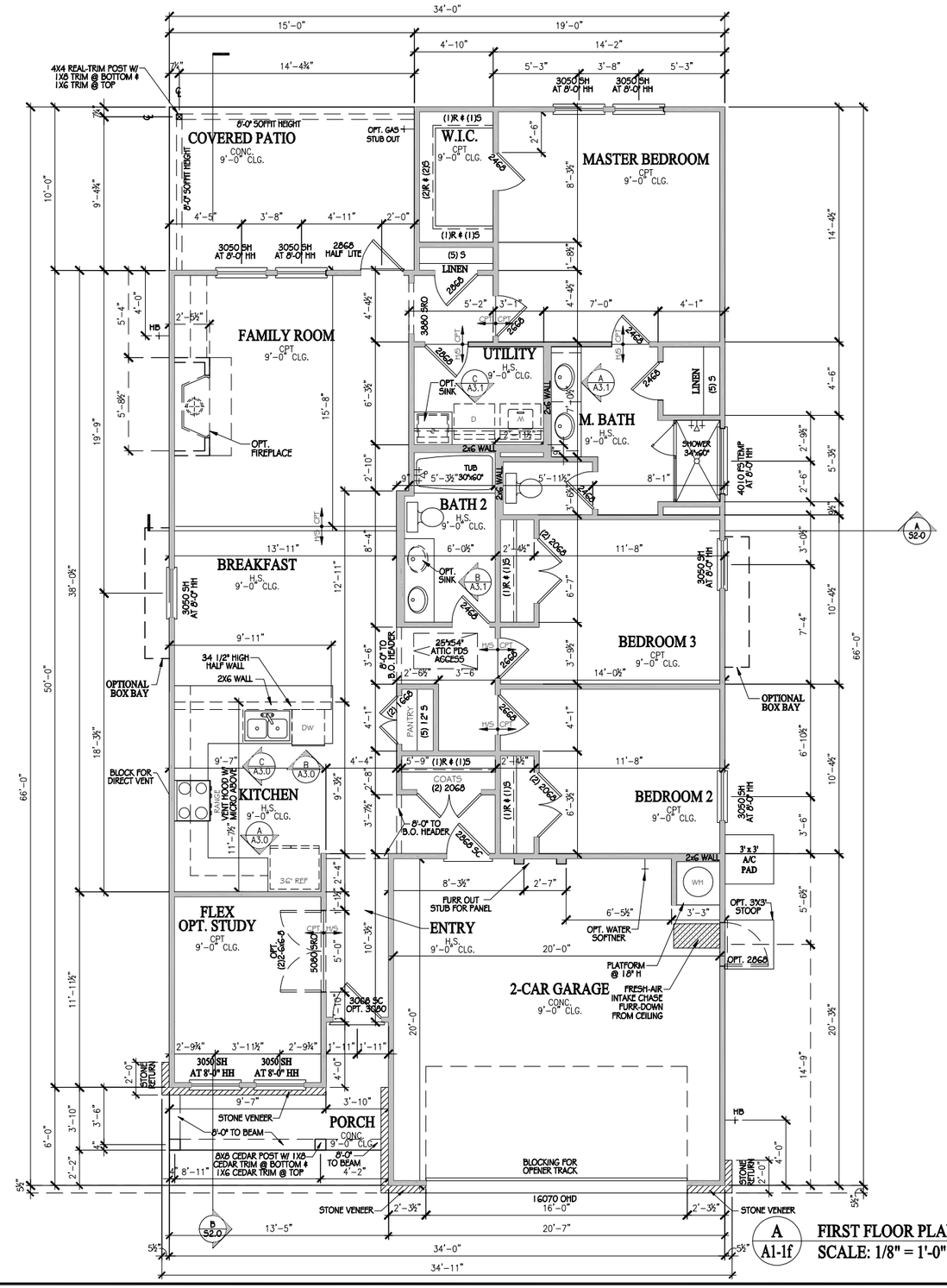
FRONT & REAR ELEV & ROOF PLAN "E"

DIVISION

SHEET
A2-0e



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

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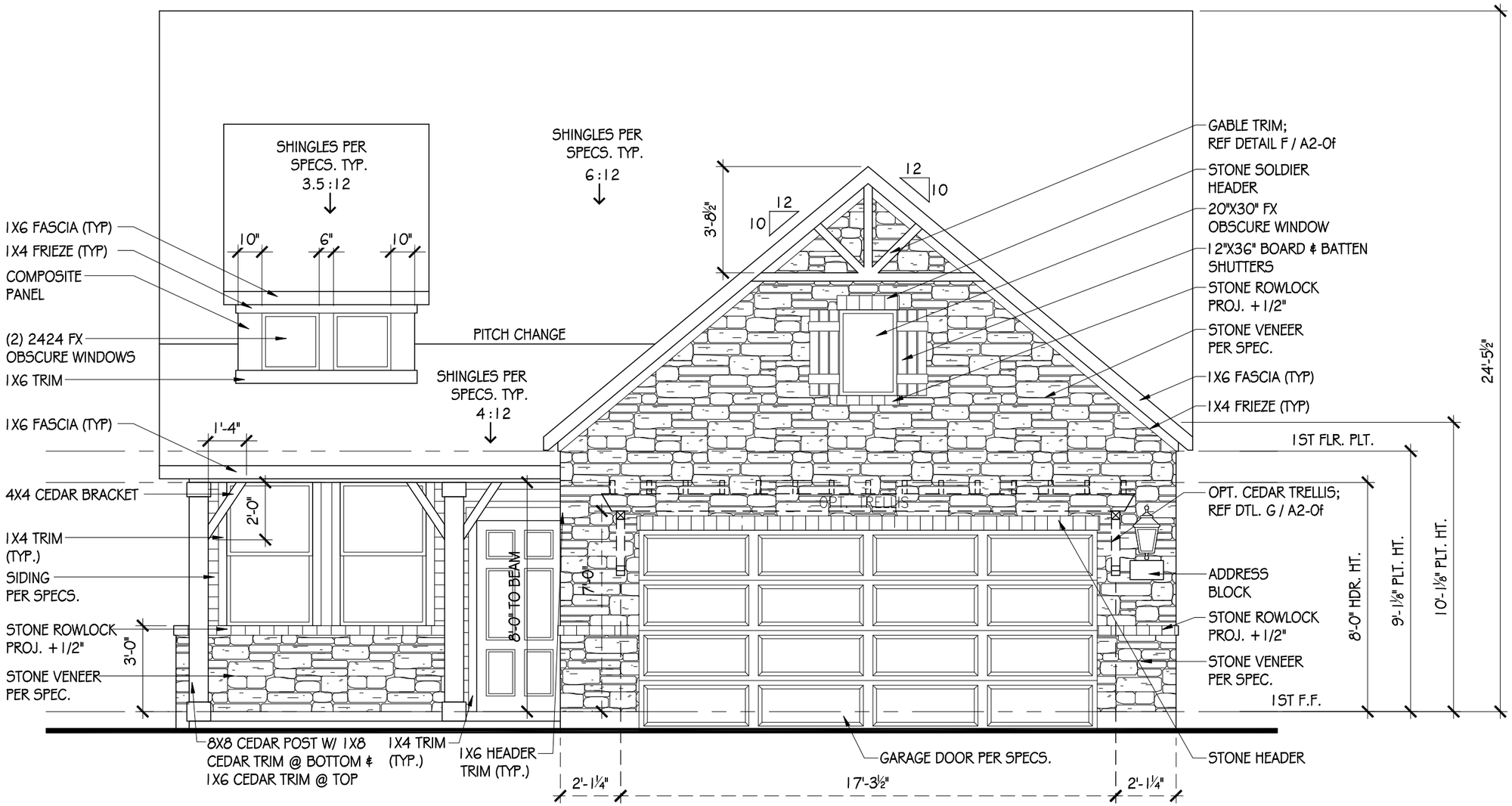
FIRST FLOOR PLAN "F"

DIVISION

SHEET
A1-1f



A / A2-0f **FRONT ELEVATION "F"**
SCALE: 1/4" = 1'-0"

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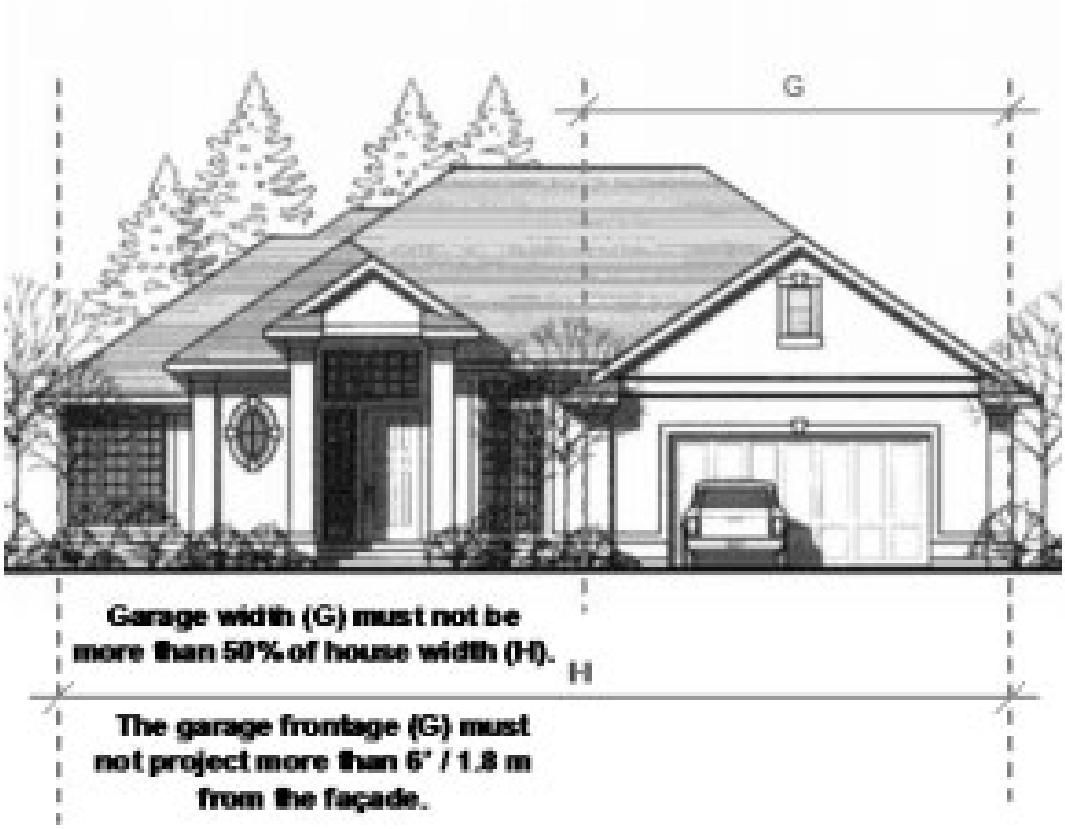
FRONT & REAR ELEV & ROOF PLAN "F"

DIVISION

SHEET
A2-0f

10.406.3.3.1 Front-loading garages

New housing development must avoid front elevations resulting in a streetscape dominated by the sight of garage doors. A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.



From:	Ashley Lumpkin
To:	Steven Pierce; Paul Kenney; Brendon Newman
Cc:	Yvette Glover; Keith Pearson; Keith Pearson
Subject:	RE: Covered Bridge - Ashton Woods Plan Submittal
Date:	Thursday, September 23, 2021 9:23:00 AM
Attachments:	image003.png image004.png image006.png

Steven,

The UDC is not a contradiction, the other 45-foot lots the homes were all within PUDs. The issue is with straight zoning staff has no discretion to provide any alternatives. The other project, Wilco Ranch, that we have worked on had different standards as part of the Development Agreement. So, its waived portion of the ordinance as you had already gotten some entitlements through the county.

I'll have Angel reach out with some availability. My calendar is about two weeks out currently.

Thanks,
Ashley

From: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Sent: Thursday, September 23, 2021 9:19 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Yvette Glover <Yvette.Glover@HuttoTX.gov>; Keith Pearson <keith.pearson@ashtonwoods.com>; Keith Pearson <keith.pearson@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal
Importance: High

Ashley,

This contradicts what the city has approved on other projects with 45' lots. There are no alleys in this project, so rear load garages are not feasible. One note I'd like to point out - there is no requirement in the UDC requiring space for two car garages, and we're trying to avoid having to go to a single car garage product that doesn't meet the intent of the code and is not what buyers are looking for.

I think we need to meet with you in person to discuss this further. Please let me know your availability.

Thank you,

ASHTON WOODS
HOME TO INSPIRATION.

Steven Pierce
Director of Land Acquisition & Development
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
C **512 809 4413**

steven.pierce@ashtonwoods.com | **ashtonwoods.com**

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sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey.

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Thursday, September 23, 2021 9:02 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Paul,

I need the matrix filled out with the building widths and garage plus surround, per 10.406.3.3.1. The code does not only state the 16ft garage door, but it's the garage door and up to 4ft of a surround. There are no other compliance measures in the UDC, in part because the desire in the code was to have alley-loaded lots for the smaller product, which removes any possibility of the garage width issue. I don't think any of the plans submitted meet the minimum UDC requirements because the lots are narrow and you're proposed front entry garages.

You'll also need to ensure with each lot that you're in compliance with 10.405.8.4 – the smaller lots are often not able to meet this requirement either.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Thursday, September 23, 2021 8:52 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Checking in this week to see if you've had a chance to review the questions below and matrix provided?

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Paul Kenney
Sent: Thursday, September 16, 2021 11:01 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <steven.pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Thank you for your response. I've attached a compliance Matrix for the plans being submitted to facilitate the process. Additionally, renderings are now in each folder so you & the team can have a sense of what the homes will look like when finished.

Below is the link if you need it again:

- https://ashtonwoods.egnyte.com/fl/TgSHKzeEYL

We did have a few questions:

- Since the garage door is 16'-0", we are close to infringing on the 50% rule of section 10.406.3.3.1. Are there certain elements of an elevation that we could modify to help offset some of the additional frontage that is included in the calculation?
    - Ashton Woods is happy to alter these elevations to meet city requirements.
- Once the plans have been reviewed, would you be willing to meeting with myself and Brendon Newman, our purchasing director to discuss the approvals / rejections of the plans and ensure we are all aligned with next steps?

Please let me know if you need any additional information.

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 14, 2021 2:15 PM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Great, I'll check with Yvette for the check. I didn't see the overall tracking of how the homes meet the ordinance. Keep in mind this is strictly UDC and there is a menu of sorts of options to meet the minimum standards.

10.406.3.3.1 Front-loading garages – plans don't appear to meet this section
10.406.3.5 Required elements – please call these out in the aforementioned sheet for the submitted plans – one of the options must be included as a minimum.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

This email, plus any attachments, may constitute a public record of the City of Hutto and may be subject to public disclosure under the Texas Public Information Act. Improper disclosure of the content of this email or its content may constitute a violation of the Texas Penal Code.

From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Monday, September 13, 2021 9:45 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

The $500 check was signed last Friday and should be in the mail. Just checking in to see if we can get an ETA on this Master Review.

Thank You,

Brendon Newman
Director of Purchasing
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 7, 2021 9:41 AM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Thanks for the email. City Council recently updated the fee schedule to include a review fee of $500 per masterplan submittal. Also, please review the Covered Bridge zoning of SF-1, there is no PUD for that tract so I'm not sure if the homes you were approved for within the Development Agreement for Wilco Ranch will meet the minimum UDC requirements.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

This email, plus any attachments, may constitute a public record of the City of Hutto and may be subject to public disclosure under the Texas Public Information Act. Improper disclosure of the content of this email or its content may constitute a violation of the Texas Penal Code.

From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Tuesday, September 7, 2021 9:30 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

I just wanted to touch base on this to see if we can expect a follow up by 9/15, or sooner. Please let us know.

Thank You,

Brendon Newman
Director of Purchasing

Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Wednesday, September 1, 2021 4:09 PM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Brendon Newman <brendon.newman@ashtonwoods.com>; Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: Covered Bridge - Ashton Woods Plan Submittal

Good afternoon Ashley,

Ashton Woods has another development opportunity in Hutto which we would like to submit a lineup for master plan approval.

- Development Name: Covered Bridge
- The plan sets are identical to the ones sent to you for the Wilco Ranch development, but we have included a few more elevations.
- Would you mind reviewing these plans?
    - Link for plans: https://ashtonwoods.egnyte.com/fl/ua4WjQhtGi

Please let me know if you have any questions or concerns, I am happy to assist.

Sincerely,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512 623 1728 C 409 201 9843
paul.kenney@ashtonwoods.com | ashtonwoods.com

Ashton Woods Homes reserves the right to change plans, specifications and pricing without notice in its sole discretion. Square footage is approximate and window, floor and ceiling elevations are approximate, subject to change without prior notice or obligation and may vary by plan elevation and/or community. Special wall and window treatments, upgraded flooring, fireplace surrounds, landscape and other features in and around the model homes are designer suggestions and not included in the sales price. All renderings, color schemes, floor plans, maps and displays are artists' conceptions and are not intended to be an actual depiction of the home or its surroundings. Basements are available subject to site conditions. Home site premiums may apply. Please see Sales Representative for additional information. This is not an offer to sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey.

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AGENDA ITEM REPORT
4.3.

To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3502R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

Meeting: Tuesday, January 25, 2022

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The Covered Bridge Subdivision is approximately 49.95 acres and includes 230 residential lots, and 1 open space/drainage lot. The preliminary plat was approved by City Council on October 15, 2020 per Resolution No. R-2020-093. Phase 1 Final Plat was approved on June 1, 2021, and Phase 2 Final Plat was approved at on December 7, 2021. They are both awaiting recording.
The zoning for the property is SF-1. The approved lots are 45’ wide and 115’ deep, typical. The setbacks required are 5’ for interior side yards and 15’ side yards for corner lots. The front and rear setbacks are 20' in depth.

The Covered Bridge project’s preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. This zoning permits 45’ wide front-entry lots. The Covered Bridge project includes 177 lots that are 45’ wide. With 5’ side setbacks required by zoning ordinance, the maximum width of a house on a 45’ lot is 35’ wide.

Garage doors are standardized in the home building industry at 16’ wide, which is below the 50% threshold until the additional 4’ is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4’ added, it is not possible to have a house with a two-car garage on a front-entry 45’ lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city allowed, via a separate development agreement, the company is building in Cottonwood Farms, also in Hutto. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45’ wide lots. However, the Development Agreement was provided because the majority of the other development was entitled to Williamson County, which does not have the garage width ordinance. All other by-right developments in the city (i.e. not a Planned Unit Development) follow the existing garage width as specified in the ordinance. In an email to the developer, staff explained the differences and advised about the by-right zoning being different than the Cottonwood Farms development standards in September 2021.

House plan 3501R Width 34.92’ – percentage of frontage 57%
House plan 3502R Width 34.92’ – percentage of frontage 57%
House plan 3503R Width 34.92’ – percentage of frontage 57%
House plan 3504R Width 34.92’ – percentage of frontage 55-57%
House plan 3505R Width 35’ – percentage of frontage 56-57%
House plan 3506R Width 34.92’ – percentage of frontage 53-56%
House plan 3507R Width 34.92’ – percentage of frontage 57%
House plan 3508R Width 34.92’ – percentage of frontage 53-56%

SUMMARY OF REQUEST:

111 notifications were sent out to property owners within 200’ of this site. To date we have received one in opposition.

Variance Criteria 10.203.24.3

A variance may be granted if all the following findings are made.

- There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is the minimum necessary to grant relief.

STAFF REVIEW:

Variance Evaluation and Recommendation

The proposed request does not meet the variance approval criteria. There are *no* unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

- Strict application of this code *does not* deprive the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.

- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request *are* self-created by disregard or ignorance of this code.
- The variance *would* confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is *not* the minimum necessary to grant relief.

Variance Approval conditions
Staff Recommends denial of the proposed variance request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. RequestLetter(12-28-21)
2. Application(12-28-21)
3. R-2020-093 Covered Bridge Revised Prelim Plat 10-15-20
4. Covered Bridge_Compliance Matrix.xlsx
5. 3502R Cartwright BASE_CB Submission
6. RE_ Covered Bridge - Ashton Woods Plan Submittal
7. Code Section

ASHTON WOODS

December 21, 2021

City of Hutto
Development Services Department
500 W. Live Oak St.
Hutto, TX 78634

Re: Covered Bridge Subdivision; Garage Frontage Variance Request – UDC 10.406.3.3.1

Ashton Woods Homes is requesting a variance from section 10.406.3.3.1 of the City of Hutto's Unified Development Code related to garage frontage percentages for the Covered Bridge subdivision. Per the UDC, "A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage..."

Ashton Woods is seeking a variance for the Covered Bridge subdivision that would allow up to 58% of house front elevations on 45' wide front-entry lots to be garage frontage as defined in the UDC.

The Covered Bridge project's preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. Under this zoning, 45' wide front-entry lots are permitted and of its 230 total lots, 177 are 45' wide. With 5' side setbacks required by zoning ordinance, the maximum width of a house on a 45' lot is 35' wide. Garage doors are standardized in the home building industry at 16' wide, which is below the 50% threshold until the additional 4' is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4' added, it is not possible to have a house with a two-car garage on a front-entry 45' lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city has approved, and the company is actively building in a different Hutto subdivision called Cottonwood Farms. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45' wide lots.

Should you have any questions or require any additional information, please contact me at steven.pierce@ashtonwoods.com or (512) 809-4413.

Sincerely,

Steven Pierce
Director of Land Acquisition and Development

ashtonwoods.com
10721 Research Blvd., Bldg. B, Suite 210 | Austin, TX 78759
P 512 610 7000 F 512 610 7004

Variance Request Application

Must be accompanied by a Master Application

May 2019

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Covered Bridge

PROPERTY ADDRESS: 747 CR 138, Hutto, TX 78634

**** Pre-application meeting with Development Services staff. (Required for all Variance Applications.) ****

Variance Type (Check One)

☑ **Site Design Standards** ☐ **Subdivision Standards** ☐ **Sign Standards** ☐ _____

FEES: Required at application submittal. Fees may be provided by cash, credit card or check made payable to: *City of Hutto (See: City of Hutto Development Fees)*

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8½" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

- Detailed site plan of property showing north arrow, scale, dimensions, setbacks, and property lines.
- List of all property owners (from WCAD) within 200-ft of subject property.
- Photographs to support request.
- Copy of final plat related to the request.

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8 ½" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.
6. The variance is the minimum necessary to grant relief.

PROCESSING:

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/website notification).
- Notification is required 16 days prior to your scheduled meeting date (mailed notice: Site Design/Subdivision only).
- Approved variance is valid for one (1) year from date of approval.
- Documents are to be recorded with the Williamson County Clerk, fees may apply (Zoning Board of Adjustment only).

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Mtg. date

MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Covered Bridge

APPLICATION TYPE: Variance Request

APPLICANT INFORMATION (*property owner or authorized agent*) this will be the City's official contact.

Name: Steven Pierce

Company Name: Ashton Austin Residential

Address: 10721 Research Blvd, Suite B210, Austin, TX 78759

Phone: 512-623-1683 Email: Steven.Pierce@AshtonWoods.com

PROPERTY INFORMATION

Address: 747 CR-138, Hutto, TX 78634

Legal Description: Deed Lot(s)____ Block____ Subdivision Entire Covered Bridge Prelim - 230 Single-Family lots

Reference: Volume____ Page(s) ____ or Document No. 2021084347

City Limits ☑ ETJ ☐ Current Zoning District: SF-1 Village

PROPERTY OWNER INFORMATION

Name:

Company Name: Arroyo Cap II-1, LLC

Address: 18575 Jamboree Rd, Suite 300, Irvine, CA 92612

Phone: 949-272-1172 Email: JBrouelette@ArroyoCapital.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Property Owner Signature | Steven Pierce Property Owner Printed Name Agent | 12/21/21 Date

THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Steven Pierce, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 21st day of December, 2021

Notary Public Signature | Melissa Derting Notary Public Printed Name

(Seal) MELISSA DERTING Notary Public, State of Texas My Commission Expires October 17, 2023 NOTARY ID 13040371-2

If there are multiple property owners attach separate page(s) with notarized signature(s)

RESOLUTION NO. R-2020-093

A RESOLUTION APPROVING THE PLAT KNOWN AS "COVERED BRIDGE REVISED PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

that the Hutto City Council hereby approves the resolution for the plat known as "Covered Bridge Revised Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **15th** day of the month **October, 2020.**

THE CITY OF HUTTO, TEXAS

~~Doug Gaul, Mayor~~

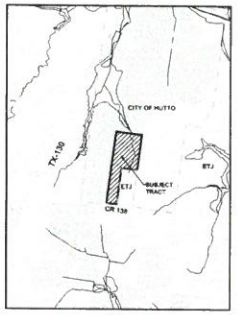
Mike Snyder Mayor Pro Tem

ATTEST:

Holly Nagy, City Secretary

COVERED BRIDGE

PRELIMINARY PLAT



LOCATION MAP
N.T.S.

SHEET INDEX

NO.	TITLE
1	OVERALL PRELIMINARY PLAT
2	GENERAL NOTES

TREE TABLE

TAG NO.	DESCRIPTION
1000	18" LIVE OAK(POOR)
1001	12" CEDAR
1002	11" BLACK TWIG TOLIA (5.5-6")
1003	8" BLACK LOCUST(GOOD)
1004	8" BLACK LOCUST(GOOD) (4-6")
1005	8" BLACK LOCUST(GOOD) (3-4.5")
1006	20" BLACK WILLOW (16-12")
1007	13" BLACK WILLOW
1008	17" BLACK WILLOW (13-8")
1009	8" BLACK WILLOW
1010	11" BLACK WILLOW
1011	9" MULBERRY (5.5-3.5")
1012	9" MULBERRY (3.5-3.5")

OWNER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

ENGINEER:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

DEVELOPER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

SURVEYOR:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

TOTAL NO. OF LOTS:

NO. OF BLOCKS: 8
NO. OF SINGLE FAMILY LOTS: 230
NO. OF DETENTION LOTS: 1
NO. OF OPEN SPACE LOTS: 9
NO. OF ROW DEDICATION LOTS: 1
TOTAL LOTS: 241

LINEAR FOOTAGE OF STREETS: 8,627 LF
ACREAGE OF LOTS: 35.71 AC
ACREAGE OF R.O.W.: 11.33 AC
ACREAGE OF R.O.W. DEDICATION: 2.91 AC
TOTAL ACREAGE: 48.95 AC

NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES.

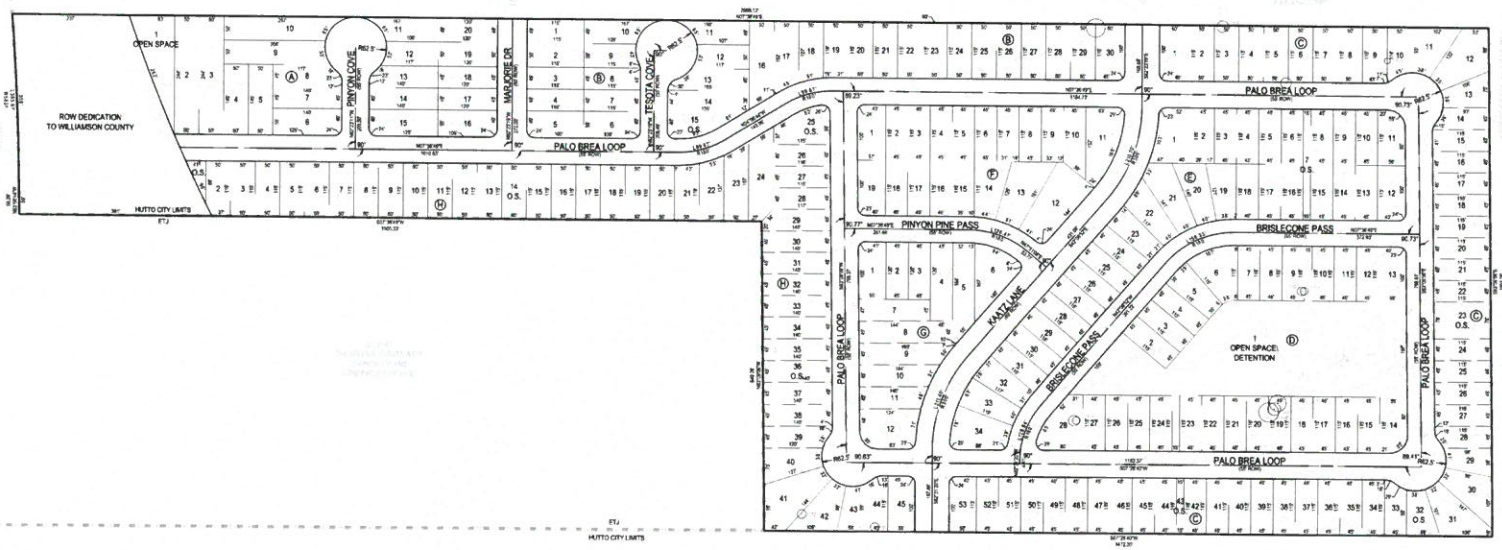
ALL OUT-BOUNDARY CORNERS ARE 5/8" IRON RODS FOUND UNLESS OTHERWISE NOTED.

Received 09/29/2020

0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 70 PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- CITY LIMITS BOUNDARY



REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

BGE

BGE, Inc.
7000 N. MOPAC EXPY, SUITE 330
AUSTIN, TX 78731
TEL: 512-879-0400 www.bgeinc.com
TBPE Registration No. F-1046

COVERED BRIDGE

OVERALL PRELIMINARY PLAT

SHEET 1 OF 2

G:\1ECP\projects\14_Development\1944-06-Covered_Bridge\LDN_CADD\01_Site\Plan Set\01-LAYO-PRELIM.dwg Layout: Layout1 Plotted: 9/29/2020 4:06:19 PM

COVERED BRIDGE
PRELIMINARY PLAT

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. EXCEPTIONS WILL BE ALLOWED WHERE LIMITING FACTORS EXIST, AND THERE ARE OPTIONS AVAILABLE TO ENSURE THAT DRY UTILITY SERVICE CAN BE ACCOMMODATED SUCH AS JOINT TRENCHING OF UTILITIES IN A SINGLE EASEMENT.
3. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE U.D.C. REQUIREMENTS.
6. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN ACCORDANCE WITH THE CITY OF HUTTO UDC.
7. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
8. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
   WATER: MANVILLE WATER SUPPLY CORPORATION
   WASTEWATER: CITY OF HUTTO
   ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY
   GAS: ATMOS ENERGY CORPORATION
10. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515F, EFFECTIVE 12/20/2019.
11. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE U.D.C.
13. THE SUBDIVISION IS ZONED: SF-1
14. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
15. "FIRE LANE TOW AWAY ZONE" SIGNAGE WILL BE POSTED ON ONE SIDE OF EVERY PROPOSED STREET WITH A 30 FOOT WIDTH.
16. BUILDING SETBACK MINIMUMS ARE PER AS SHOW BELOW.
17. ANY MITIGATION OR REQUIRED IMPROVEMENTS CONTAINED WITHIN THE TIA REPORT WILL BE SATISFIED AT FINAL PLAT/CONSTRUCTION PLAN STAGE.

STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	CURB AND GUTTER
BRISLECONE PASS	55'	1,062 LF	30' FACE TO FACE	5'	LOCAL	YES
KAATZ LANE	69'	1,190 LF	44' FACE TO FACE	5'	COLLECTOR	YES
MARJORIE DRIVE	60'	272 LF	30' FACE TO FACE	5'	LOCAL	YES
PALO BREA LOOP	55'	5,237 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON PINE PASS	55'	432 LF	30' FACE TO FACE	5'	LOCAL	YES
TESOTA COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES

LEGAL DESCRIPTION OF LAND

A TRACT OF LAND SITUATED WITHIN THE JOHN KELSEY SURVEY, ABSTRACT NUMBER 377, WILLIAMSON COUNTY TEXAS, AND BEING A PORTION OF A CALLED 73.35 ACRE TRACT OF LAND CONVEYED TO THE CENTRAL ASSEMBLY OF GOD (NOW KNOWN AS THE BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD) BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2007046774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND, ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 136, FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK B-1 OF LAKESIDE ESTATES, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET T AT SLIDES 19-21 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF A CALLED 1.210 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2008062023 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 07 DEGREES 36 MINUTES 49 SECONDS EAST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION TWO AND THE ABOVE-MENTIONED 73.355 ACRE TRACT, PASSING AT 984.87 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 16 IN SAID BLOCK B-1, PASSING AT 1,044.83 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK E OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION 2 AND CONTINUING ALONG SAID COMMON BOUNDARY LINE AND THE COMMON BOUNDARY LINE OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET W AT SLIDES 96 – 98 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, PASSING AT 2,254.73 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 21 IN BLOCK E OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 2,324.74 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, AND CONTINUING FOR A TOTAL DISTANCE OF 2,988.13 FEET TO A 1/2 INCH REBAR FOUND FOR A COMMON CORNER OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE;

THENCE SOUTH 83 DEGREES 06 MINUTES 46 SECONDS EAST, CONTINUING ALONG THE AFOREMENTIONED COMMON BOUNDARY LINE OF THE CALLED 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE, PASSING AT 238.46 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 17 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 290.39 FEET THE SOUTHWEST CORNER OF LOT 1 IN BLOCK J OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 445.14 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON SOUTH CORNER OF LOTS 1 AND 24 IN SAID BLOCK J AND CONTINUING FOR A TOTAL DISTANCE OF 1,051.38 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON CORNER OF SAID 73.35ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ON THE WEST BOUNDARY LINE OF A 120.0 ACRE TRACT CONVEYED TO J.F. GIBNEY, ET UX BY A DEED FILED FOR RECORD IN VOLUME 2726 AT PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 07 DEGREES 28 MINUTES 46 SECONDS WEST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED 73.35 ACRE TRACT AND THE AFOREMENTIONED GIBNEY TRACT, 1,472.30 FEET TO A POINT, IN AN EXISTING HEDGEROW, FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, FROM WHICH A 1/2 INCH REBAR FOUND FOR SOUTHEAST CORNER OF SAID 73.35 ACRE TRACT BEARS SOUTH 07 DEGREES 28 MINUTES 36 SECONDS WEST, 1,566.43 FEET;

THENCE NORTH 83 DEGREES 08 MINUTES 08 SECONDS WEST, PASSING AT 15.16 FEET A 1/2 INCH REBAR WITH A CAP MARKED "REF COR RPLS 4967" SET FOR A REFERENCE CORNER AND CONTINUING FOR A TOTAL DISTANCE OF 840.26 FEET A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 07 DEGREES 36 MINUTES 49 SECONDS WEST, 1,505.33 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET, ON THE ABOVE-MENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE ABOVE-MENTIONED CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT;

THENCE NORTH 83 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, 98.39 FEET TO A 5/8 INCH REBAR WITH A CAP MARKED "WILLIAMSON COUNTY" FOUND FOR A COMMON CORNER OF SAID 1.210 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTHWESTERLY, 355.51 FEET ALONG THE AFOREMENTIONED NORTH RIGHT-OF WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,830.63 FEET, A CENTRAL ANGLE OF 03 DEGREES 29 MINUTES 37 SECONDS AND A LONG CHORD WHICH BEARS NORTH 84 DEGREES 53 MINUTES 44 SECONDS WEST, 355.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 2,175,821 SQUARE FEET OR 49.950 ACRES, MORE OR LESS.

LOT TABLE

LOT #	AREA	BLOCK	USE
1	11786	A	OPEN SPACE
2	12225	A	SF
3	12225	A	SF
4	7280	A	SF
5	7250	A	SF
6	7882	A	SF
7	6300	A	SF
8	8016	A	SF
9	10798	A	SF
10	10879	A	SF
11	6039	A	SF
12	5380	A	SF
13	6018	A	SF
14	6300	A	SF
15	7652	A	SF
16	8683	A	SF
17	5400	A	SF
18	5400	A	SF
19	6000	A	SF
20	5830	A	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6862	B	SF
2	5750	B	SF
3	5475	B	SF
4	5475	B	SF
5	6277	B	SF
6	6277	B	SF
7	5475	B	SF
8	5475	B	SF
9	6363	B	SF
10	6026	B	SF
11	6037	B	SF
12	5498	B	SF
13	6522	B	SF
14	7366	B	SF
15	5637	B	O.S.
16	6375	B	SF
17	6907	B	SF
18	6012	B	SF
19	5750	B	SF
20	5750	B	SF
21	5750	B	SF
22	5750	B	SF
23	5750	B	SF
24	5750	B	SF
25	5750	B	SF
26	5750	B	SF
27	5750	B	SF
28	5750	B	SF
29	5750	B	SF
30	6852	B	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6862	C	SF
2	5750	C	SF
3	5750	C	SF
4	5750	C	SF
5	5750	C	SF
6	5750	C	SF
7	5750	C	SF
8	5750	C	SF
9	5747	C	SF
10	6067	C	SF
11	6801	C	SF
12	5673	C	SF
13	5236	C	SF
14	4647	C	SF
15	5158	C	SF
16	5175	C	SF
17	5175	C	SF
18	5175	C	SF
19	5175	C	SF
20	5175	C	SF
21	5175	C	SF
22	5175	C	SF
23	6768	C	O.S.
24	5175	C	SF
25	5175	C	SF
26	5175	C	SF
27	5175	C	SF
28	4837	C	SF
29	4640	C	SF
30	7348	C	SF
31	6308	C	SF
32	4941	C	O.S.
33	4773	C	SF
34	5175	C	SF
35	5175	C	SF
36	5175	C	SF
37	5175	C	SF
38	5175	C	SF
39	5175	C	SF
40	5175	C	SF
41	5175	C	SF
42	5175	C	SF
43	1725	C	O.S.
44	5175	C	SF
45	5175	C	SF
46	5175	C	SF
47	5175	C	SF
48	5175	C	SF
49	5175	C	SF
50	5175	C	SF
51	5175	C	SF
52	5175	C	SF
53	6277	C	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	100678	D	OPEN SPACE/ DETENTION
2	5175	D	SF
3	5475	D	SF
4	5175	D	SF
5	5866	D	SF
6	8331	D	SF
7	5475	D	SF
8	5475	D	SF
9	5175	D	SF
10	5175	D	SF
11	5175	D	SF
12	5175	D	SF
13	6362	D	SF
14	6124	D	SF
15	5475	D	SF
16	5175	D	SF
17	5475	D	SF
18	5175	D	SF
19	5175	D	SF
20	5475	D	SF
21	5475	D	SF
22	5475	D	SF
23	5175	D	SF
24	5175	D	SF
25	5175	D	SF
26	5475	D	SF
27	5175	D	SF
28	6248	D	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8450	E	SF
2	5175	E	SF
3	5175	E	SF
4	5175	E	SF
5	5175	E	SF
6	5175	E	SF
7	3460	E	O.S.
8	5175	E	SF
9	5175	E	SF
10	5176	E	SF
11	5964	E	SF
12	6526	E	SF
13	5175	E	SF
14	5175	E	SF
15	5175	E	SF
16	5175	E	SF
17	5175	E	SF
18	5175	E	SF
19	5883	E	SF
20	6784	E	SF
21	6163	E	SF
22	6622	E	SF
23	5561	E	SF
24	5175	E	SF
25	5175	E	SF
26	5175	E	SF
27	5175	E	SF
28	5175	E	SF
29	5175	E	SF
30	5175	E	SF
31	5175	E	SF
32	5791	E	SF
33	6950	E	SF
34	6486	E	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8640	F	SF
2	5175	F	SF
3	5175	F	SF
4	5175	F	SF
5	5175	F	SF
6	5175	F	SF
7	5175	F	SF
8	5175	F	SF
9	5175	F	SF
10	6008	F	SF
11	5765	F	SF
12	12435	F	SF
13	9840	F	SF
14	7046	F	SF
15	5178	F	SF
16	5175	F	SF
17	5175	F	SF
18	5175	F	SF
19	6967	F	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8645	G	SF
2	5400	G	SF
3	5400	G	SF
4	7357	G	SF
5	8863	G	SF
6	9046	G	SF
7	8803	G	SF
8	8809	G	SF
9	8117	G	SF
10	8816	G	SF
11	5815	G	SF
12	8379	G	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	1805	H	O.S.
2	9589	H	SF
3	5750	H	SF
4	5750	H	SF
5	5750	H	SF
6	5750	H	SF
7	5738	H	SF
8	5765	H	SF
9	5750	H	SF
10	5750	H	SF
11	5750	H	SF
12	5750	H	SF
13	5750	H	SF
14	5780	H	O.S.
15	5750	H	SF
16	5750	H	SF
17	5750	H	SF
18	5750	H	SF
19	5750	H	SF
20	5750	H	SF
21	5812	H	SF
22	6345	H	SF
23	7567	H	SF
24	6619	H	SF
25	7551	H	O.S.
26	5699	H	SF
27	6216	H	SF
28	5243	H	SF
29	6011	H	SF
30	6300	H	SF
31	6300	H	SF
32	6300	H	SF
33	6300	H	SF
34	6300	H	SF
35	6300	H	SF
36	6300	H	O.S.
37	6300	H	SF
38	6300	H	SF
39	5606	H	SF
40	6705	H	SF
41	10850	H	SF
42	7100	H	SF
43	4800	H	SF
44	4880	H	SF
45	6277	H	SF

REV	DESCRIPTION	DATE	APR
◁			
◁			
◁			
◁			
◁			

DESIGNED BY: AC
REVIEWED BY: JK
DRAWN BY: AC

BGE

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TBPE Registration No. F-1046

COVERED BRIDGE

GENERAL NOTES

Received 09/29/2020

HUTTO

SHEET 2 OF 2

G:\TXC\Projects\P4_Development\7948-00-Covered_Bridge\LD\01_CADD\01_Sheets\Prelim Plans\C-SP-LAYO-PRELIM.dwg Layout: Layout2 Plotted: 9/29/2020 4:09:04 PM

											Section (10.406.3.5)				
Plan Number	Plan Name	Elevation	Garage Plus Surround (L.F.)	House Width (L.F.)	Percentage	Garage <6'-0" Protrusion	Garage Width Compliance - 10.406.3.3.1	Front Door on Same Plane as Garage?	House Façade Distance Offset from Garage	Compliance with 10.406.3.2	Side, Rear or Alley Garage	National Association of Home Builders National Green Building Program: ANSI ICC700-2008 National Green Building Standard	4' Masonry Wainscot surround -OR- Full Masonry	100SF Porch	Count
3501	Brodie	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3502	Cartwright	A	20.00	34.92	57%	Yes	No	No	3'-5.5" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	B	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	C	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	D	19.88	34.92	57%	Yes	No	No	7'-11.8" (Recessed)	Yes	0	1	1	1	3
3502	Cartwright	E	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3502	Cartwright	F	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3503	Livingston	A	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	B	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	C	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	1	0	2
3503	Livingston	D	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	0	0	1
3503	Livingston	E	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	0	0	1
3503	Livingston	F	20.00	34.92	57%	Yes	No	No	0 (Flush)	Yes	0	1	0	0	1
3504	Eleanor	A	19.88	34.92	57%	Yes	No	No	9'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	B	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	C	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	D	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	E	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	F	19.88	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	A	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	B	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	C	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	D	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	E	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	F	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3506	Colton	A	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	B	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	C	18.71	34.92	54%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	D	19.46	34.92	56%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	E	18.67	34.92	53%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	F	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3507	Knox	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3508	Wyatt	A	18.46	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	B	19.58	34.92	56%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	C	18.67	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	D	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	E	19.21	34.92	55%	Yes	No	No	6'-5.5" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	F	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1

INDEX

SHEET	CONTENT
C1-0	INDEX AND COVER SHEET

ELEVATION SPECIFIC SHEETS

ELEVATION "A"

S1-1a	SLAB FOUNDATION PLAN "A"
A1-1a	FIRST FLOOR PLAN "A"
A2-0a	FRONT ELEVATION AND ROOF PLAN "A"
A2-1a	RIGHT & LEFT ELEVATIONS "A"
A2-2a	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "A"
A2-3a	REAR ELEVATION "A"
E1-1a	FIRST FLOOR ELECTRICAL PLAN "A"

ELEVATION "B"

S1-1b	SLAB FOUNDATION PLAN "B"
A1-1b	FIRST FLOOR PLAN "B"
A2-0b	FRONT ELEVATION AND ROOF PLAN "B"
A2-1b	RIGHT & LEFT ELEVATIONS "B"
A2-2a	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "B"
A2-3b	REAR ELEVATION "B"
E1-1b	FIRST FLOOR ELECTRICAL PLAN "B"

ELEVATION "C"

S1-1c	SLAB FOUNDATION PLAN "C"
A1-1c	FIRST FLOOR PLAN "C"
A2-0c	FRONT ELEVATION AND ROOF PLAN "C"
A2-1c	RIGHT & LEFT ELEVATIONS "C"
A2-2a	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "C"
A2-3c	REAR ELEVATION "C"
E1-1c	FIRST FLOOR ELECTRICAL PLAN "C"

ELEVATION "D"

S1-1d	SLAB FOUNDATION PLAN "D"
A1-1d	FIRST FLOOR PLAN "D"
A2-0d	FRONT ELEVATION AND ROOF PLAN "D"
A2-1d	RIGHT & LEFT ELEVATIONS "D"
A2-2d	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "D"
A2-3d	REAR ELEVATION "D"
E1-1d	FIRST FLOOR ELECTRICAL PLAN "D"

ELEVATION "E"

S1-1e	SLAB FOUNDATION PLAN "E"
A1-1e	FIRST FLOOR PLAN "E"
A2-0e	FRONT ELEVATION AND ROOF PLAN "E"
A2-1e	RIGHT & LEFT ELEVATIONS "E"
A2-2e	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "E"
A2-3e	REAR ELEVATION "E"
E1-1e	FIRST FLOOR ELECTRICAL PLAN "E"

ELEVATION "F"

S1-1f	SLAB FOUNDATION PLAN "F"
A1-1f	FIRST FLOOR PLAN "F"
A2-0f	FRONT ELEVATION AND ROOF PLAN "F"
A2-1f	RIGHT & LEFT ELEVATIONS "F"
A2-2f	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "F"
A2-3f	REAR ELEVATION "F"
E1-1f	FIRST FLOOR ELECTRICAL PLAN "F"

GENERAL SHEETS

A3-0	INTERIOR ELEVATIONS I
A3-1	INTERIOR ELEVATIONS II
A4-0	PLAN OPTIONS I
S2-0	WALL SECTIONS I
D5-0	FIRE-RATED SOFFIT DETAILS

GENERAL NOTES:

1. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO TO THE BUILDER FOR JUSTIFICATION AND/OR CORRECTION BEFORE CONTINUING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED TO THE BUILDER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOAD. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC.
9. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES TO INSURE A QUALITY AND SAFE STRUCTURE.

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REVISION LOG

REV.	DESCRIPTION	DRAWN BY	DATE	SHEETS AFFECTED	BROCHURE REQUIRED	ENGINEERING REQUIRED
1.	REVISION		XX-XX-XX		Y/N	Y/N
2.	CUT 12" FROM PLAN WIDTH	CORP	10-05-20		Y	Y
3.	UPDATE AREA IN AREA TABLE, DELETE THE OPT. BRICK IN ALL ELEVATIONS, CHANGE 1X4 FRIEZE IN ALL ELEVATION, CHANGE FIXTURE LED SYMBOL TO DISC, UPDATE INTERIOR ELEVATION AS PER PLANS, UPDATE OPTION MASTER & LUXURY MASTER BATH.	CORP	10-19-20	ALL	Y/N	Y/N
4.	COMBINED MAINSTREET PLANS WITH AW PLANS	CORP	11-25-20	ALL	Y/N	Y/N

SQUARE FOOTAGE TABULATIONS

	FRAME AREA						LIVING / BRICK AREA						
	FIRST FLOOR	SECOND FLOOR	GARAGE	PORCH	PATIO	TOTAL	1st FLR. LIVING	2nd FLR. LIVING	TOTAL LIVING	GARAGE	PORCH	PATIO	TOTAL SLAB
ELEVATION "A"	1730	N/A	398	18	70	2216	1736	N/A	1736	400	18	70	2224
ELEVATION "B"	1746	N/A	398	37	70	2251	1751	N/A	1751	400	37	70	2258
ELEVATION "C"	1746	N/A	398	37	70	2251	1751	N/A	1751	400	37	70	2258
ELEVATION "D"	1730	N/A	398	110	70	2308	1736	N/A	1736	400	105	70	2311
ELEVATION "E"	1746	N/A	398	37	70	2251	1751	N/A	1751	400	37	70	2258
ELEVATION "F"	1746	N/A	398	37	70	2251	1751	N/A	1751	400	37	70	2258

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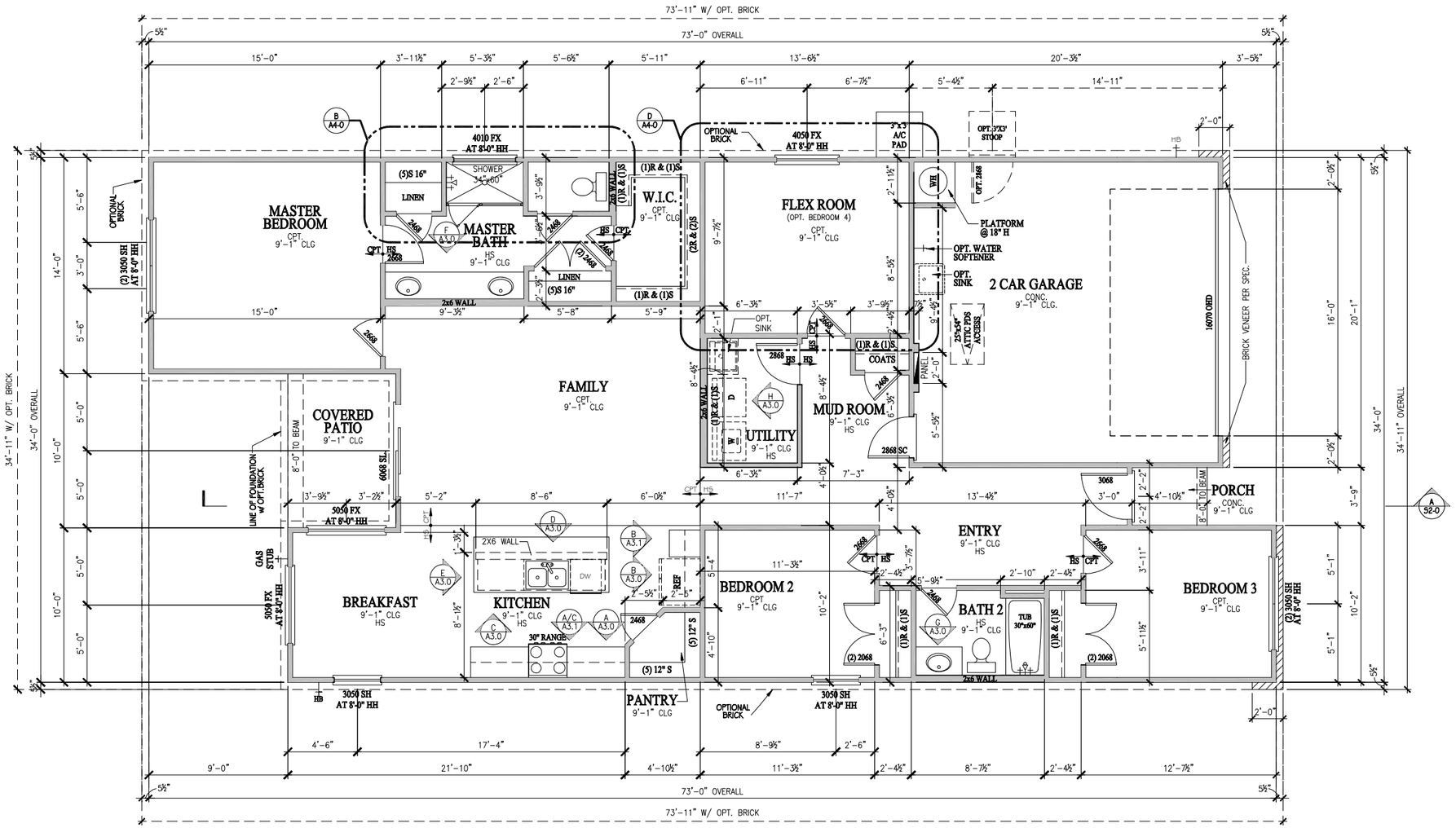
3502R CARTWRIGHT

INDEX AND COVER SHEET

AUSTIN

SHEET C1-0



A — FIRST FLOOR PLAN "A"
A1-1a — SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1730 SF
2nd FLOOR	N/A SF
TOTAL	1730 SF

AREAS (UNHEATED)	
GARAGE	398 SF
PATIO	70 SF
PORCH	18 SF
	486 SF

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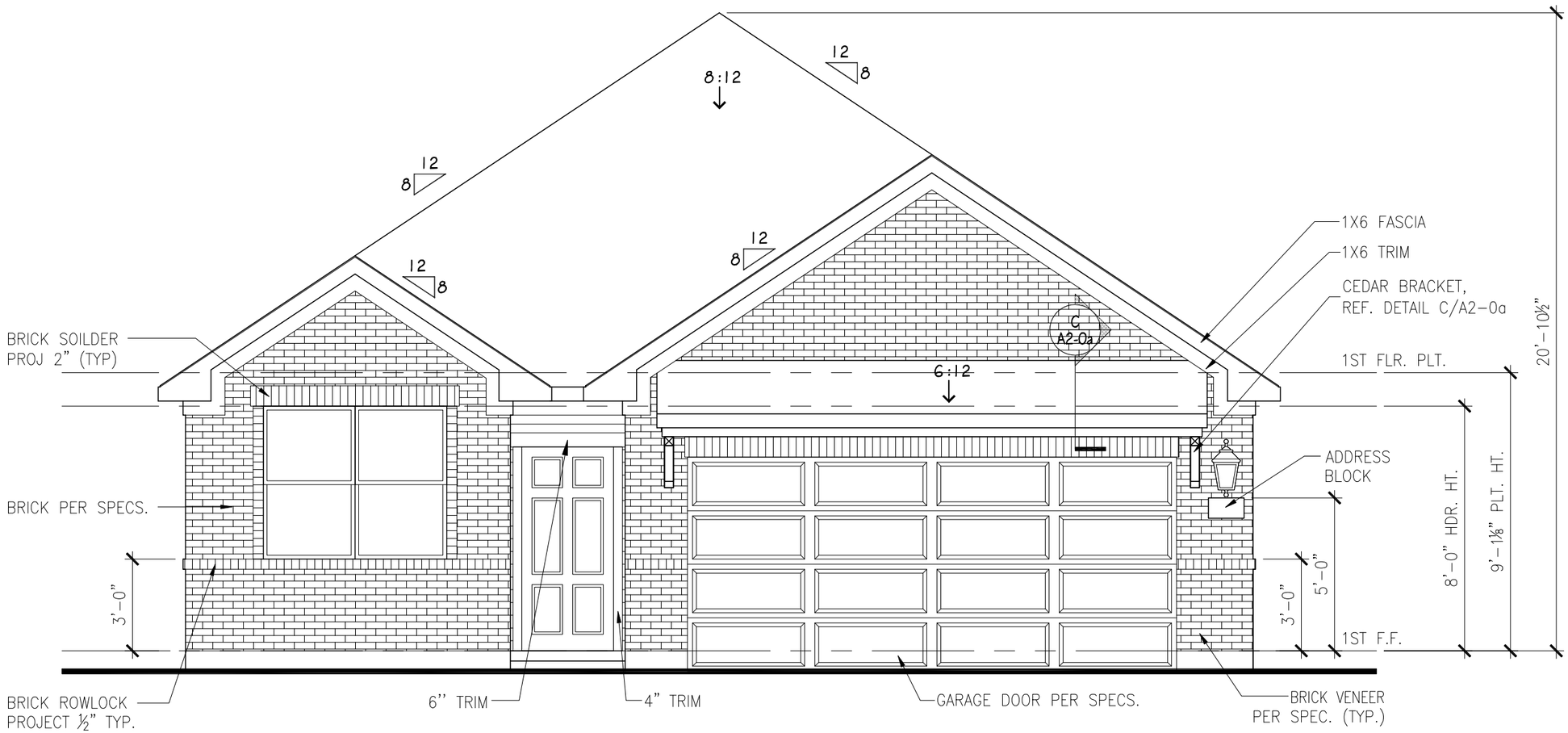
FIRST FLOOR PLAN "A"

AUSTIN

SHEET A1-1c



A
A2-0a

FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"

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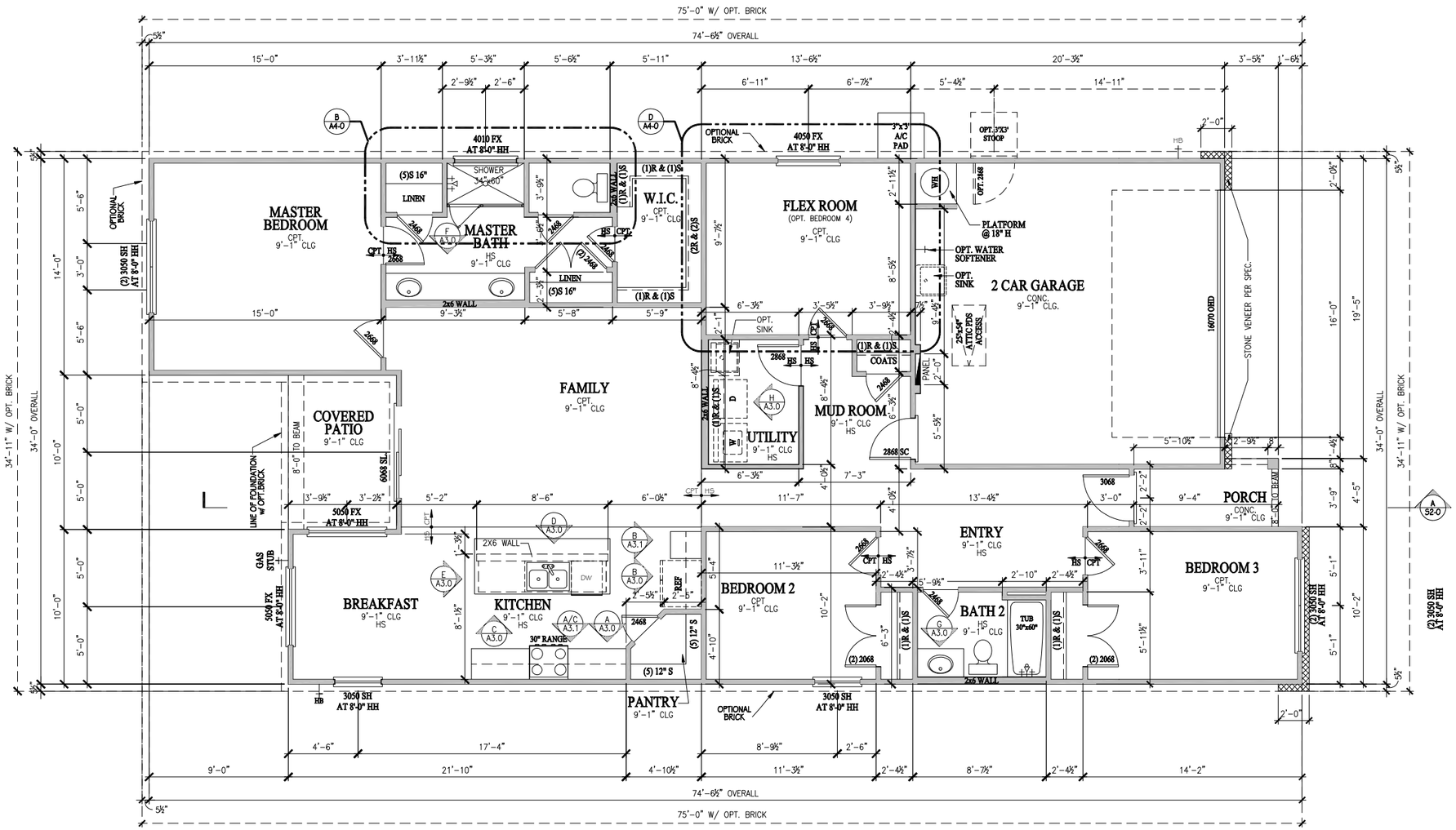
3502R CARTWRIGHT
FRONT ELEVATION & ROOF PLAN "A"

AUSTIN

SHEET
A2-0a



A — FIRST FLOOR PLAN "B"
A1-1b — SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1746 SF
2nd FLOOR	N/A SF
TOTAL	1746 SF

AREAS (UNHEATED)	
GARAGE	398 SF
PATIO	70 SF
PORCH	37 SF
	505 SF

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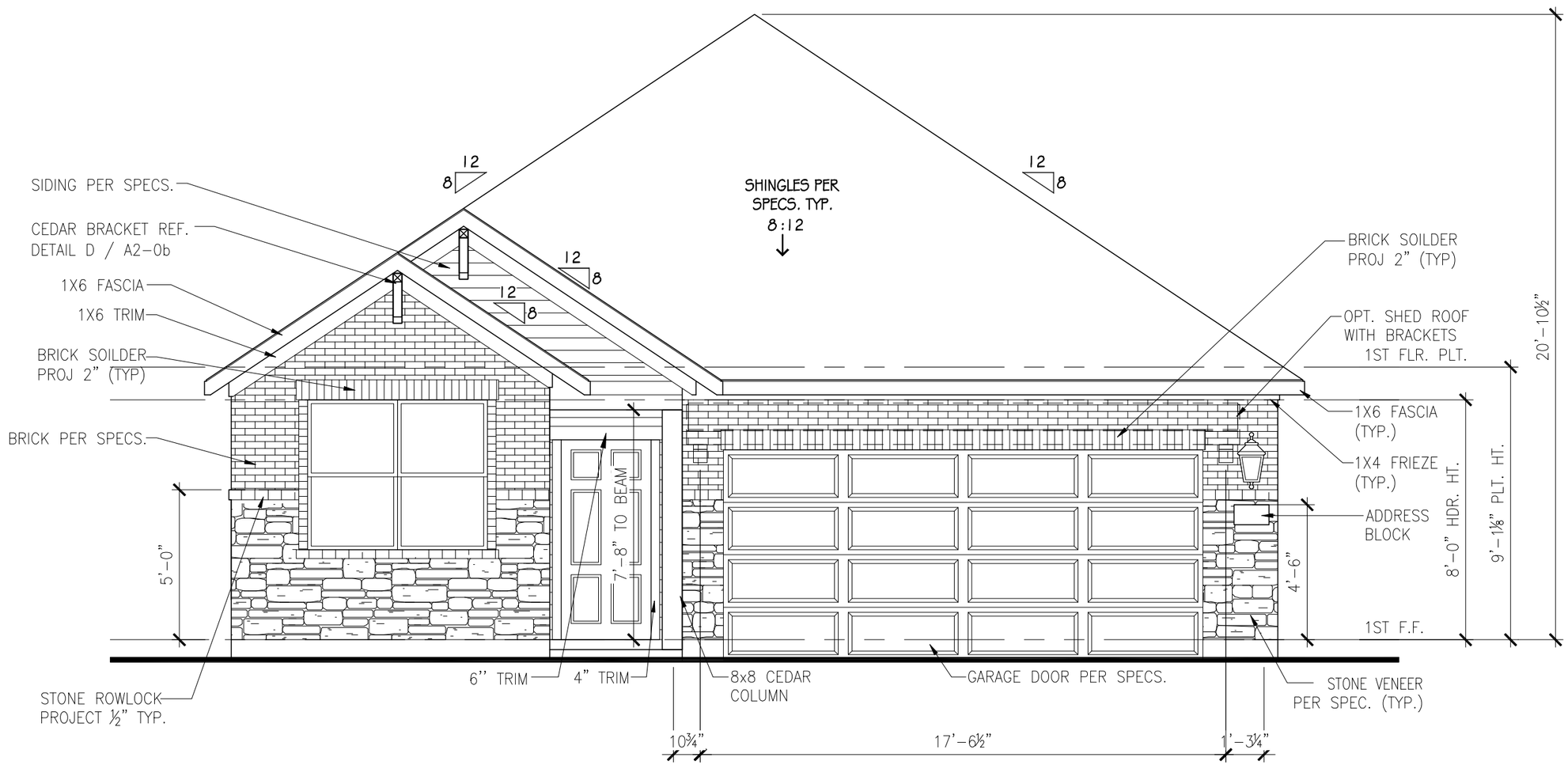
FIRST FLOOR PLAN "B"

AUSTIN

SHEET
A1-1b



A / A2-0b **FRONT ELEVATION "B"**
SCALE: 1/4" = 1'-0"

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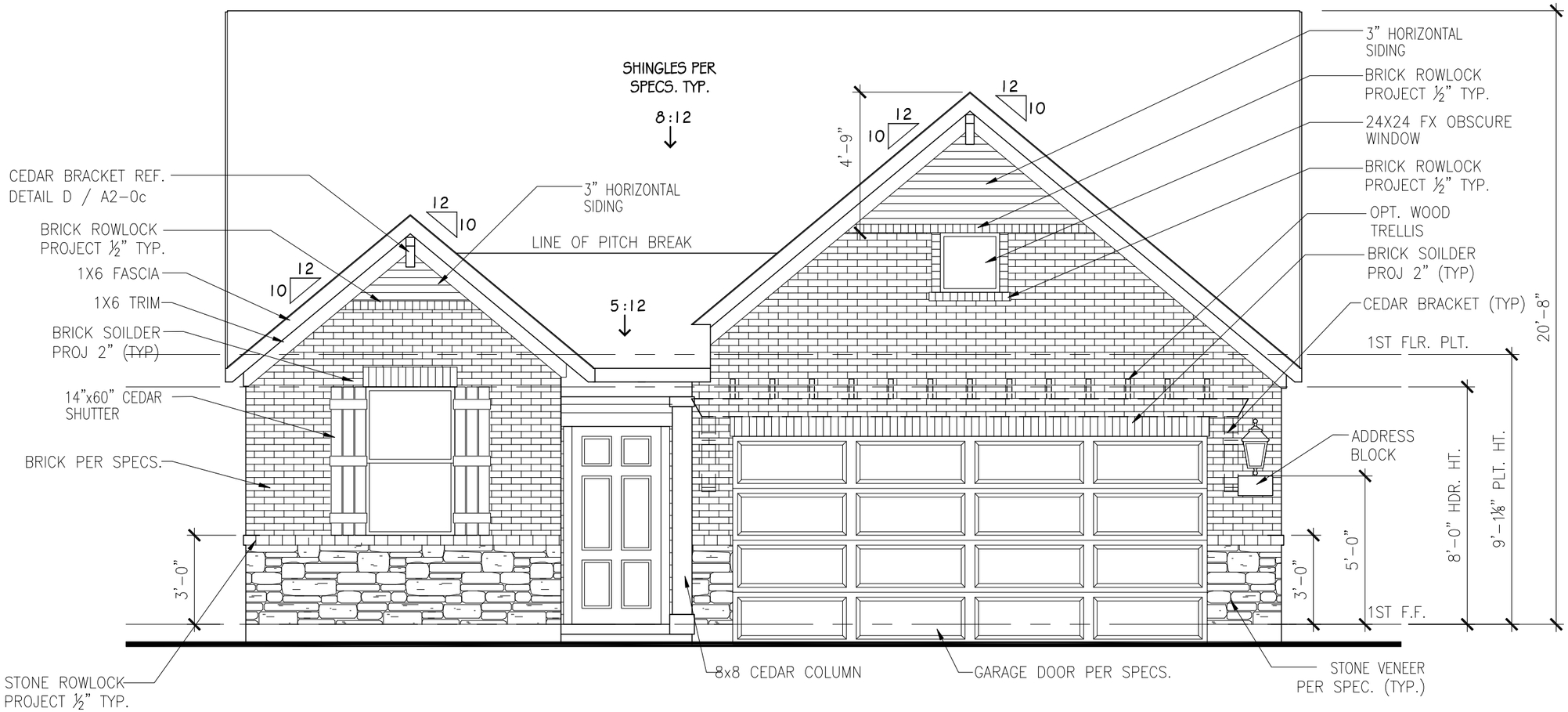
FRONT ELEVATION & ROOF PLAN "B"

AUSTIN

SHEET
A2-0b



A
A2-0c

FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"

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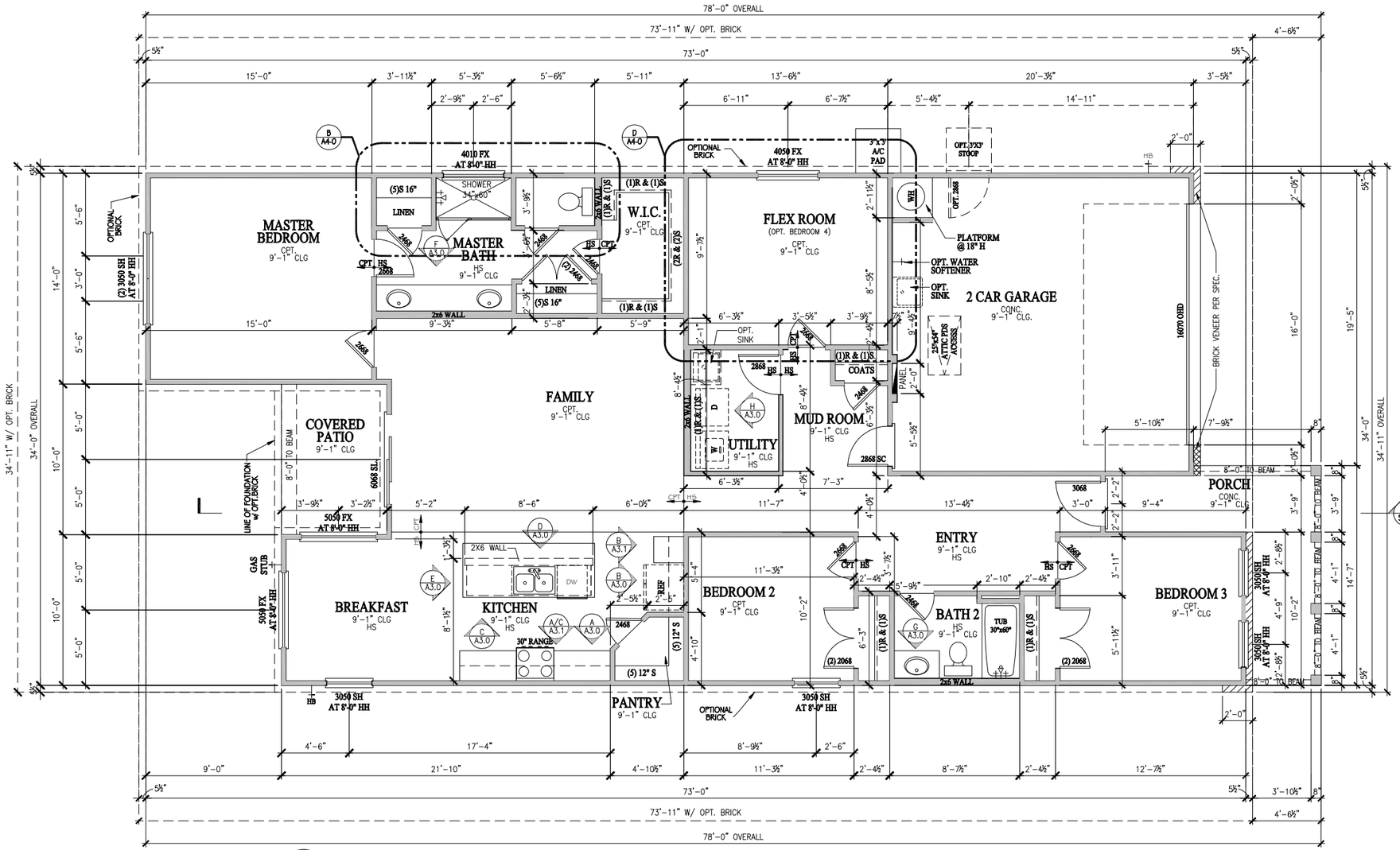
FRONT ELEVATION & ROOF PLAN "C"

AUSTIN

SHEET
A2-0c



A
A1-1d

FIRST FLOOR PLAN "D"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1736 SF
2nd FLOOR	N/A SF
TOTAL	1736 SF

AREAS (UNHEATED)	
GARAGE	408 SF
PATIO	70 SF
PORCH	18 SF
	496 SF

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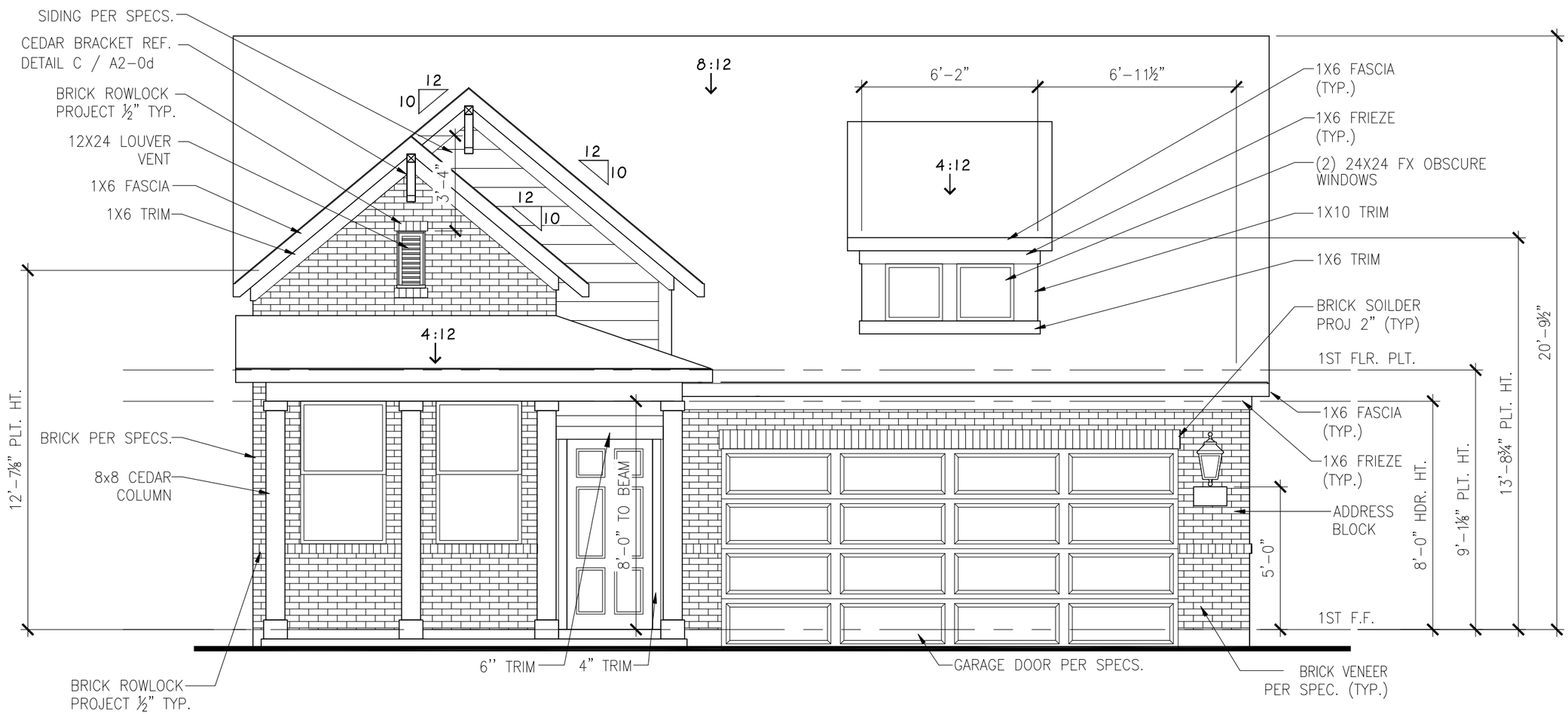
FIRST FLOOR PLAN "D"

AUSTIN

SHEET
A1-1c



A / A2-0d **FRONT ELEVATION "D"**
SCALE: 1/4" = 1'-0"

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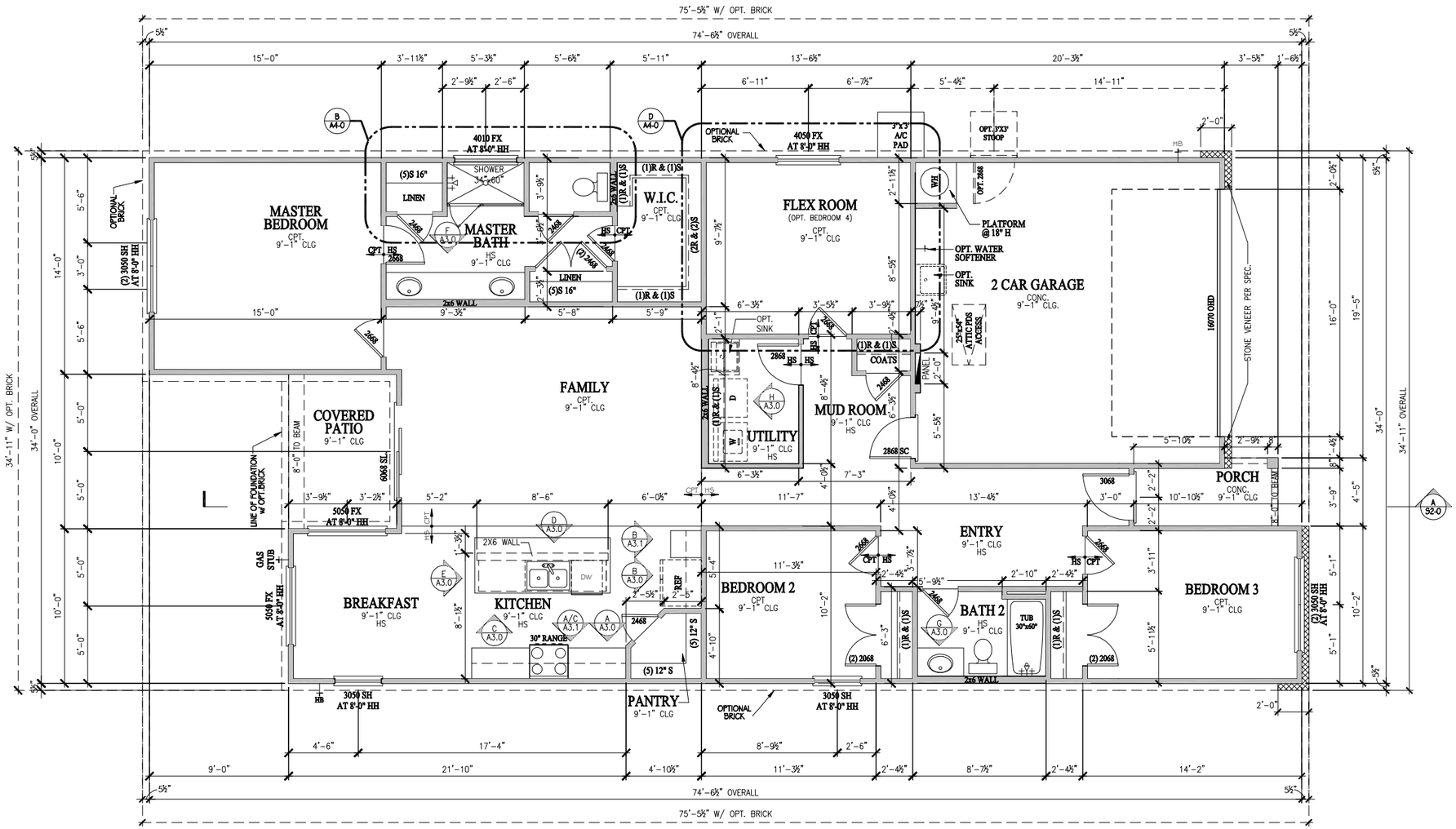
FRONT ELEVATION & ROOF PLAN "D"

AUSTIN

SHEET
A2-0d



A
A1-1e

FIRST FLOOR PLAN "E"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1751 SF
2nd FLOOR	N/A SF
TOTAL	1751 SF

AREAS (UNHEATED)	
GARAGE	408 SF
PATIO	70 SF
PORCH	37 SF
	515 SF

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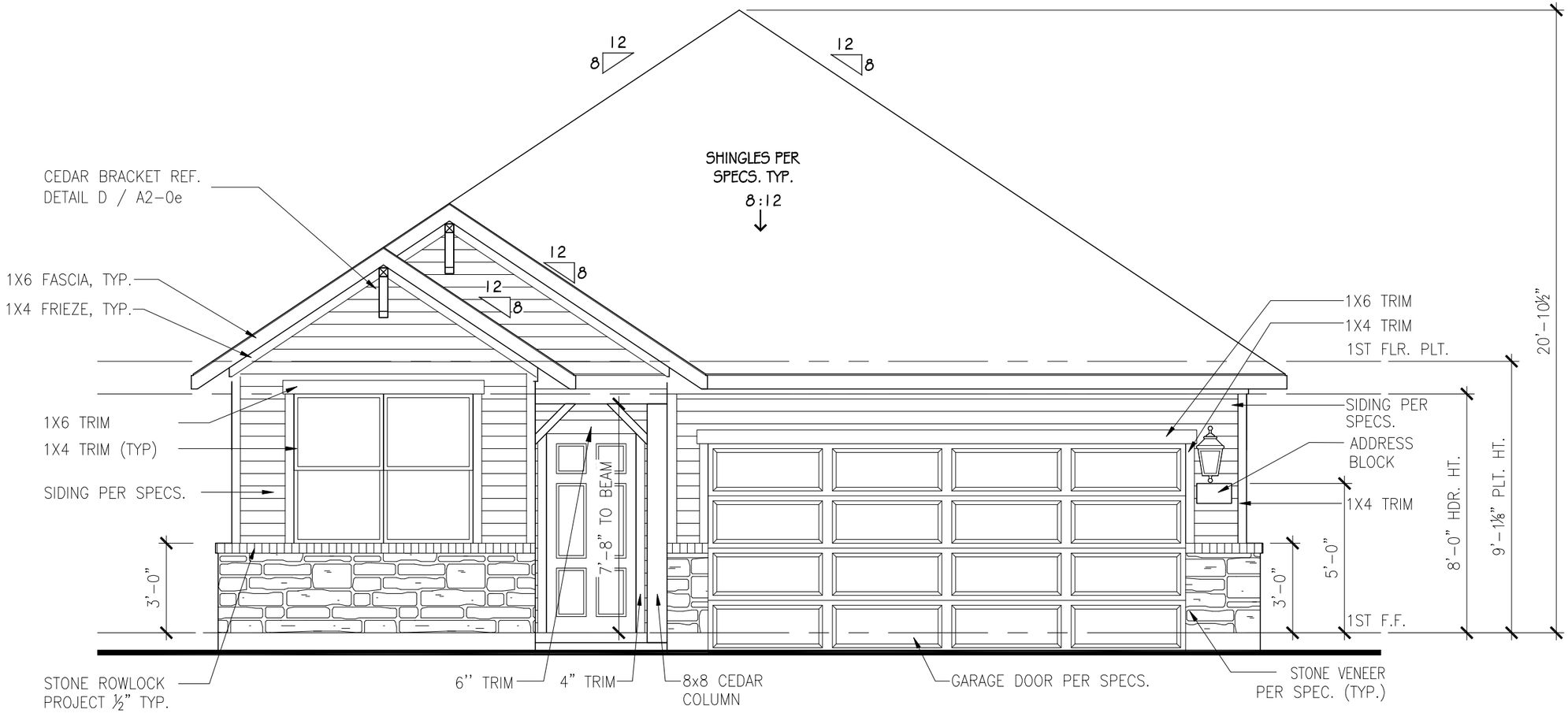
FIRST FLOOR PLAN "E"

AUSTIN

SHEET
A1-1e



A
A2-0e

FRONT ELEVATION "E"
SCALE: 1/4" = 1'-0"

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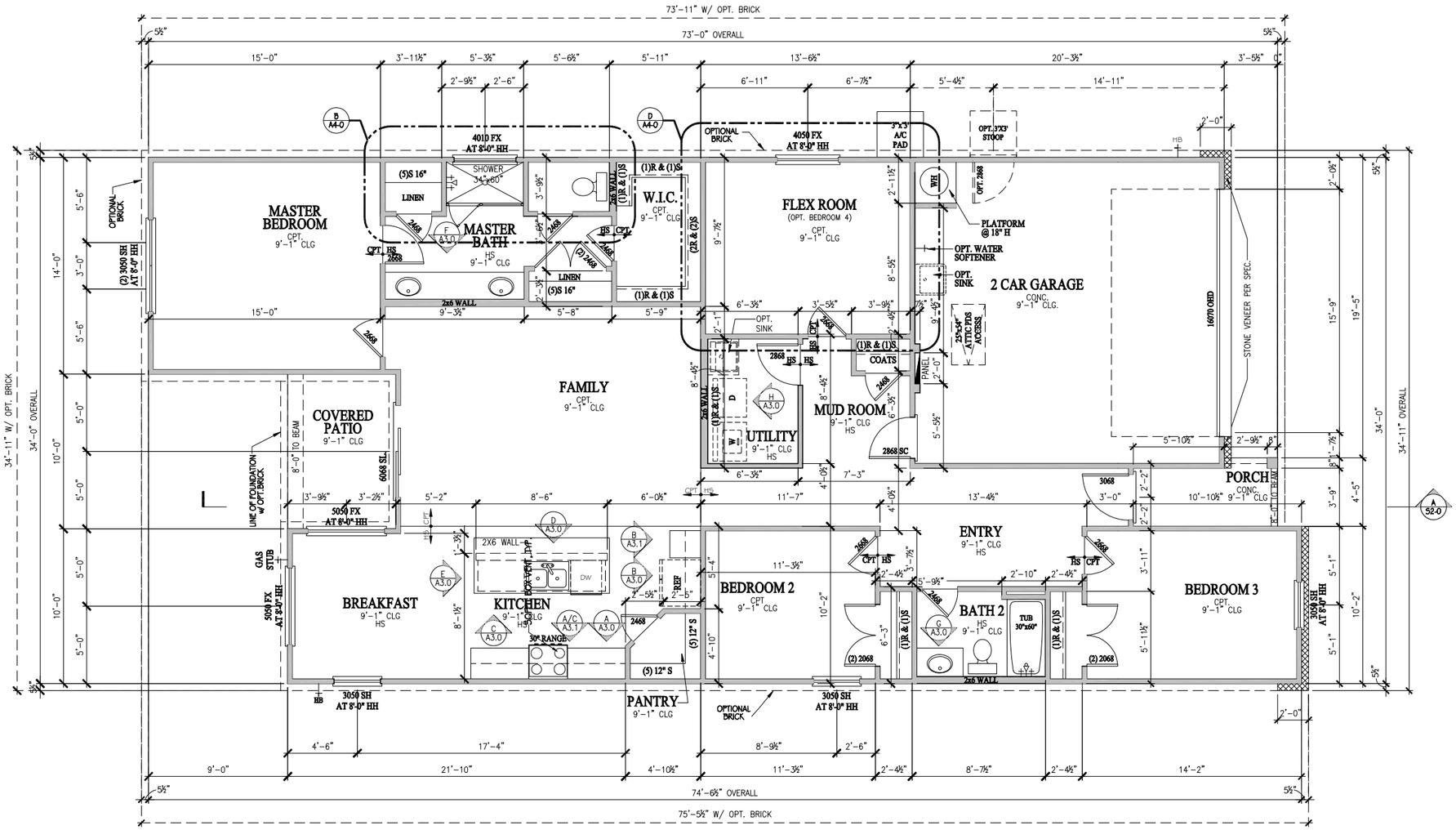
FRONT ELEVATION & ROOF PLAN "E"

AUSTIN

SHEET
A2-0e



A
A1-1f

FIRST FLOOR PLAN "F"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)		
1st FLOOR	1751	SF
2nd FLOOR	N/A	SF
TOTAL	1751	SF

AREAS (UNHEATED)		
GARAGE	408	SF
PATIO	70	SF
PORCH	37	SF
	515	SF

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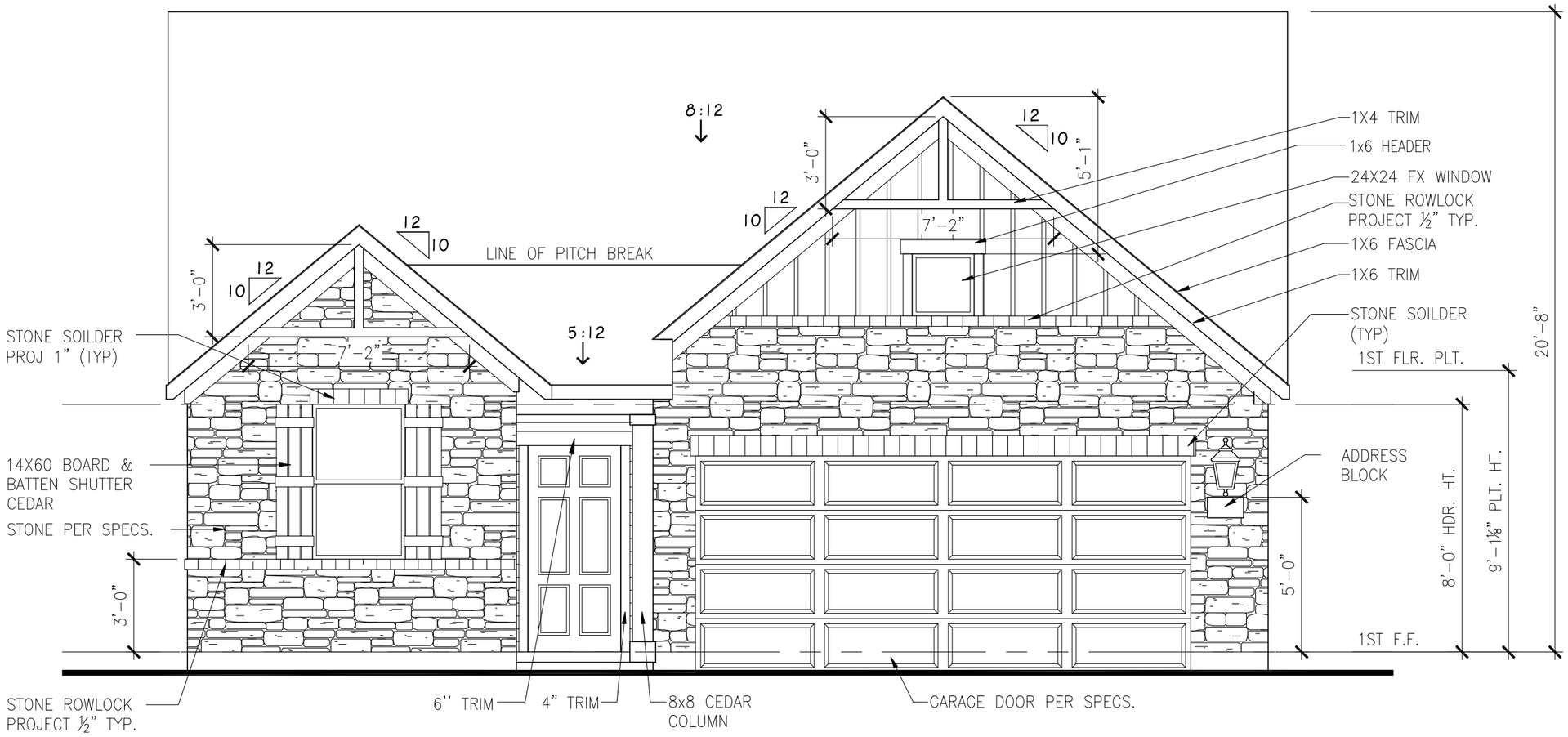
FIRST FLOOR PLAN "F"

AUSTIN

SHEET
A1—1f



A
A2-0f

FRONT ELEVATION "F"
SCALE: 1/4" = 1'-0"

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FRONT ELEVATION & ROOF PLAN "F"

AUSTIN

SHEET
A2-0f

From:	Ashley Lumpkin
To:	Steven Pierce; Paul Kenney; Brendon Newman
Cc:	Yvette Glover; Keith Pearson; Keith Pearson
Subject:	RE: Covered Bridge - Ashton Woods Plan Submittal
Date:	Thursday, September 23, 2021 9:23:00 AM
Attachments:	image003.png image004.png image006.png

Steven,

The UDC is not a contradiction, the other 45-foot lots the homes were all within PUDs. The issue is with straight zoning staff has no discretion to provide any alternatives. The other project, Wilco Ranch, that we have worked on had different standards as part of the Development Agreement. So, its waived portion of the ordinance as you had already gotten some entitlements through the county.

I'll have Angel reach out with some availability. My calendar is about two weeks out currently.

Thanks,
Ashley

From: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Sent: Thursday, September 23, 2021 9:19 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Yvette Glover <Yvette.Glover@HuttoTX.gov>; Keith Pearson <keith.pearson@ashtonwoods.com>; Keith Pearson <keith.pearson@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal
Importance: High

Ashley,

This contradicts what the city has approved on other projects with 45' lots. There are no alleys in this project, so rear load garages are not feasible. One note I'd like to point out - there is no requirement in the UDC requiring space for two car garages, and we're trying to avoid having to go to a single car garage product that doesn't meet the intent of the code and is not what buyers are looking for.

I think we need to meet with you in person to discuss this further. Please let me know your availability.

Thank you,

ASHTON WOODS
HOME TO INSPIRATION.

Steven Pierce
Director of Land Acquisition & Development
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
C **512 809 4413**

steven.pierce@ashtonwoods.com | **ashtonwoods.com**

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sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey.

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Thursday, September 23, 2021 9:02 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Paul,

I need the matrix filled out with the building widths and garage plus surround, per 10.406.3.3.1. The code does not only state the 16ft garage door, but it's the garage door and up to 4ft of a surround. There are no other compliance measures in the UDC, in part because the desire in the code was to have alley-loaded lots for the smaller product, which removes any possibility of the garage width issue. I don't think any of the plans submitted meet the minimum UDC requirements because the lots are narrow and you're proposed front entry garages.

You'll also need to ensure with each lot that you're in compliance with 10.405.8.4 – the smaller lots are often not able to meet this requirement either.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Thursday, September 23, 2021 8:52 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Checking in this week to see if you've had a chance to review the questions below and matrix provided?

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Paul Kenney
Sent: Thursday, September 16, 2021 11:01 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <steven.pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Thank you for your response. I've attached a compliance Matrix for the plans being submitted to facilitate the process. Additionally, renderings are now in each folder so you & the team can have a sense of what the homes will look like when finished.

Below is the link if you need it again:

- https://ashtonwoods.egnyte.com/fl/TgSHKzeEYL

We did have a few questions:

- Since the garage door is 16'-0", we are close to infringing on the 50% rule of section 10.406.3.3.1. Are there certain elements of an elevation that we could modify to help offset some of the additional frontage that is included in the calculation?
    - Ashton Woods is happy to alter these elevations to meet city requirements.
- Once the plans have been reviewed, would you be willing to meeting with myself and Brendon Newman, our purchasing director to discuss the approvals / rejections of the plans and ensure we are all aligned with next steps?

Please let me know if you need any additional information.

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 14, 2021 2:15 PM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Great, I'll check with Yvette for the check. I didn't see the overall tracking of how the homes meet the ordinance. Keep in mind this is strictly UDC and there is a menu of sorts of options to meet the minimum standards.

10.406.3.3.1 Front-loading garages – plans don't appear to meet this section
10.406.3.5 Required elements – please call these out in the aforementioned sheet for the submitted plans – one of the options must be included as a minimum.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

This email, plus any attachments, may constitute a public record of the City of Hutto and may be subject to public disclosure under the Texas Public Information Act. Improper disclosure of the content of this email or its content may constitute a violation of the Texas Penal Code.

From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Monday, September 13, 2021 9:45 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

The $500 check was signed last Friday and should be in the mail. Just checking in to see if we can get an ETA on this Master Review.

Thank You,

Brendon Newman
Director of Purchasing
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 7, 2021 9:41 AM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Thanks for the email. City Council recently updated the fee schedule to include a review fee of $500 per masterplan submittal. Also, please review the Covered Bridge zoning of SF-1, there is no PUD for that tract so I'm not sure if the homes you were approved for within the Development Agreement for Wilco Ranch will meet the minimum UDC requirements.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

This email, plus any attachments, may constitute a public record of the City of Hutto and may be subject to public disclosure under the Texas Public Information Act. Improper disclosure of the content of this email or its content may constitute a violation of the Texas Penal Code.

From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Tuesday, September 7, 2021 9:30 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

I just wanted to touch base on this to see if we can expect a follow up by 9/15, or sooner. Please let us know.

Thank You,

Brendon Newman
Director of Purchasing

Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Wednesday, September 1, 2021 4:09 PM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Brendon Newman <brendon.newman@ashtonwoods.com>; Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: Covered Bridge - Ashton Woods Plan Submittal

Good afternoon Ashley,

Ashton Woods has another development opportunity in Hutto which we would like to submit a lineup for master plan approval.

- Development Name: Covered Bridge
- The plan sets are identical to the ones sent to you for the Wilco Ranch development, but we have included a few more elevations.
- Would you mind reviewing these plans?
    - Link for plans: https://ashtonwoods.egnyte.com/fl/ua4WjQhtGi

Please let me know if you have any questions or concerns, I am happy to assist.

Sincerely,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512 623 1728 C 409 201 9843
paul.kenney@ashtonwoods.com | ashtonwoods.com

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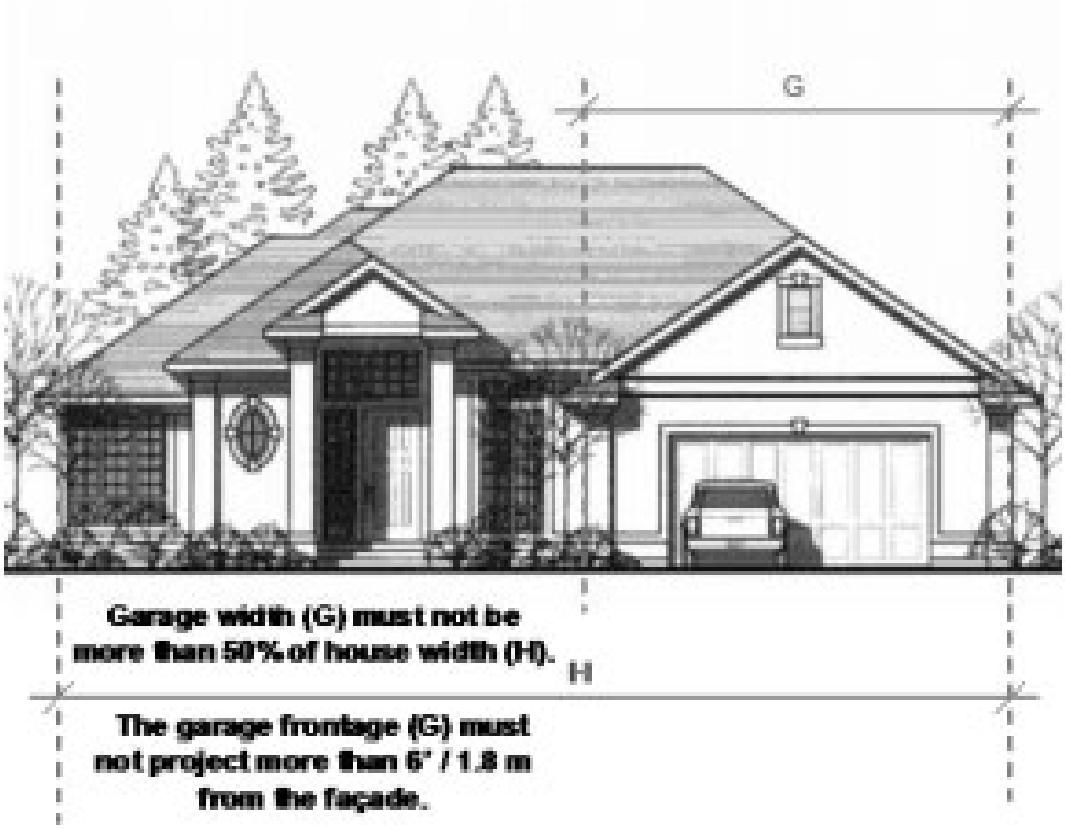
10.406.3.3.1 Front-loading garages

New housing development must avoid front elevations resulting in a streetscape dominated by the sight of garage doors. A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.



AGENDA ITEM REPORT
4.4.

To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3503R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

Meeting: Tuesday, January 25, 2022

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The Covered Bridge Subdivision is approximately 49.95 acres and includes 230 residential lots, and 1 open space/drainage lot. The preliminary plat was approved by City Council on October 15, 2020 per Resolution No. R-2020-093. Phase 1 Final Plat was approved on June 1, 2021, and Phase 2 Final Plat was approved at on December 7, 2021. They are both awaiting recording.

The zoning for the property is SF-1. The approved lots are 45’ wide and 115’ deep, typical. The setbacks required are 5’ for interior side yards and 15’ side yards for corner lots. The front and rear setbacks are 20' in depth.

The Covered Bridge project’s preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. This zoning permits 45’ wide front-entry lots. The Covered Bridge project includes 177 lots that are 45’ wide. With 5’ side setbacks required by zoning ordinance, the maximum width of a house on a 45’ lot is 35’ wide.

Garage doors are standardized in the home building industry at 16’ wide, which is below the 50% threshold until the additional 4’ is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4’ added, it is not possible to have a house with a two-car garage on a front-entry 45’ lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city allowed, via a separate development agreement, the company is building in Cottonwood Farms, also in Hutto. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45’ wide lots. However, the Development Agreement was provided because the majority of the other development was entitled through Williamson County, which does not have the garage width ordinance. All other by-right developments in the city (i.e. not a Planned Unit Development) follow the existing garage width as specified in the ordinance. In an email to the developer, staff explained the differences and advised about the by-right zoning being different than the Cottonwood Farms development standards in September 2021.

House plan 3501R Width 34.92’ – percentage of frontage 57%
House plan 3502R Width 34.92’ – percentage of frontage 57%
House plan 3503R Width 34.92’ – percentage of frontage 57%
House plan 3504R Width 34.92’ – percentage of frontage 55-57%
House plan 3505R Width 35’ – percentage of frontage 56-57%
House plan 3506R Width 34.92’ – percentage of frontage 53-56%
House plan 3507R Width 34.92’ – percentage of frontage 57%
House plan 3508R Width 34.92’ – percentage of frontage 53-56%

SUMMARY OF REQUEST:

111 notifications were sent out to property owners within 200’ of this site. To date we have received one in opposition.

Variance Criteria 10.203.24.3

A variance may be granted if all the following findings are made.

There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is the minimum necessary to grant relief.

STAFF REVIEW:

Variance Evaluation and Recommendation

The proposed request does not meet the variance approval criteria. There are *no* unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

Strict application of this code *does not* deprive the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.

- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request *are* self-created by disregard or ignorance of this code.
- The variance *would* confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is *not* the minimum necessary to grant relief.

Variance Approval conditions
Staff Recommends denial of the proposed variance request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. RequestLetter(12-28-21)
2. Application(12-28-21)
3. R-2020-093 Covered Bridge Revised Prelim Plat 10-15-20
4. Covered Bridge_Compliance Matrix.xlsx
5. 3503R Livingston BASE_CB Submission
6. RE_ Covered Bridge - Ashton Woods Plan Submittal
7. Code Section

ASHTON WOODS

December 21, 2021

City of Hutto
Development Services Department
500 W. Live Oak St.
Hutto, TX 78634

Re: Covered Bridge Subdivision; Garage Frontage Variance Request – UDC 10.406.3.3.1

Ashton Woods Homes is requesting a variance from section 10.406.3.3.1 of the City of Hutto's Unified Development Code related to garage frontage percentages for the Covered Bridge subdivision. Per the UDC, "A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage..."

Ashton Woods is seeking a variance for the Covered Bridge subdivision that would allow up to 58% of house front elevations on 45' wide front-entry lots to be garage frontage as defined in the UDC.

The Covered Bridge project's preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. Under this zoning, 45' wide front-entry lots are permitted and of its 230 total lots, 177 are 45' wide. With 5' side setbacks required by zoning ordinance, the maximum width of a house on a 45' lot is 35' wide. Garage doors are standardized in the home building industry at 16' wide, which is below the 50% threshold until the additional 4' is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4' added, it is not possible to have a house with a two-car garage on a front-entry 45' lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city has approved, and the company is actively building in a different Hutto subdivision called Cottonwood Farms. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45' wide lots.

Should you have any questions or require any additional information, please contact me at steven.pierce@ashtonwoods.com or (512) 809-4413.

Sincerely,

Steven Pierce
Director of Land Acquisition and Development

ashtonwoods.com
10721 Research Blvd., Bldg. B, Suite 210 | Austin, TX 78759
P 512 610 7000 F 512 610 7004

Variance Request Application

Must be accompanied by a Master Application

May 2019

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: COVERED BRIDGE

PROPERTY ADDRESS: 747 CR 138, HUTTO, TX 78634

**** Pre-application meeting with Development Services staff. (Required for all Variance Applications.) ****

Variance Type (Check One)

☑ **Site Design Standards** ☐ **Subdivision Standards** ☐ **Sign Standards** ☐ _____

FEES: Required at application submittal. Fees may be provided by cash, credit card or check made payable to: *City of Hutto (See: City of Hutto Development Fees)*

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8½" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

- Detailed site plan of property showing north arrow, scale, dimensions, setbacks, and property lines.
- List of all property owners (from WCAD) within 200-ft of subject property.
- Photographs to support request.
- Copy of final plat related to the request.

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8 ½" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.
6. The variance is the minimum necessary to grant relief.

PROCESSING:

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/website notification).
- Notification is required 16 days prior to your scheduled meeting date (mailed notice: Site Design/Subdivision only).
- Approved variance is valid for one (1) year from date of approval.
- Documents are to be recorded with the Williamson County Clerk, fees may apply (Zoning Board of Adjustment only).

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Mtg. date

MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Covered Bridge

APPLICATION TYPE: Variance Request

APPLICANT INFORMATION (*property owner or authorized agent*) this will be the City's official contact.

Name: Steven Pierce

Company Name: Ashton Austin Residential

Address: 10721 Research Blvd, Suite B210, Austin, TX 78759

Phone: 512-623-1683 Email: Steven.Pierce@AshtonWoods.com

PROPERTY INFORMATION

Address: 747 CR-138, Hutto, TX 78634

Legal Description: Deed Lot(s)____ Block____ Subdivision Entire Covered Bridge Prelim - 230 Single-Family lots

Reference: Volume____ Page(s) ____ or Document No. 2021084347

City Limits ☑ ETJ ☐ Current Zoning District: SF-1 Village

PROPERTY OWNER INFORMATION

Name:

Company Name: Arroyo Cap II-1, LLC

Address: 18575 Jamboree Rd, Suite 300, Irvine, CA 92612

Phone: 949-272-1172 Email: JBrouelette@ArroyoCapital.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Property Owner Signature | Steven Pierce Property Owner Printed Name Agent | 12/21/21 Date

THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Steven Pierce, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 21st day of December, 2021

Notary Public Signature | Melissa Derting Notary Public Printed Name

(Seal) MELISSA DERTING Notary Public, State of Texas My Commission Expires October 17, 2023 NOTARY ID 13040371-2

If there are multiple property owners attach separate page(s) with notarized signature(s)

RESOLUTION NO. R-2020-093

A RESOLUTION APPROVING THE PLAT KNOWN AS "COVERED BRIDGE REVISED PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

that the Hutto City Council hereby approves the resolution for the plat known as "Covered Bridge Revised Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **15th** day of the month **October, 2020.**

THE CITY OF HUTTO, TEXAS

~~Doug Gaul, Mayor~~

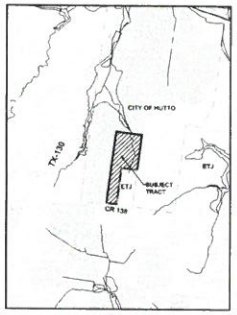
Mike Snyder Mayor Pro Tem

ATTEST:

Holly Nagy, City Secretary

COVERED BRIDGE

PRELIMINARY PLAT



LOCATION MAP
N.T.S.

SHEET INDEX

NO.	TITLE
1	OVERALL PRELIMINARY PLAT
2	GENERAL NOTES

TREE TABLE

TAG NO.	DESCRIPTION
1000	18" M. HACKBERRY/ELM
1001	12" CEDAR
1002	11" BUR OAK/ TREE TRUNK (6.5-8")
1003	8" BLACK LOCUST/ TREE TRUNK
1004	8" BLACK LOCUST/ TREE TRUNK (4-8")
1005	8" BLACK LOCUST/ TREE TRUNK (3-4-4")
1006	20" BLACK WILLOW (16-12")
1007	13" BLACK WILLOW
1008	17" BLACK WILLOW (10-7-5")
1009	8" BLACK WILLOW
1010	11" BLACK WILLOW
1011	9" MULBERRY (5-3-3")
1012	9" MULBERRY (3-3-3-3")

OWNER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

ENGINEER:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

DEVELOPER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

SURVEYOR:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

TOTAL NO. OF LOTS:

NO. OF BLOCKS: 8
NO. OF SINGLE FAMILY LOTS: 230
NO. OF DETENTION LOTS: 1
NO. OF OPEN SPACE LOTS: 9
NO. OF ROW DEDICATION LOTS: 1
TOTAL LOTS: 241

LINEAR FOOTAGE OF STREETS: 8,627 LF
ACREAGE OF LOTS: 35.71 AC
ACREAGE OF R.O.W.: 11.33 AC
ACREAGE OF R.O.W. DEDICATION: 2.91 AC
TOTAL ACREAGE: 48.95 AC

NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES.

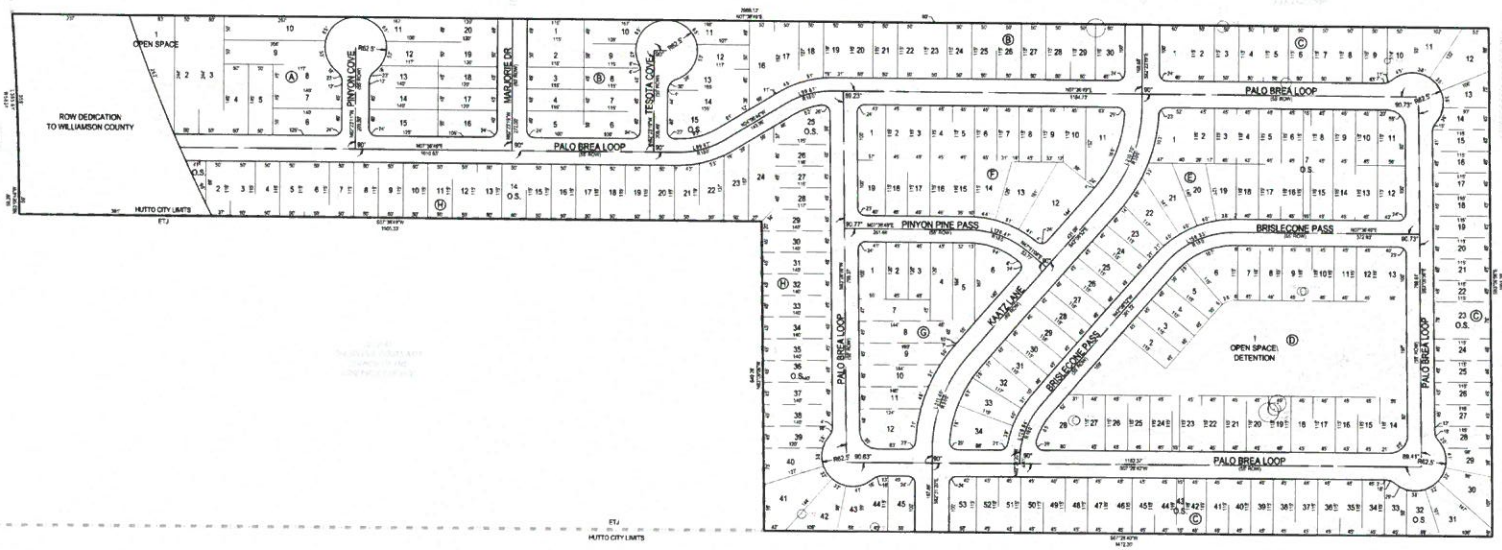
ALL OUT-BOUNDARY CORNERS ARE 5/8" IRON RODS FOUND UNLESS OTHERWISE NOTED.

Received 09/29/2020

0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 70 PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- CITY LIMITS BOUNDARY



REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

BGE

BGE, Inc.
TBPE Firm F-1046 & TBPLS Firm No. 10124500
7000 North MoPac Expy, Suite 330
Austin, Texas 78731
TEL: 512-879-0400 / www.bgeinc.com
TBPE Registration No. F-1046

COVERED BRIDGE

OVERALL PRELIMINARY PLAT

SHEET 1 OF 2

G:\ECD\Projects\14_Development\1944-06-Covered_Bridge\LDN_CADD\01_Draft\Plan Permit\01-PP-LAYO-PRELIM.dwg Layout: Layout1 Plotted: 9/29/2020 4:06:19 PM

COVERED BRIDGE
PRELIMINARY PLAT

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. EXCEPTIONS WILL BE ALLOWED WHERE LIMITING FACTORS EXIST, AND THERE ARE OPTIONS AVAILABLE TO ENSURE THAT DRY UTILITY SERVICE CAN BE ACCOMMODATED SUCH AS JOINT TRENCHING OF UTILITIES IN A SINGLE EASEMENT.
3. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE U.D.C. REQUIREMENTS.
6. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN ACCORDANCE WITH THE CITY OF HUTTO UDC.
7. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
8. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
   WATER: MANVILLE WATER SUPPLY CORPORATION
   WASTEWATER: CITY OF HUTTO
   ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY
   GAS: ATMOS ENERGY CORPORATION
10. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515F, EFFECTIVE 12/20/2019.
11. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE U.D.C.
13. THE SUBDIVISION IS ZONED: SF-1
14. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
15. "FIRE LANE TOW AWAY ZONE" SIGNAGE WILL BE POSTED ON ONE SIDE OF EVERY PROPOSED STREET WITH A 30 FOOT WIDTH.
16. BUILDING SETBACK MINIMUMS ARE PER AS SHOW BELOW.
17. ANY MITIGATION OR REQUIRED IMPROVEMENTS CONTAINED WITHIN THE TIA REPORT WILL BE SATISFIED AT FINAL PLAT/CONSTRUCTION PLAN STAGE.

STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	CURB AND GUTTER
BRISLECONE PASS	55'	1,052 LF	30' FACE TO FACE	5'	LOCAL	YES
KAATZ LANE	69'	1,190 LF	44' FACE TO FACE	5'	COLLECTOR	YES
MARJORIE DRIVE	60'	272 LF	30' FACE TO FACE	5'	LOCAL	YES
PALO BREA LOOP	55'	5,237 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON PINE PASS	55'	432 LF	30' FACE TO FACE	5'	LOCAL	YES
TESOTA COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES

LEGAL DESCRIPTION OF LAND

A TRACT OF LAND SITUATED WITHIN THE JOHN KELSEY SURVEY, ABSTRACT NUMBER 377, WILLIAMSON COUNTY TEXAS, AND BEING A PORTION OF A CALLED 73.35 ACRE TRACT OF LAND CONVEYED TO THE CENTRAL ASSEMBLY OF GOD (NOW KNOWN AS THE BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD) BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2007046774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND, ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 136, FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK B-1 OF LAKESIDE ESTATES, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET T AT SLIDES 19-21 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF A CALLED 1.210 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2008062023 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

THENCE NORTH 07 DEGREES 36 MINUTES 49 SECONDS EAST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION TWO AND THE ABOVE-MENTIONED 73.358 ACRE TRACT, PASSING AT 984.87 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 16 IN SAID BLOCK B-1, PASSING AT 1,044.63 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK E OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION 2 AND CONTINUING ALONG SAID COMMON BOUNDARY LINE AND THE COMMON BOUNDARY LINE OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET W AT SLIDES 98 – 98 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, PASSING AT 2,254.73 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 21 IN BLOCK E OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 2,324.74 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, AND CONTINUING FOR A TOTAL DISTANCE OF 2,999.13 FEET TO A 1/2 INCH REBAR FOUND FOR A COMMON CORNER OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE

THENCE SOUTH 83 DEGREES 06 MINUTES 46 SECONDS EAST, CONTINUING ALONG THE AFOREMENTIONED COMMON BOUNDARY LINE OF THE CALLED 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE, PASSING AT 238.46 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 17 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 290.38 FEET THE SOUTHWEST CORNER OF LOT 1 IN BLOCK J OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 445.14 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON SOUTH CORNER OF LOTS 1 AND 24 IN SAID BLOCK J AND CONTINUING FOR A TOTAL DISTANCE OF 1,081.38 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON EAST CORNER OF SAID 73.35ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ON THE WEST BOUNDARY LINE OF A 120.0 ACRE TRACT CONVEYED TO J.F. GIBNEY ET UX BY A DEED FILED FOR RECORD IN VOLUME 2728 AT PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 07 DEGREES 28 MINUTES 40 SECONDS WEST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED 73.35 ACRE TRACT AND THE AFOREMENTIONED GIBNEY TRACT, 1,472.30 FEET TO A POINT, IN AN EXISTING HEDGEROW, FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, FROM WHICH A 1/2 INCH REBAR FOUND FOR SOUTHEAST CORNER OF SAID 73.35 ACRE TRACT BEARS SOUTH 07 DEGREES 28 MINUTES 36 SECONDS WEST, 1,566.43 FEET;

THENCE NORTH 83 DEGREES 08 MINUTES 06 SECONDS WEST, PASSING AT 15.16 FEET A 1/2 INCH REBAR WITH A CAP MARKED "REF COR RPLS 4967" SET FOR A REFERENCE CORNER AND CONTINUING FOR A TOTAL DISTANCE OF 840.26 FEET A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 07 DEGREES 36 MINUTES 49 SECONDS WEST, 1,505.33 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET, ON THE ABOVE-MENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE ABOVE-MENTIONED CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT;

THENCE NORTH 83 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, 98.39 FEET TO A 5/8 INCH REBAR WITH A CAP MARKED "WILLIAMSON COUNTY" FOUND FOR A COMMON CORNER OF SAID 1.210 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTHWESTERLY, 355.51 FEET ALONG THE AFOREMENTIONED NORTH RIGHT-OF WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,830.63 FEET, A CENTRAL ANGLE OF 03 DEGREES 29 MINUTES 37 SECONDS AND A LONG CHORD WHICH BEARS NORTH 84 DEGREES 53 MINUTES 44 SECONDS WEST, 355.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 2,175,821 SQUARE FEET OR 49.950 ACRES, MORE OR LESS.

LOT TABLE

LOT #	AREA	BLOCK	USE
1	11786	A	OPEN SPACE
2	12225	A	SF
3	12225	A	SF
4	7280	A	SF
5	7250	A	SF
6	7682	A	SF
7	6300	A	SF
8	8016	A	SF
9	10798	A	SF
10	10679	A	SF
11	8029	A	SF
12	5380	A	SF
13	6018	A	SF
14	6300	A	SF
15	7652	A	SF
16	8663	A	SF
17	5400	A	SF
18	5400	A	SF
19	6000	A	SF
20	5830	A	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6982	B	SF
2	5790	B	SF
3	5475	B	SF
4	5475	B	SF
5	6277	B	SF
6	6277	B	SF
7	5475	B	SF
8	5475	B	SF
9	5365	B	SF
10	5526	B	SF
11	6037	B	SF
12	5498	B	SF
13	6522	B	SF
14	7366	B	SF
15	5637	B	O.S.
16	6375	B	SF
17	6907	B	SF
18	6012	B	SF
19	5750	B	SF
20	5750	B	SF
21	5750	B	SF
22	5750	B	SF
23	6750	B	SF
24	5790	B	SF
25	5750	B	SF
26	5750	B	SF
27	5750	B	SF
28	5750	B	SF
29	5750	B	SF
30	6052	B	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6862	C	SF
2	5750	C	SF
3	5750	C	SF
4	5750	C	SF
5	5750	C	SF
6	5750	C	SF
7	5750	C	SF
8	5750	C	SF
9	5747	C	SF
10	6067	C	SF
11	6801	C	SF
12	5673	C	SF
13	5236	C	SF
14	4647	C	SF
15	5158	C	SF
16	5175	C	SF
17	5175	C	SF
18	5175	C	SF
19	5175	C	SF
20	5175	C	SF
21	5175	C	SF
22	5175	C	SF
23	6788	C	O.S.
24	5175	C	SF
25	5175	C	SF
26	5175	C	SF
27	5175	C	SF
28	4637	C	SF
29	4640	C	SF
30	7348	C	SF
31	6308	C	SF
32	4941	C	O.S.
33	4773	C	SF
34	5175	C	SF
35	5175	C	SF
36	5175	C	SF
37	5175	C	SF
38	5175	C	SF
39	5175	C	SF
40	5175	C	SF
41	5175	C	SF
42	5175	C	SF
43	1725	C	O.S.
44	5175	C	SF
45	5175	C	SF
46	5175	C	SF
47	5175	C	SF
48	5175	C	SF
49	5175	C	SF
50	5175	C	SF
51	5175	C	SF
52	5175	C	SF
53	6277	C	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	100678	D	OPEN SPACE/ DETENTION
2	5175	D	SF
3	5475	D	SF
4	5175	D	SF
5	5888	D	SF
6	8331	D	SF
7	5475	D	SF
8	5175	D	SF
9	5175	D	SF
10	5175	D	SF
11	5175	D	SF
12	5175	D	SF
13	6362	D	SF
14	6124	D	SF
15	5475	D	SF
16	5175	D	SF
17	5475	D	SF
18	5175	D	SF
19	5175	D	SF
20	5175	D	SF
21	5175	D	SF
22	5175	D	SF
23	5175	D	SF
24	5175	D	SF
25	5175	D	SF
26	5175	D	SF
27	5175	D	SF
28	6248	D	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8490	E	SF
2	5175	E	SF
3	5175	E	SF
4	5175	E	SF
5	5175	E	SF
6	5175	E	SF
7	3460	E	O.S.
8	5175	E	SF
9	5175	E	SF
10	5175	E	SF
11	5964	E	SF
12	6536	E	SF
13	5175	E	SF
14	5175	E	SF
15	5175	E	SF
16	5175	E	SF
17	5175	E	SF
18	5175	E	SF
19	5883	E	SF
20	6794	E	SF
21	6163	E	SF
22	6622	E	SF
23	5561	E	SF
24	5175	E	SF
25	5175	E	SF
26	5175	E	SF
27	5175	E	SF
28	5175	E	SF
29	5175	E	SF
30	5175	E	SF
31	5175	E	SF
32	6791	E	SF
33	6950	E	SF
34	8485	E	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6640	F	SF
2	5175	F	SF
3	5175	F	SF
4	5175	F	SF
5	5175	F	SF
6	5175	F	SF
7	5175	F	SF
8	5175	F	SF
9	5175	F	SF
10	6006	F	SF
11	5765	F	SF
12	12435	F	SF
13	9840	F	SF
14	7046	F	SF
15	5178	F	SF
16	5175	F	SF
17	5175	F	SF
18	5175	F	SF
19	6967	F	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8646	G	SF
2	5400	G	SF
3	5400	G	SF
4	7307	G	SF
5	8863	G	SF
6	9046	G	SF
7	8803	G	SF
8	8809	G	SF
9	8117	G	SF
10	6816	G	SF
11	5612	G	SF
12	8379	G	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	1895	H	O.S.
2	5588	H	SF
3	5750	H	SF
4	5750	H	SF
5	5750	H	SF
6	5750	H	SF
7	5736	H	SF
8	5765	H	SF
9	5750	H	SF
10	5750	H	SF
11	5750	H	SF
12	5750	H	SF
13	5750	H	SF
14	5780	H	O.S.
15	5750	H	SF
16	5750	H	SF
17	5750	H	SF
18	5750	H	SF
19	5750	H	SF
20	5750	H	SF
21	5612	H	SF
22	6340	H	SF
23	7567	H	SF
24	6619	H	SF
25	7551	H	O.S.
26	5699	H	SF
27	6216	H	SF
28	5243	H	SF
29	6011	H	SF
30	6300	H	SF
31	6300	H	SF
32	6300	H	SF
33	6300	H	SF
34	6300	H	SF
35	6300	H	SF
36	6300	H	O.S.
37	6300	H	SF
38	6300	H	SF
39	5606	H	SF
40	6705	H	SF
41	10850	H	SF
42	7100	H	SF
43	4800	H	SF
44	4880	H	SF
45	6277	H	SF

REV	DESCRIPTION	DATE	APR
△			
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△			
△			
△			

DESIGNED BY: AC
REVIEWED BY: JK
DRAWN BY: AC

BGE
BGE, Inc.
101 WEST LOUIS HENNA BLVD
AUSTIN, TX 78728
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TBPE Registration No. F-1046

COVERED BRIDGE
GENERAL NOTES

SHEET 2 OF 2

Received 09/29/2020

G:\TXCV\Projects\P4_Development\7948-00-Covered_Bridge\LD\01_CADD\01_Sheet\Prelim Plans\C-SP-LAYO-PRELIM.dwg Layout: Layout2 Plotted: 9/29/2020 4:09:04 PM

											Section (10.406.3.5)				
Plan Number	Plan Name	Elevation	Garage Plus Surround (L.F.)	House Width (L.F.)	Percentage	Garage <6'-0" Protrusion	Garage Width Compliance - 10.406.3.3.1	Front Door on Same Plane as Garage?	House Façade Distance Offset from Garage	Compliance with 10.406.3.2	Side, Rear or Alley Garage	National Association of Home Builders National Green Building Program: ANSI ICC700-2008 National Green Building Standard	4' Masonry Wainscot surround -OR- Full Masonry	100SF Porch	Count
3501	Brodie	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3502	Cartwright	A	20.00	34.92	57%	Yes	No	No	3'-5.5" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	B	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	C	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	D	19.88	34.92	57%	Yes	No	No	7'-11.8" (Recessed)	Yes	0	1	1	1	3
3502	Cartwright	E	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3502	Cartwright	F	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3503	Livingston	A	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	B	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	C	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	1	0	2
3503	Livingston	D	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	0	0	1
3503	Livingston	E	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	0	0	1
3503	Livingston	F	20.00	34.92	57%	Yes	No	No	0 (Flush)	Yes	0	1	0	0	1
3504	Eleanor	A	19.88	34.92	57%	Yes	No	No	9'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	B	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	C	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	D	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	E	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	F	19.88	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	A	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	B	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	C	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	D	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	E	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	F	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3506	Colton	A	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	B	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	C	18.71	34.92	54%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	D	19.46	34.92	56%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	E	18.67	34.92	53%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	F	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3507	Knox	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3508	Wyatt	A	18.46	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	B	19.58	34.92	56%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	C	18.67	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	D	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	E	19.21	34.92	55%	Yes	No	No	6'-5.5" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	F	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1

3503R LIVINGSTON

INDEX

SHEET	CONTENT
C1-0	INDEX AND COVER SHEET

ELEVATION SPECIFIC SHEETS

ELEVATION "A"

S1-1a	SLAB FOUNDATION PLAN "D"
A1-1a	FIRST FLOOR PLAN "D"
A2-0a	FRONT ELEVATION AND ROOF PLAN "A"
A2-1a	RIGHT & LEFT ELEVATIONS "A"
A2-2a	RIGHT & LEFT W/ OPT.BRICK ELEVATIONS "A"
A2-3a	REAR ELEVATION "A"
E1-1a	FIRST FLOOR ELECTRICAL PLAN "A"

ELEVATION "B"

S1-1b	SLAB FOUNDATION PLAN "B"
A1-1b	FIRST FLOOR PLAN "B"
A2-0b	FRONT ELEVATION AND ROOF PLAN "B"
A2-1b	RIGHT & LEFT ELEVATIONS "B"
A2-2b	RIGHT & LEFT W/ OPT.BRICK ELEVATIONS "B"
A2-3b	REAR ELEVATION "B"
E1-1b	FIRST FLOOR ELECTRICAL PLAN "B"

ELEVATION "C"

S1-1c	SLAB FOUNDATION PLAN "C"
A1-1c	FIRST FLOOR PLAN "C"
A2-0c	FRONT ELEVATION AND ROOF PLAN "C"
A2-1c	RIGHT & LEFT ELEVATIONS "C"
A2-2c	RIGHT & LEFT W/ OPT.BRICK ELEVATIONS "C"
A2-3c	REAR ELEVATION "C"
E1-1c	FIRST FLOOR ELECTRICAL PLAN "C"

ELEVATION "D"

S1-1d	SLAB FOUNDATION PLAN "D"
A1-1d	FIRST FLOOR PLAN "D"
A2-0d	FRONT ELEVATION AND ROOF PLAN "D"
A2-1d	RIGHT & LEFT ELEVATIONS "D"
A2-2d	REAR ELEVATION "D"
E1-1d	FIRST FLOOR ELECTRICAL PLAN "D"

ELEVATION "E"

S1-1e	SLAB FOUNDATION PLAN "E"
A1-1e	FIRST FLOOR PLAN "E"
A2-0e	FRONT ELEVATION AND ROOF PLAN "E"
A2-1e	RIGHT & LEFT ELEVATIONS "E"
A2-2e	REAR ELEVATION "E"
E1-1e	FIRST FLOOR ELECTRICAL PLAN "E"

ELEVATION "F"

S1-1f	SLAB FOUNDATION PLAN "F"
A1-1f	FIRST FLOOR PLAN "F"
A2-0f	FRONT ELEVATION AND ROOF PLAN "F"
A2-1f	RIGHT & LEFT ELEVATIONS "F"
A2-2f	REAR ELEVATION "F"
E1-1f	FIRST FLOOR ELECTRICAL PLAN "F"

GENERAL SHEETS

A3-0	INTERIOR ELEVATIONS I
A3-1	INTERIOR ELEVATIONS II
A4-0	PLAN OPTIONS
S2-0	WALL SECTIONS I
D5-0	FIRE-RATED SOFFIT DETAILS

GENERAL NOTES:

1. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO TO THE BUILDER FOR JUSTIFICATION AND/OR CORRECTION BEFORE CONTINUING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED TO THE BUILDER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOAD. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC.
9. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES TO INSURE A QUALITY AND SAFE STRUCTURE.

REVISION LOG

REV.	DESCRIPTION	DRAWN BY	DATE	SHEETS AFFECTED	BROCHURE REQUIRED	ENGINEERING REQUIRED
1.	REVISION		XX-XX-XX		Y/N	Y/N
2.	CUT 12" FROM PLAN WIDTH	CORP	10-05-20		Y	Y
3.	RENUMBERED ELEVATIONS	MSD	10-22-20		Y	Y
4.	REVISED ELEV. "A" FRONT, CREATED NEW ELEV. "C", REVISED ELEV. "F" FRONT	MSD	11-10-20		Y	Y
5.	11/19 PURCHASING REDLINES & BRICK RETURNS AT PORCH INCORPORATED	MPK	12-21-20		N	Y
6.	KITCHEN, MB#2 AND UTILITY OPTS ADDED, ROOF CALCS ADDED.	MPK	01-28-21		N	Y
7.	1. ADDED A 4010 WINDOW TO THE MASTER BATH SHOWER. 2. SWAP THE LOCATION OF THE STUDY & BEDROOM #4.	CORP	07-12-21		N	Y

FRAME AREAS

	1ST FLOOR LIVING	TOTAL FRAME LIVING S.F.	PORCH	GARAGE	PATIO	TOTAL FRAME S.F.
ELEVATION "A"	1860	1860	15	415	96	2386
ELEVATION "B"	1860	1860	34	415	96	2405
ELEVATION "C"	1860	1860	32	415	96	2403
ELEVATION "D"	1858	1858	32	415	96	2401
ELEVATION "E"	1859	1859	15	415	96	2385
ELEVATION "F"	1860	1860	84	415	96	2455

BRICK AREAS

	1ST FLOOR LIVING	TOTAL BRICK LIVING S.F.	PORCH	GARAGE	PATIO	TOTAL BRICK S.F.	SLAB S.F.
ELEVATION "A"	1866	1866	15	427	96	2404	2404
ELEVATION "B"	1866	1866	33	427	96	2422	2422
ELEVATION "C"	1868	1868	32	427	96	2423	2423
ELEVATION "D"	1868	1868	32	426	96	2422	2422
ELEVATION "E"	1868	1868	15	426	96	2405	2405
ELEVATION "F"	1868	1868	78	426	96	2468	2468

OPTIONS

	OPT. 1ST FLR BRICK (SIDES)	OPT. 1ST FLR BRICK (REAR)
ELEVATION "A"	(+) 58	(+) 19
ELEVATION "B"	(+) 58	(+) 19
ELEVATION "C"	(+) 58	(+) 19
ELEVATION "D"	---	---
ELEVATION "E"	---	---
ELEVATION "F"	---	---

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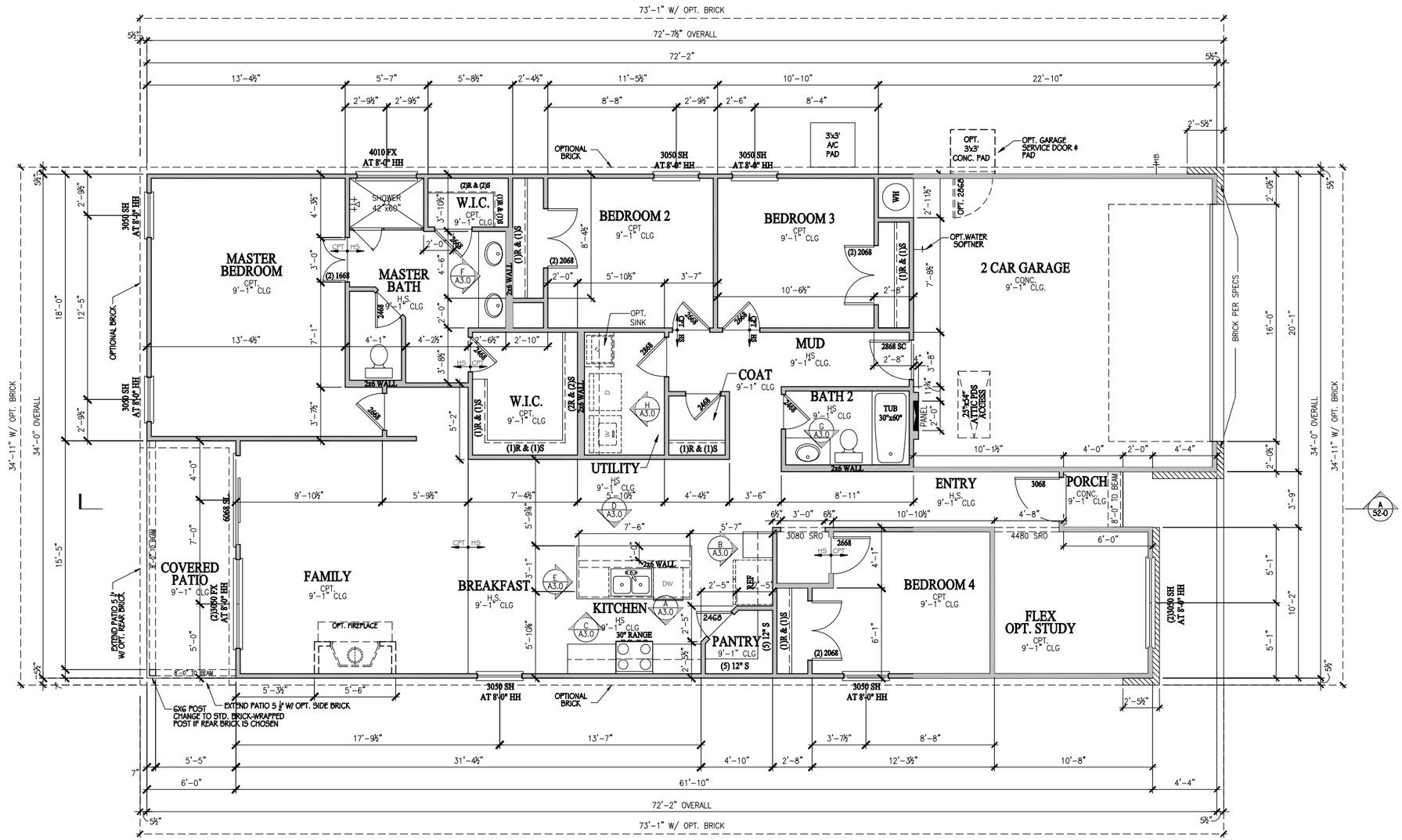
3503R LIVINGSTON

INDEX AND COVER SHEET

AUSTIN

SHEET C1-0



A / A1-1a FIRST FLOOR PLAN "A"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1866 SF
2nd FLOOR	N/A SF
TOTAL	1866 SF

AREAS (UNHEATED)	
GARAGE	418 SF
PATIO	96 SF
PORCH	15 SF
	529 SF

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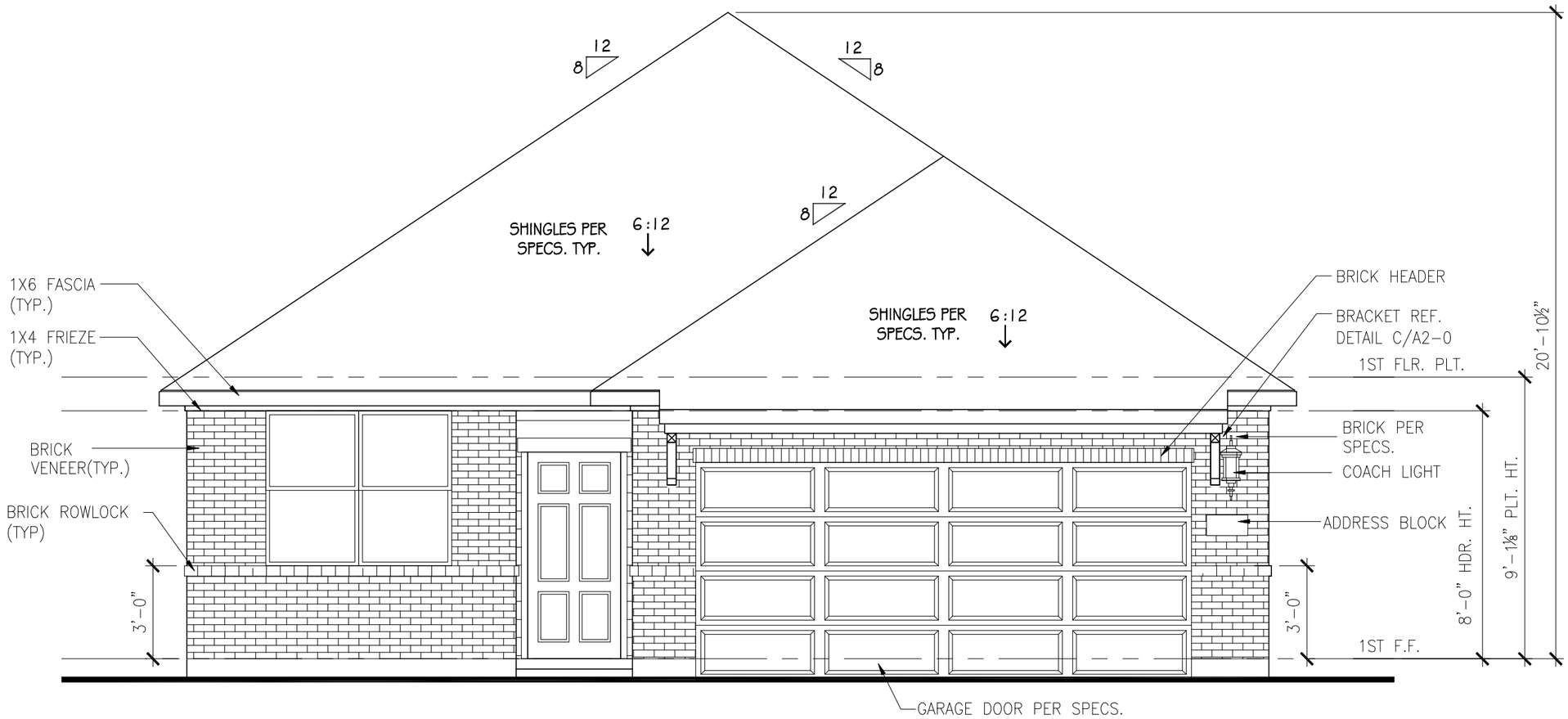
FIRST FLOOR PLAN "A"

AUSTIN

SHEET A1-1a



A / A2-0a **FRONT ELEVATION "A"**
SCALE: 1/4" = 1'-0"

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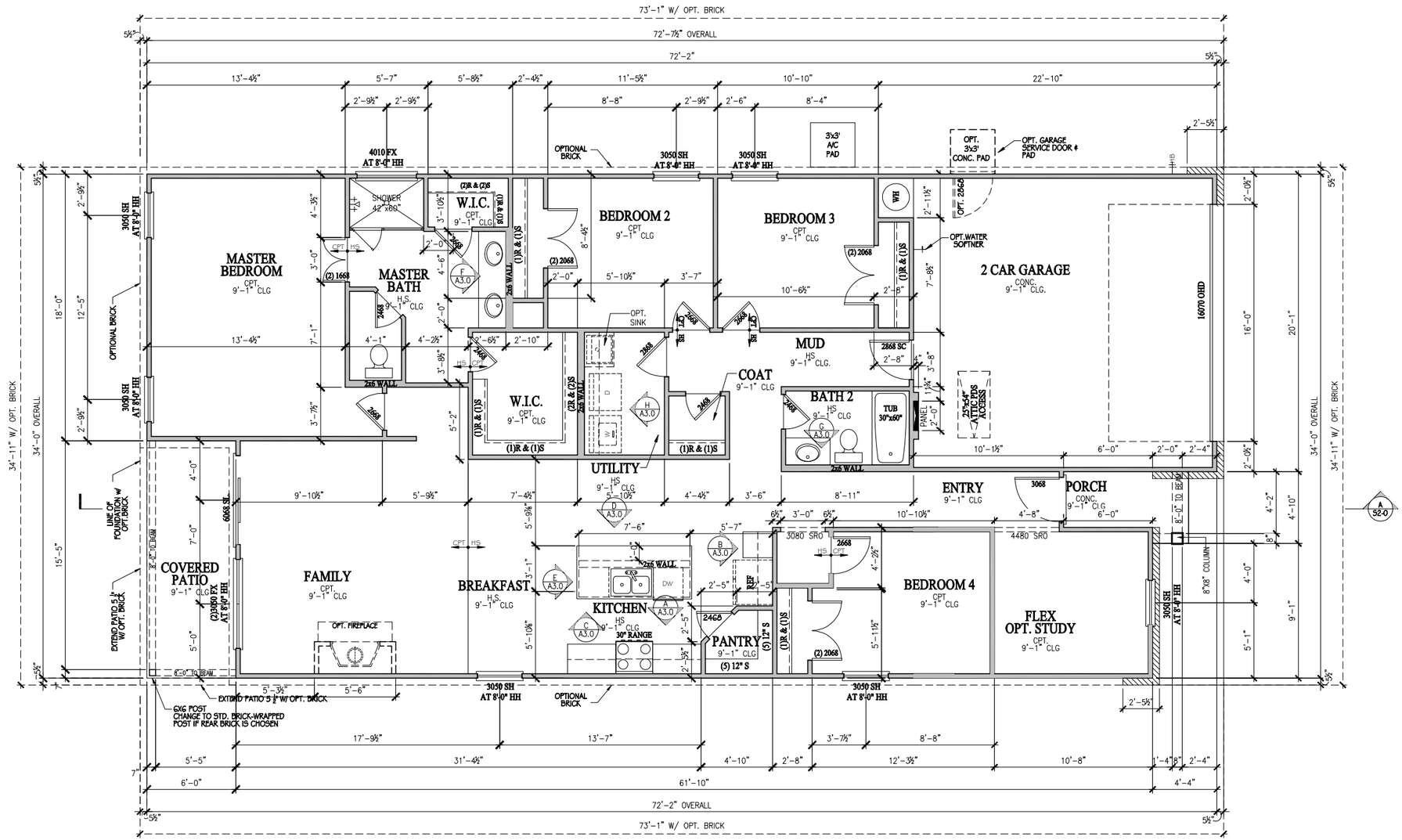
FRONT ELEVATION & ROOF PLAN "A"

AUSTIN

SHEET
A2-0a



A / A1-1b — FIRST FLOOR PLAN "B"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1867 SF
2nd FLOOR	N/A SF
TOTAL	1867 SF

AREAS (UNHEATED)	
GARAGE	421 SF
PATIO	96 SF
PORCH	30 SF
	547 SF

LAST REVISED DT: XXX DWG TITLE: XXFIRSTFLOOR

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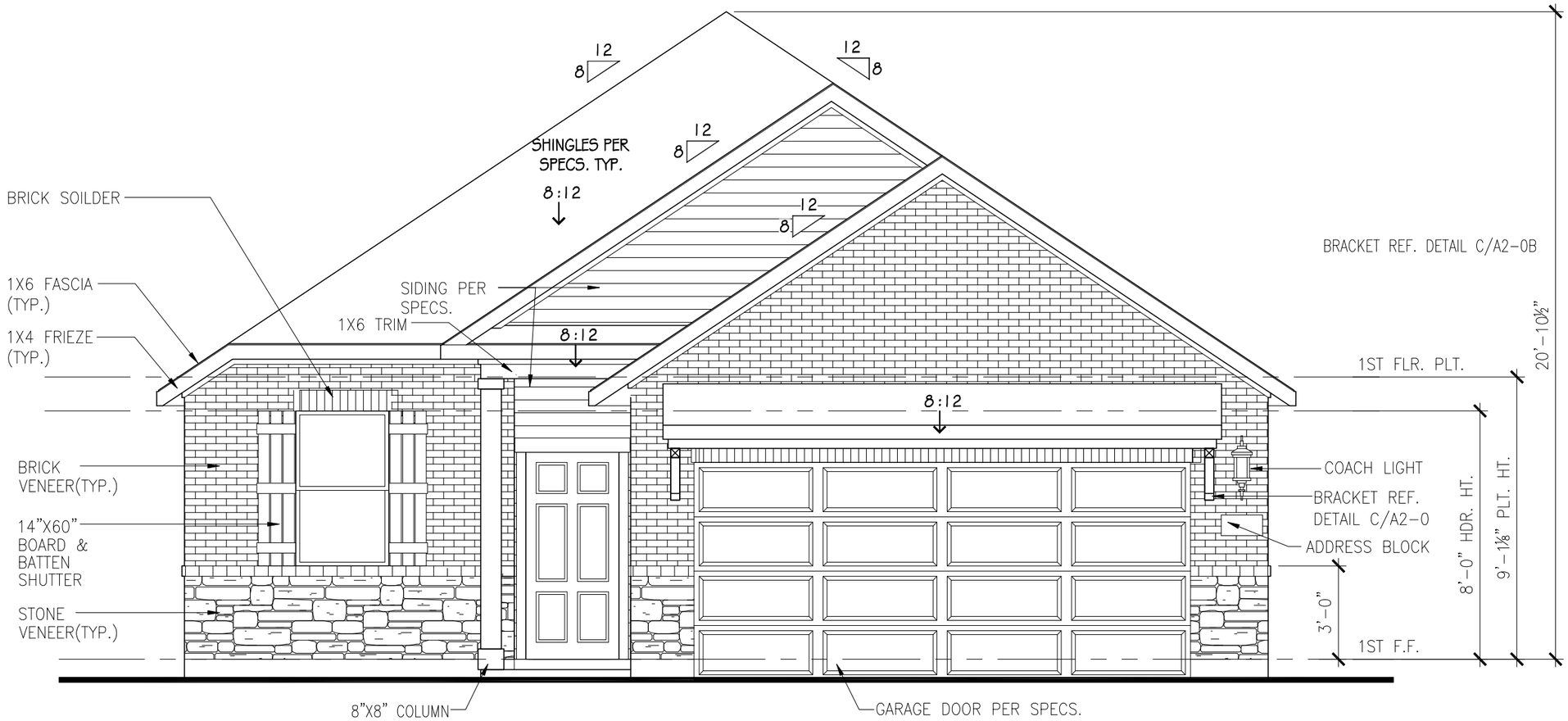
FIRST FLOOR PLAN "B"

AUSTIN

SHEET
A1-1b



A
A2-0b

FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"

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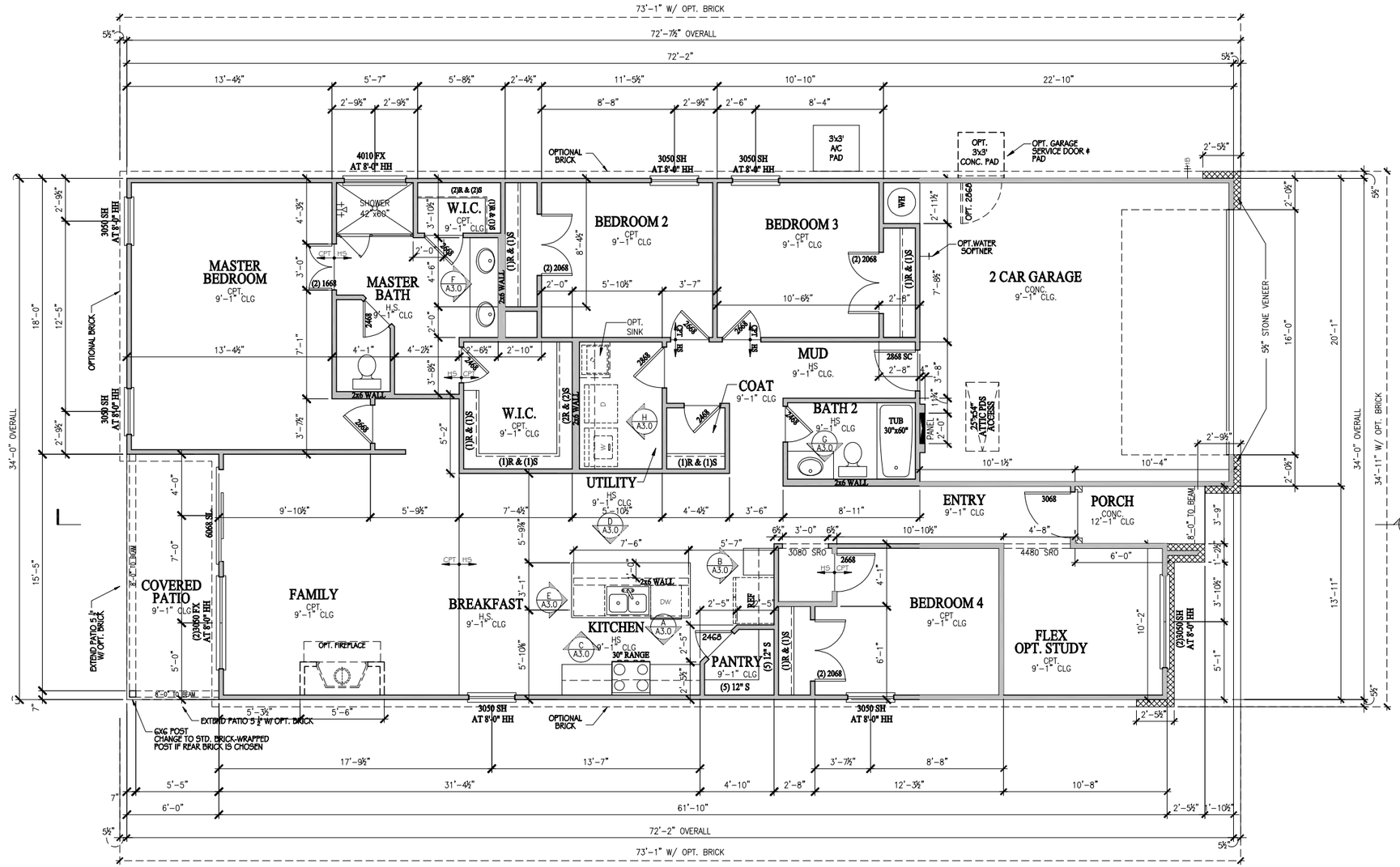
FRONT ELEVATION & ROOF PLAN "B"

AUSTIN

SHEET
A2-0b



A
A1-1c

FIRST FLOOR PLAN "C"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1866 SF
2nd FLOOR	N/A SF
TOTAL	1866 SF

AREAS (UNHEATED)	
GARAGE	418 SF
PATIO	96 SF
PORCH	34 SF
	548 SF

LAST REVISED DATE: XXXX
DATE: XXXX/XX/XX

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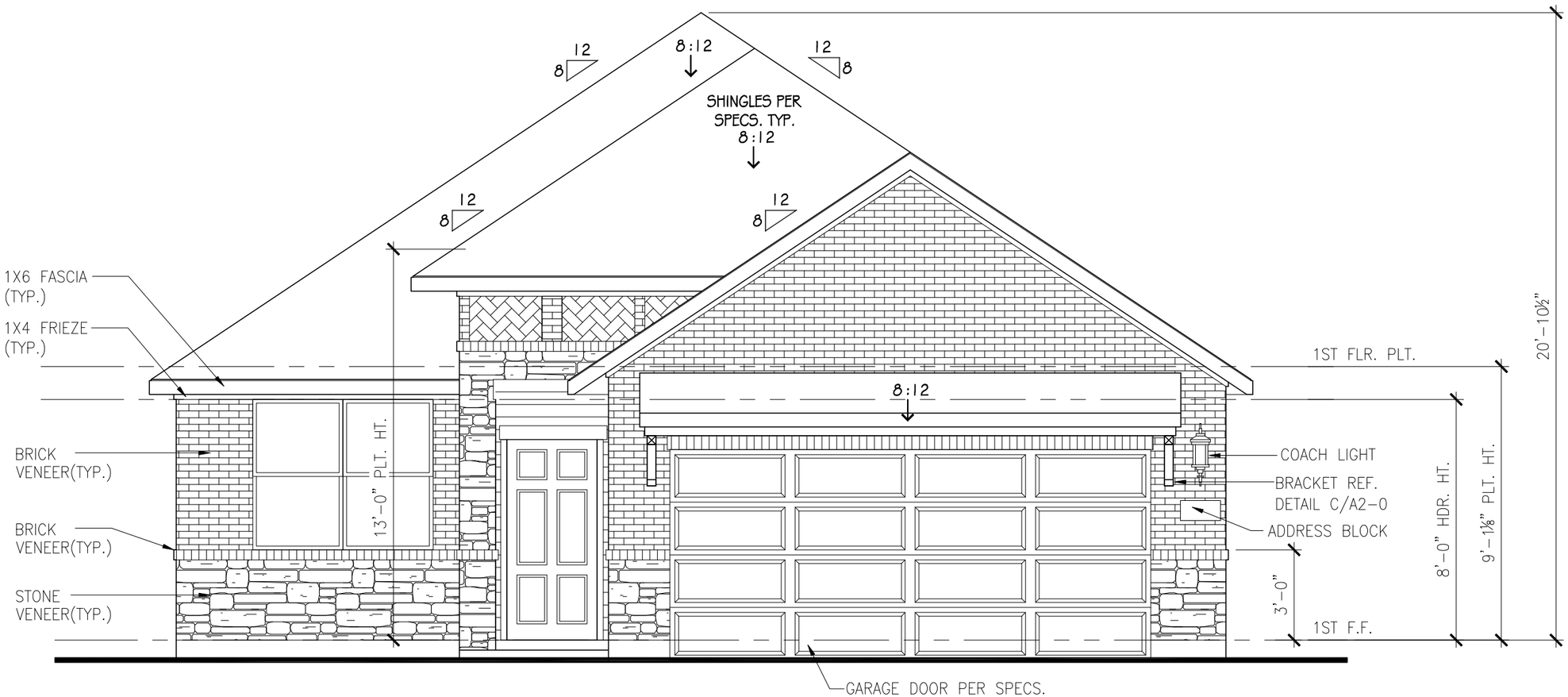
FIRST FLOOR PLAN "C"

AUSTIN

SHEET
A1-1c



A
A2-0c

FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"

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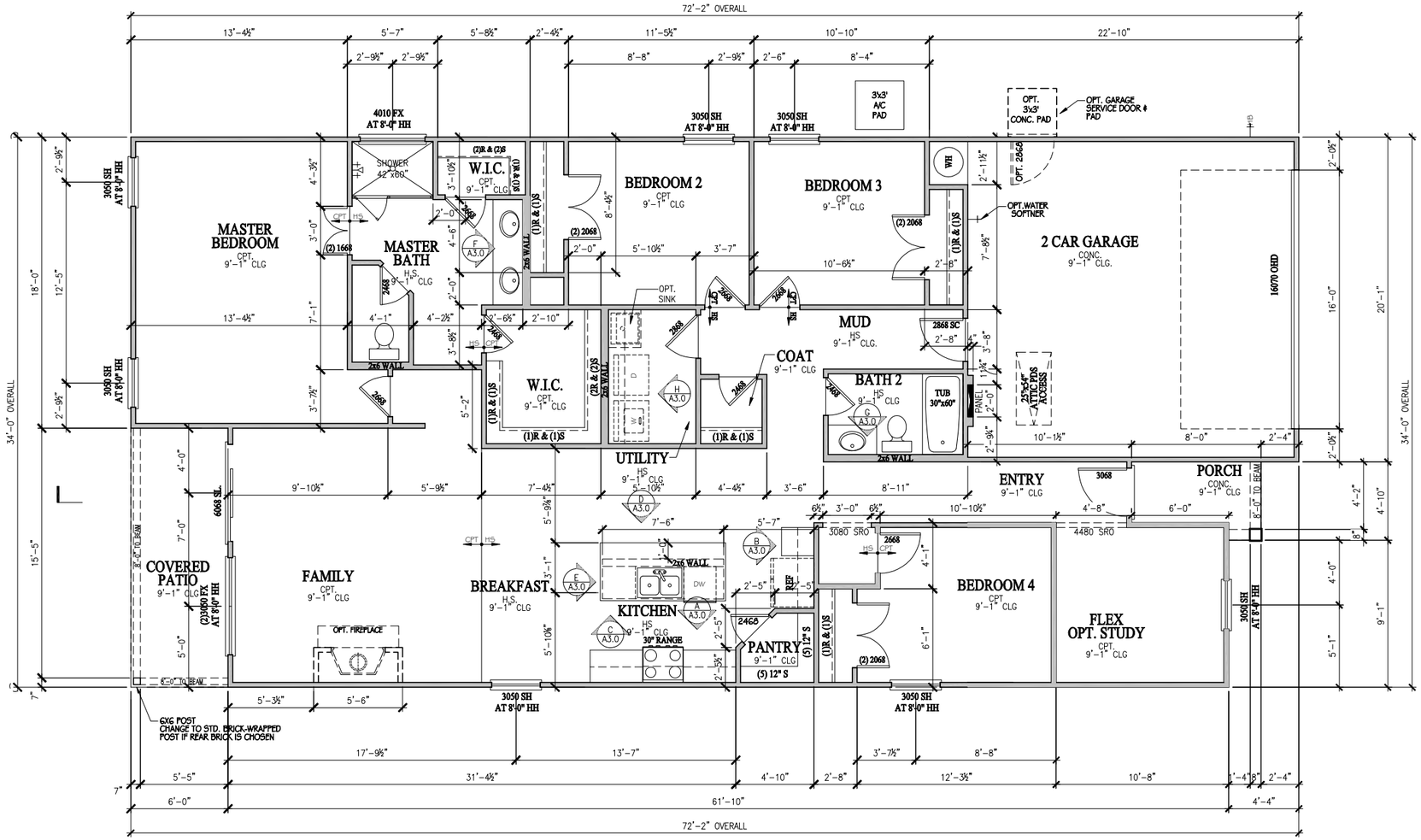
FRONT ELEVATIONS & ROOF PLAN "C"

AUSTIN

SHEET
A2-0c



A / A1-1d FIRST FLOOR PLAN "D"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1860 SF
2nd FLOOR	N/A SF
TOTAL	1860 SF

AREAS (UNHEATED)	
GARAGE	415 SF
PATIO	96 SF
PORCH	32 SF
	543 SF

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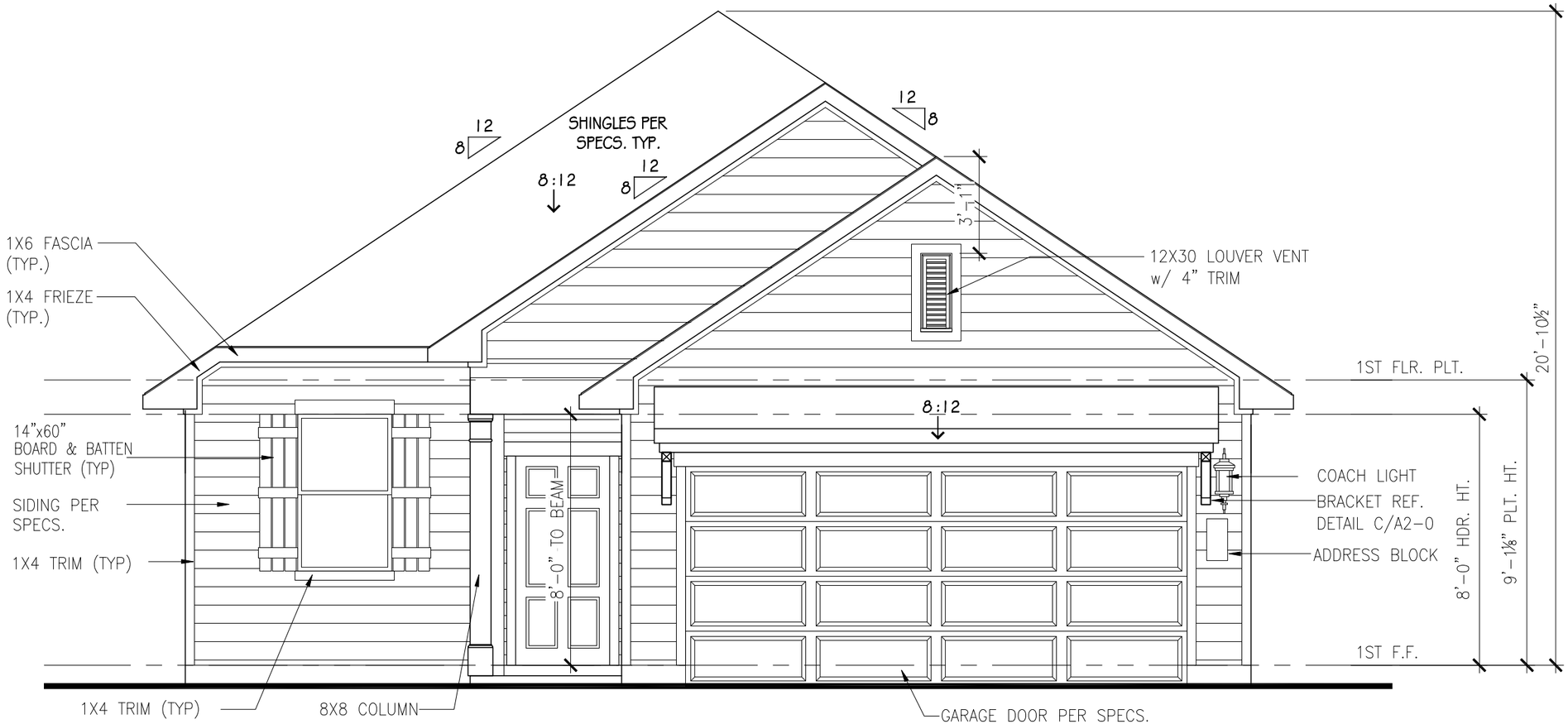
FIRST FLOOR PLAN "D"

AUSTIN

SHEET
A1-1d



A
A2-0d

FRONT ELEVATION "D"
SCALE: 1/4" = 1'-0"

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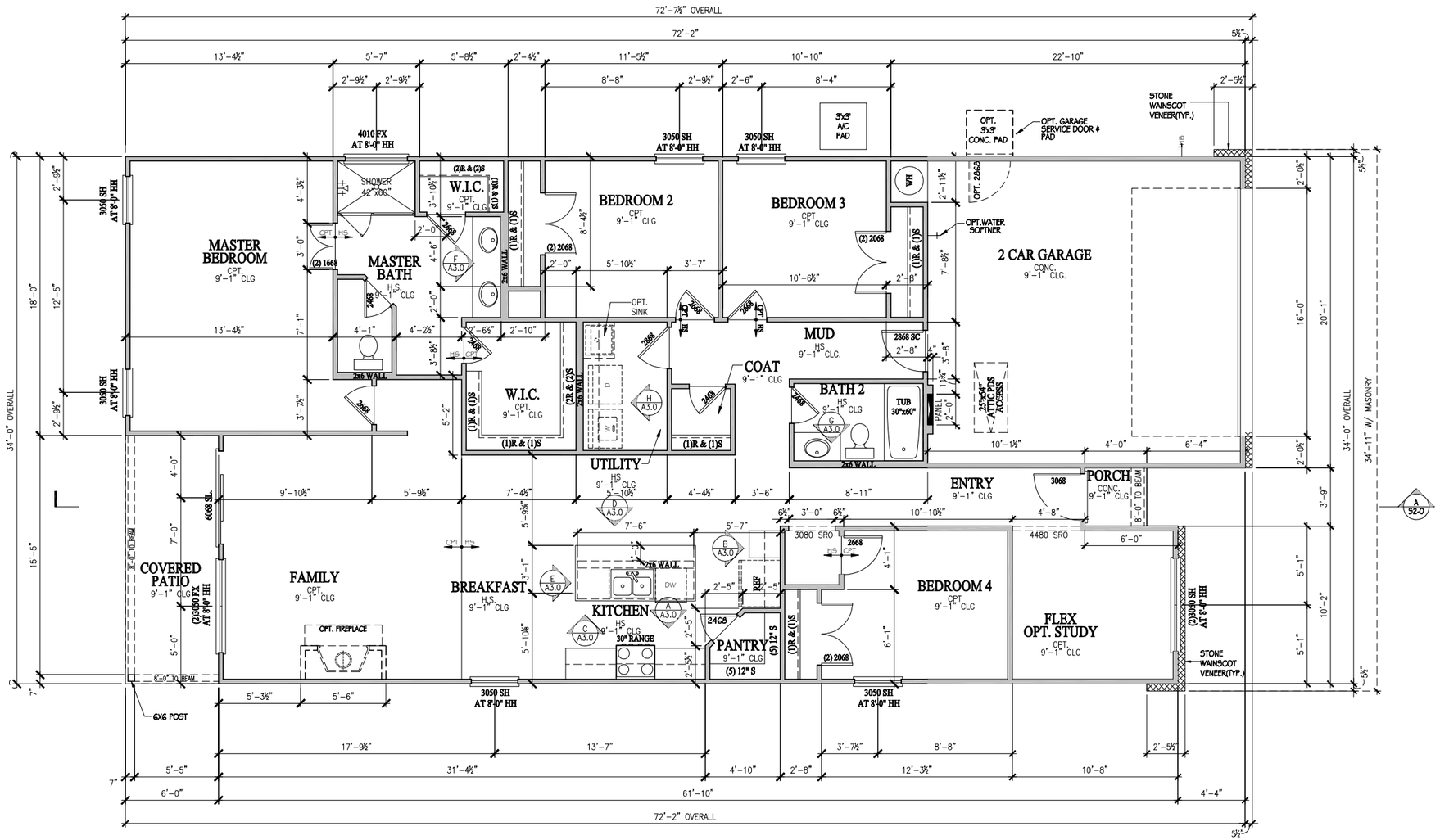
FRONT ELEVATION & ROOF PLAN "D"

AUSTIN

SHEET
A2-0d



A
A1-1e

FIRST FLOOR PLAN "E"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1866 SF
2nd FLOOR	N/A SF
TOTAL	1866 SF

AREAS (UNHEATED)	
GARAGE	418 SF
PATIO	96 SF
PORCH	15 SF
	529 SF

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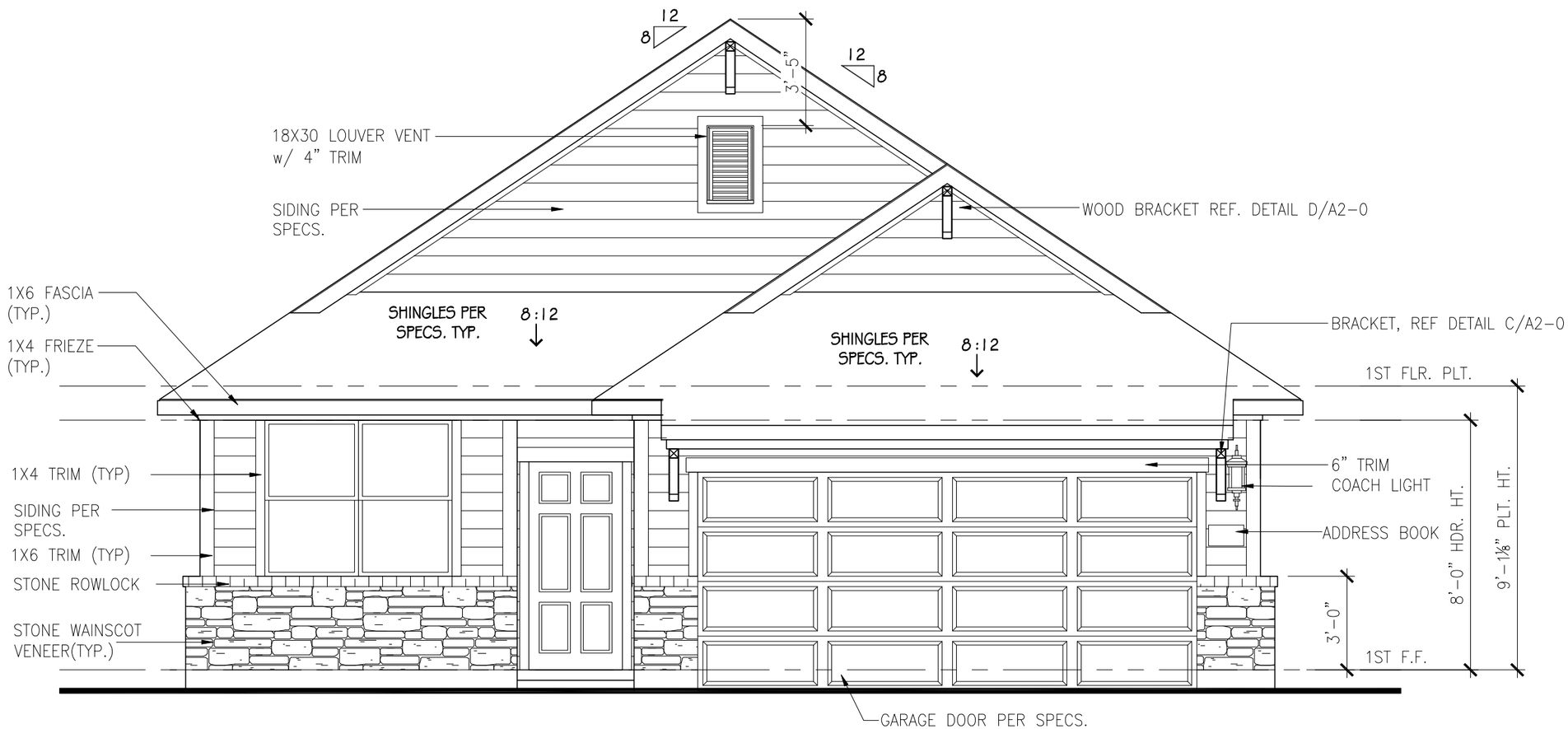
FIRST FLOOR PLAN "E"

AUSTIN

SHEET
A1-1e



A
A2-0e

FRONT ELEVATION "E"
SCALE: 1/4" = 1'-0"

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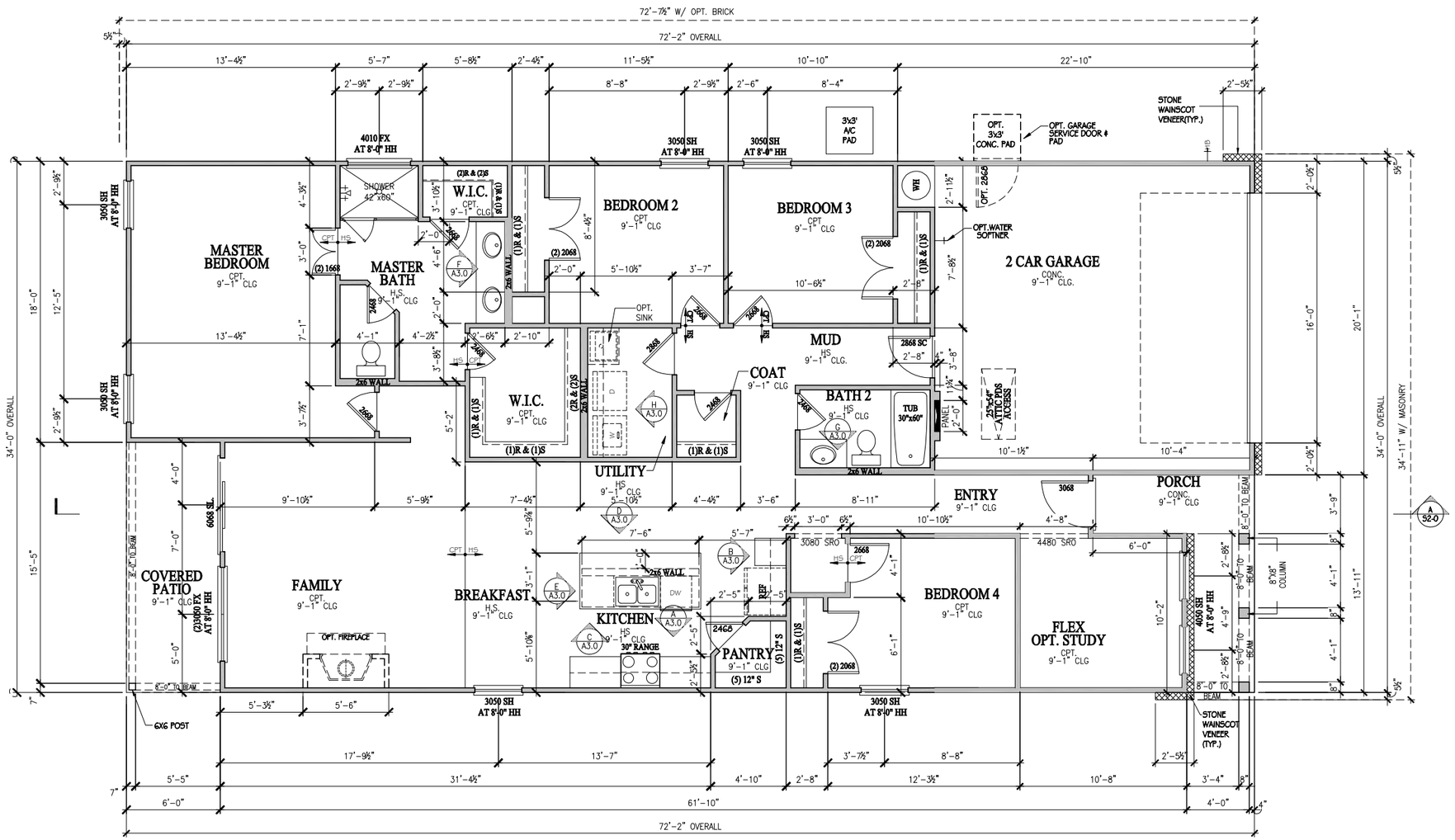
FRONT ELEVATION & ROOF PLAN "E"

AUSTIN

SHEET
A2-0e



A FIRST FLOOR PLAN "F"
A1-1f SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1860 SF
2nd FLOOR	N/A SF
TOTAL	1860 SF

AREAS (UNHEATED)	
GARAGE	415 SF
PATIO	96 SF
PORCH	83 SF
	594 SF

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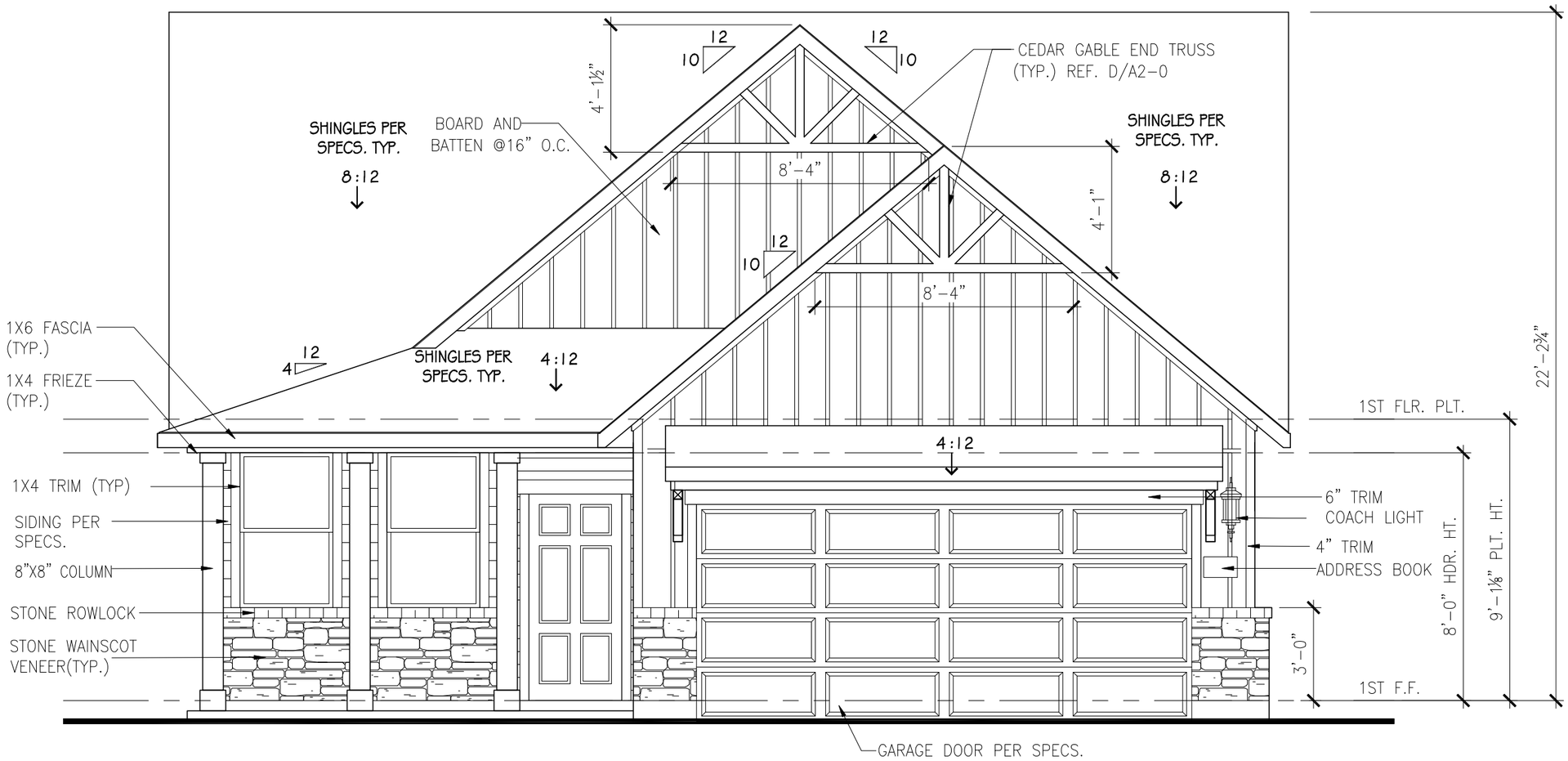
3503R LIVINGSTON

FIRST FLOOR PLAN "F"

AUSTIN

SHEET
A1-1f



A
A2-0f

FRONT ELEVATION "F"
SCALE: 1/4" = 1'-0"

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3503R LIVINGSTON

FRONT ELEVATION & ROOF PLAN "F"

AUSTIN

SHEET
A2-0f

From:	Ashley Lumpkin
To:	Steven Pierce; Paul Kenney; Brendon Newman
Cc:	Yvette Glover; Keith Pearson; Keith Pearson
Subject:	RE: Covered Bridge - Ashton Woods Plan Submittal
Date:	Thursday, September 23, 2021 9:23:00 AM
Attachments:	image003.png image004.png image006.png

Steven,

The UDC is not a contradiction, the other 45-foot lots the homes were all within PUDs. The issue is with straight zoning staff has no discretion to provide any alternatives. The other project, Wilco Ranch, that we have worked on had different standards as part of the Development Agreement. So, its waived portion of the ordinance as you had already gotten some entitlements through the county.

I'll have Angel reach out with some availability. My calendar is about two weeks out currently.

Thanks,
Ashley

From: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Sent: Thursday, September 23, 2021 9:19 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Yvette Glover <Yvette.Glover@HuttoTX.gov>; Keith Pearson <keith.pearson@ashtonwoods.com>; Keith Pearson <keith.pearson@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal
Importance: High

Ashley,

This contradicts what the city has approved on other projects with 45' lots. There are no alleys in this project, so rear load garages are not feasible. One note I'd like to point out - there is no requirement in the UDC requiring space for two car garages, and we're trying to avoid having to go to a single car garage product that doesn't meet the intent of the code and is not what buyers are looking for.

I think we need to meet with you in person to discuss this further. Please let me know your availability.

Thank you,

ASHTON WOODS
HOME TO INSPIRATION.

Steven Pierce
Director of Land Acquisition & Development
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
C **512 809 4413**

steven.pierce@ashtonwoods.com | **ashtonwoods.com**

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sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey.

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Thursday, September 23, 2021 9:02 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Paul,

I need the matrix filled out with the building widths and garage plus surround, per 10.406.3.3.1. The code does not only state the 16ft garage door, but it's the garage door and up to 4ft of a surround. There are no other compliance measures in the UDC, in part because the desire in the code was to have alley-loaded lots for the smaller product, which removes any possibility of the garage width issue. I don't think any of the plans submitted meet the minimum UDC requirements because the lots are narrow and you're proposed front entry garages.

You'll also need to ensure with each lot that you're in compliance with 10.405.8.4 – the smaller lots are often not able to meet this requirement either.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

This email, plus any attachments, may constitute a public record of the City of Hutto and may be subject to public disclosure under the Texas Public Information Act. Improper disclosure of the content of this email or its content may constitute a violation of the Texas Penal Code.

From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Thursday, September 23, 2021 8:52 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Checking in this week to see if you've had a chance to review the questions below and matrix provided?

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

Ashton Woods Homes reserves the right to change plans, specifications and pricing without notice in its sole discretion. Square footage is approximate and window, floor and ceiling elevations are approximate, subject to change without prior notice or obligation and may vary by plan elevation and/or community. Special wall and window treatments, upgraded flooring, fireplace surrounds, landscape and other features in and around the model homes are designer suggestions and not included in the sales price. All renderings, color schemes, floor plans, maps and displays are artists' conceptions and are not intended to be an actual depiction of the home or its surroundings. Basements are available subject to site conditions. Home site premiums may apply. Please see Sales Representative for additional information. This is not an offer to sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey.

From: Paul Kenney
Sent: Thursday, September 16, 2021 11:01 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <steven.pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Thank you for your response. I've attached a compliance Matrix for the plans being submitted to facilitate the process. Additionally, renderings are now in each folder so you & the team can have a sense of what the homes will look like when finished.

Below is the link if you need it again:

- https://ashtonwoods.egnyte.com/fl/TgSHKzeEYL

We did have a few questions:

- Since the garage door is 16'-0", we are close to infringing on the 50% rule of section 10.406.3.3.1. Are there certain elements of an elevation that we could modify to help offset some of the additional frontage that is included in the calculation?
    - Ashton Woods is happy to alter these elevations to meet city requirements.
- Once the plans have been reviewed, would you be willing to meeting with myself and Brendon Newman, our purchasing director to discuss the approvals / rejections of the plans and ensure we are all aligned with next steps?

Please let me know if you need any additional information.

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 14, 2021 2:15 PM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Great, I'll check with Yvette for the check. I didn't see the overall tracking of how the homes meet the ordinance. Keep in mind this is strictly UDC and there is a menu of sorts of options to meet the minimum standards.

10.406.3.3.1 Front-loading garages – plans don't appear to meet this section
10.406.3.5 Required elements – please call these out in the aforementioned sheet for the submitted plans – one of the options must be included as a minimum.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Monday, September 13, 2021 9:45 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

The $500 check was signed last Friday and should be in the mail. Just checking in to see if we can get an ETA on this Master Review.

Thank You,

Brendon Newman
Director of Purchasing
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 7, 2021 9:41 AM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Thanks for the email. City Council recently updated the fee schedule to include a review fee of $500 per masterplan submittal. Also, please review the Covered Bridge zoning of SF-1, there is no PUD for that tract so I'm not sure if the homes you were approved for within the Development Agreement for Wilco Ranch will meet the minimum UDC requirements.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Tuesday, September 7, 2021 9:30 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

I just wanted to touch base on this to see if we can expect a follow up by 9/15, or sooner. Please let us know.

Thank You,

Brendon Newman
Director of Purchasing

Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Wednesday, September 1, 2021 4:09 PM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Brendon Newman <brendon.newman@ashtonwoods.com>; Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: Covered Bridge - Ashton Woods Plan Submittal

Good afternoon Ashley,

Ashton Woods has another development opportunity in Hutto which we would like to submit a lineup for master plan approval.

- Development Name: Covered Bridge
- The plan sets are identical to the ones sent to you for the Wilco Ranch development, but we have included a few more elevations.
- Would you mind reviewing these plans?
    - Link for plans: https://ashtonwoods.egnyte.com/fl/ua4WjQhtGi

Please let me know if you have any questions or concerns, I am happy to assist.

Sincerely,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512 623 1728 C 409 201 9843
paul.kenney@ashtonwoods.com | ashtonwoods.com

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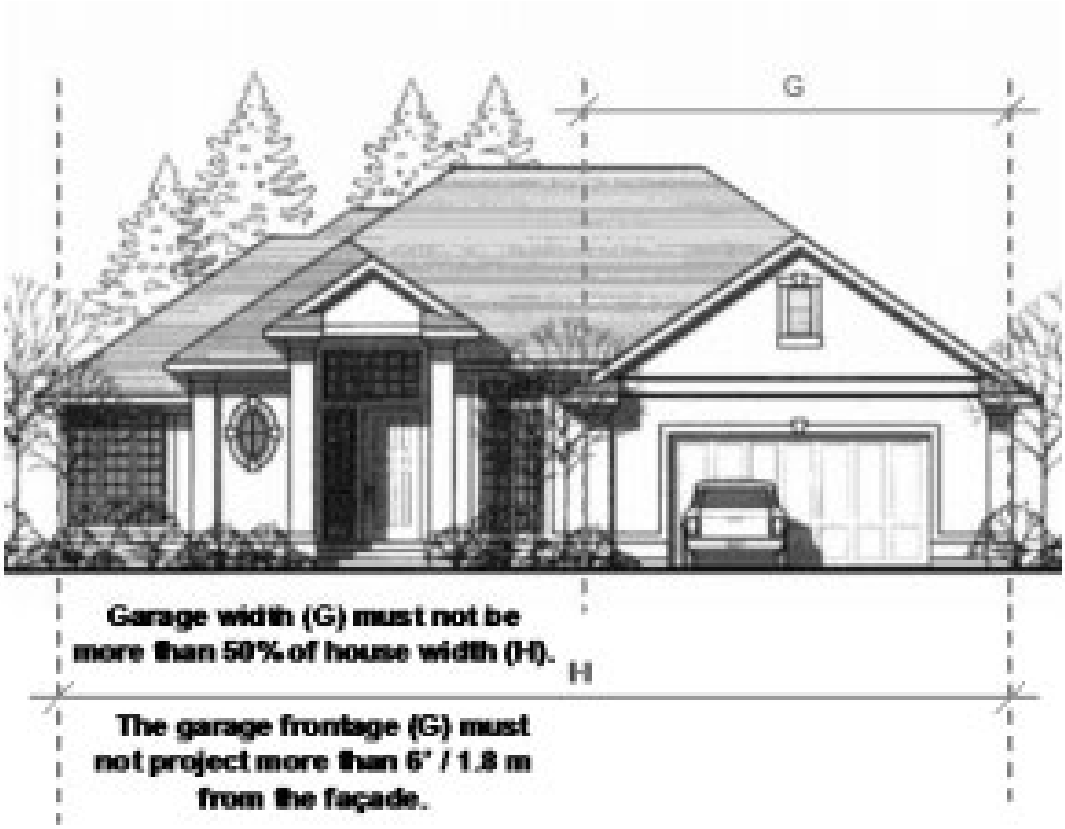
10.406.3.3.1 Front-loading garages

New housing development must avoid front elevations resulting in a streetscape dominated by the sight of garage doors. A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.



AGENDA ITEM REPORT
4.5.

To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3504R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

Meeting: Tuesday, January 25, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

The Covered Bridge Subdivision is approximately 49.95 acres and includes 230 residential lots, and 1 open space/drainage lot. The preliminary plat was approved by City Council on October 15, 2020 per Resolution No. R-2020-093. Phase 1 Final Plat was approved on June 1, 2021, and Phase 2 Final Plat was approved on December 7, 2021. They are both awaiting recording.

The zoning for the property is SF-1. The approved lots are 45’ wide and 115’ deep, typical. The setbacks required are 5’ for interior side yards and 15’ side yards for corner lots. The front and rear setbacks are 20' in depth.

The Covered Bridge project’s preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. This zoning permits 45’ wide front-entry lots. The Covered Bridge project includes 177 lots that are 45’ wide. With 5’ side setbacks required by zoning ordinance, the maximum width of a house on a 45’ lot is 35’ wide.

Garage doors are standardized in the home building industry at 16’ wide, which is below the 50% threshold until the additional 4’ is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4’ added, it is not possible to have a house with a two-car garage on a front-entry 45’ lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city allowed, via a separate development agreement, the company is building in Cottonwood Farms, also in Hutto. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45’ wide lots. However, the Development Agreement was provided because the majority of the other development was entitled through Williamson County which does not have the garage width ordinance. All other by-right developments in the city (i.e. not a Planned Unit Development) follow the existing garage width as specified in the ordinance. In an email to the developer, staff explained the differences and advised about the by-right zoning being different than

the Cottonwood Farms development standards in September 2021.

House plan 3501R Width 34.92’ – percentage of frontage 57%
House plan 3502R Width 34.92’ – percentage of frontage 57%
House plan 3503R Width 34.92’ – percentage of frontage 57%
House plan 3504R Width 34.92’ – percentage of frontage 55-57%
House plan 3505R Width 35’ – percentage of frontage 56-57%
House plan 3506R Width 34.92’ – percentage of frontage 53-56%
House plan 3507R Width 34.92’ – percentage of frontage 57%
House plan 3508R Width 34.92’ – percentage of frontage 53-56%

SUMMARY OF REQUEST:

111 notifications were sent out to property owners within 200’ of this site. To date we have received one in opposition.

Variance Criteria 10.203.24.3

A variance may be granted if all the following findings are made.

- There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is the minimum necessary to grant relief.

STAFF REVIEW:

Variance Evaluation and Recommendation

The proposed request does not meet the variance approval criteria. There are *no* unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

- Strict application of this code *does not* deprive the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request *are* self-created by disregard or ignorance of this code.
- The variance *would* confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is *not* the minimum necessary to grant relief.

Variance Approval conditions
Staff Recommends denial of the proposed variance request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. RequestLetter(12-28-21)
2. Application(12-28-21)
3. R-2020-093 Covered Bridge Revised Prelim Plat 10-15-20
4. Covered Bridge_Compliance Matrix.xlsx
5. 3504R Eleanor BASE_CB Submission
6. Code Section
7. RE_ Covered Bridge - Ashton Woods Plan Submittal

ASHTON WOODS

December 21, 2021

City of Hutto
Development Services Department
500 W. Live Oak St.
Hutto, TX 78634

Re: Covered Bridge Subdivision; Garage Frontage Variance Request – UDC 10.406.3.3.1

Ashton Woods Homes is requesting a variance from section 10.406.3.3.1 of the City of Hutto's Unified Development Code related to garage frontage percentages for the Covered Bridge subdivision. Per the UDC, "A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage..."

Ashton Woods is seeking a variance for the Covered Bridge subdivision that would allow up to 58% of house front elevations on 45' wide front-entry lots to be garage frontage as defined in the UDC.

The Covered Bridge project's preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. Under this zoning, 45' wide front-entry lots are permitted and of its 230 total lots, 177 are 45' wide. With 5' side setbacks required by zoning ordinance, the maximum width of a house on a 45' lot is 35' wide. Garage doors are standardized in the home building industry at 16' wide, which is below the 50% threshold until the additional 4' is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4' added, it is not possible to have a house with a two-car garage on a front-entry 45' lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city has approved, and the company is actively building in a different Hutto subdivision called Cottonwood Farms. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45' wide lots.

Should you have any questions or require any additional information, please contact me at steven.pierce@ashtonwoods.com or (512) 809-4413.

Sincerely,

Steven Pierce
Director of Land Acquisition and Development

ashtonwoods.com
10721 Research Blvd., Bldg. B, Suite 210 | Austin, TX 78759
P 512 610 7000 F 512 610 7004

Variance Request Application

Must be accompanied by a Master Application

May 2019

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Covered Bridge

PROPERTY ADDRESS: 747 CR 138, Hutto, TX 78634

**** Pre-application meeting with Development Services staff. (Required for all Variance Applications.) ****

Variance Type (Check One)

☑ **Site Design Standards** ☐ **Subdivision Standards** ☐ **Sign Standards** ☐ _____

FEES: Required at application submittal. Fees may be provided by cash, credit card or check made payable to: *City of Hutto (See: City of Hutto Development Fees)*

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8½" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

- Detailed site plan of property showing north arrow, scale, dimensions, setbacks, and property lines.
- List of all property owners (from WCAD) within 200-ft of subject property.
- Photographs to support request.
- Copy of final plat related to the request.

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8 ½" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.
6. The variance is the minimum necessary to grant relief.

PROCESSING:

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/website notification).
- Notification is required 16 days prior to your scheduled meeting date (mailed notice: Site Design/Subdivision only).
- Approved variance is valid for one (1) year from date of approval.
- Documents are to be recorded with the Williamson County Clerk, fees may apply (Zoning Board of Adjustment only).

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Mtg. date

MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Covered Bridge

APPLICATION TYPE: Variance Request

APPLICANT INFORMATION (*property owner or authorized agent*) this will be the City's official contact.

Name: Steven Pierce

Company Name: Ashton Austin Residential

Address: 10721 Research Blvd, Suite B210, Austin, TX 78759

Phone: 512-623-1683 Email: Steven.Pierce@AshtonWoods.com

PROPERTY INFORMATION

Address: 747 CR-138, Hutto, TX 78634

Legal Description: Deed Lot(s)____ Block____ Subdivision Entire Covered Bridge Prelim - 230 Single-Family lots

Reference: Volume____ Page(s) ____ or Document No. 2021084347

City Limits ☑ ETJ ☐ Current Zoning District: SF-1 Village

PROPERTY OWNER INFORMATION

Name:

Company Name: Arroyo Cap II-1, LLC

Address: 18575 Jamboree Rd, Suite 300, Irvine, CA 92612

Phone: 949-272-1172 Email: JBrouelette@ArroyoCapital.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Property Owner Signature | Steven Pierce Property Owner Printed Name Agent | 12/21/21 Date

THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Steven Pierce, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 21st day of December, 2021

Notary Public Signature | Melissa Derting Notary Public Printed Name

(Seal) MELISSA DERTING Notary Public, State of Texas My Commission Expires October 17, 2023 NOTARY ID 13040371-2

If there are multiple property owners attach separate page(s) with notarized signature(s)

RESOLUTION NO. R-2020-093

A RESOLUTION APPROVING THE PLAT KNOWN AS "COVERED BRIDGE REVISED PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

that the Hutto City Council hereby approves the resolution for the plat known as "Covered Bridge Revised Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **15th** day of the month **October, 2020.**

THE CITY OF HUTTO, TEXAS

~~Doug Gaul, Mayor~~

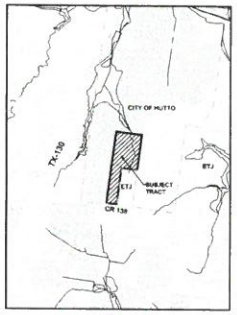
Mike Snyder Mayor Pro Tem

ATTEST:

Holly Nagy, City Secretary

COVERED BRIDGE

PRELIMINARY PLAT



LOCATION MAP
N.T.S.

SHEET INDEX

NO.	TITLE
1	OVERALL PRELIMINARY PLAT
2	GENERAL NOTES

TREE TABLE

TAG NO.	DESCRIPTION
1000	18" M. HACKBERRY/ELM
1001	12" CEDAR
1002	11" BLACK TRIBLE/ELM (5.5-6")
1003	8" BLACK LOCUST/ELM
1004	8" BLACK LOCUST/ELM (4-6")
1005	8" BLACK LOCUST/ELM (3-4-4")
1006	20" BLACK WILLOW (16-12")
1007	12" BLACK WILLOW
1008	17" BLACK WILLOW (13-8")
1009	8" BLACK WILLOW
1010	11" BLACK WILLOW
1011	9" MULBERRY (5.5-3.7")
1012	9" MULBERRY (3.5-3.5-3")

OWNER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

ENGINEER:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

DEVELOPER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

SURVEYOR:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

TOTAL NO. OF LOTS:

NO. OF BLOCKS: 8
NO. OF SINGLE FAMILY LOTS: 230
NO. OF DETENTION LOTS: 1
NO. OF OPEN SPACE LOTS: 9
NO. OF ROW DEDICATION LOTS: 1
TOTAL LOTS: 241

LINEAR FOOTAGE OF STREETS: 8,627 LF
ACREAGE OF LOTS: 35.71 AC
ACREAGE OF R.O.W.: 11.33 AC
ACREAGE OF R.O.W. DEDICATION: 2.91 AC
TOTAL ACREAGE: 48.95 AC

NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES.

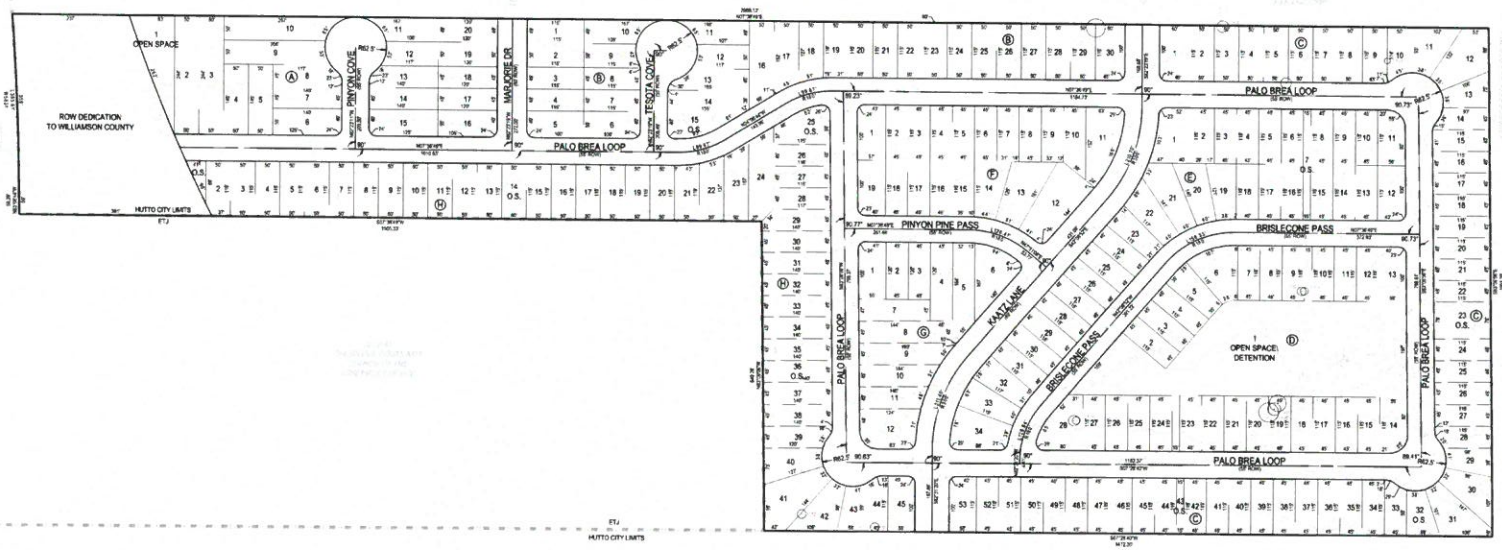
ALL OUT-BOUNDARY CORNERS ARE 5/8" IRON RODS FOUND UNLESS OTHERWISE NOTED.

Received 09/29/2020

0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 70 PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- CITY LIMITS BOUNDARY



REV	DESCRIPTION	DATE	APR
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DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

BGE, Inc.
7000 N. MoPac Expressway, Suite 330
Austin, Texas 78731
TEL: 512-879-0400 www.bgeinc.com
TBPE Registration No. F-1046

COVERED BRIDGE

OVERALL PRELIMINARY PLAT

SHEET 1 OF 2

COVERED BRIDGE
PRELIMINARY PLAT

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. EXCEPTIONS WILL BE ALLOWED WHERE LIMITING FACTORS EXIST, AND THERE ARE OPTIONS AVAILABLE TO ENSURE THAT DRY UTILITY SERVICE CAN BE ACCOMMODATED SUCH AS JOINT TRENCHING OF UTILITIES IN A SINGLE EASEMENT.
3. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE U.D.C. REQUIREMENTS.
6. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN ACCORDANCE WITH THE CITY OF HUTTO UDC.
7. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
8. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
   WATER: MANVILLE WATER SUPPLY CORPORATION
   WASTEWATER: CITY OF HUTTO
   ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY
   GAS: ATMOS ENERGY CORPORATION
10. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515F, EFFECTIVE 12/20/2019.
11. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE U.D.C.
13. THE SUBDIVISION IS ZONED: SF-1
14. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
15. "FIRE LANE TOW AWAY ZONE" SIGNAGE WILL BE POSTED ON ONE SIDE OF EVERY PROPOSED STREET WITH A 30 FOOT WIDTH.
16. BUILDING SETBACK MINIMUMS ARE PER AS SHOW BELOW.
17. ANY MITIGATION OR REQUIRED IMPROVEMENTS CONTAINED WITHIN THE TIA REPORT WILL BE SATISFIED AT FINAL PLAT/CONSTRUCTION PLAN STAGE.

STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	CURB AND GUTTER
BRISLECONE PASS	55'	1,052 LF	30' FACE TO FACE	5'	LOCAL	YES
KAATZ LANE	68'	1,190 LF	44' FACE TO FACE	5'	COLLECTOR	YES
MARJORIE DRIVE	60'	272 LF	30' FACE TO FACE	5'	LOCAL	YES
PALO BREA LOOP	55'	5,237 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON PINE PASS	55'	432 LF	30' FACE TO FACE	5'	LOCAL	YES
TESOTA COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES

LEGAL DESCRIPTION OF LAND

A TRACT OF LAND SITUATED WITHIN THE JOHN KELSEY SURVEY, ABSTRACT NUMBER 377, WILLIAMSON COUNTY TEXAS, AND BEING A PORTION OF A CALLED 73.35 ACRE TRACT OF LAND CONVEYED TO THE CENTRAL ASSEMBLY OF GOD (NOW KNOWN AS THE BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD) BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2007046774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND, ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 136, FOR THE SOUTHEAST CORNER OF LOT 9 IN BLOCK B-1 OF LAKESIDE ESTATES, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET T AT SLIDES 19-21 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF A CALLED 1.210 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2008062023 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

THENCE NORTH 07 DEGREES 36 MINUTES 49 SECONDS EAST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION TWO AND THE ABOVE-MENTIONED 73.358 ACRE TRACT, PASSING AT 984.87 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 16 IN SAID BLOCK B-1, PASSING AT 1,044.83 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK E OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION 2 AND CONTINUING ALONG SAID COMMON BOUNDARY LINE AND THE COMMON BOUNDARY LINE OF SAID 73.38 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET W AT SLIDES 98 – 98 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, PASSING AT 2,254.73 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 21 IN BLOCK E OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 2,324.74 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, AND CONTINUING FOR A TOTAL DISTANCE OF 2,988.13 FEET TO A 1/2 INCH REBAR FOUND FOR A COMMON CORNER OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE

THENCE SOUTH 83 DEGREES 06 MINUTES 46 SECONDS EAST, CONTINUING ALONG THE AFOREMENTIONED COMMON BOUNDARY LINE OF THE CALLED 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE, PASSING AT 738.46 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 17 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 290.38 FEET THE SOUTHWEST CORNER OF LOT 1 IN BLOCK J OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 445.14 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON SOUTH CORNER OF LOTS 1 AND 24 IN SAID BLOCK J AND CONTINUING FOR A TOTAL DISTANCE OF 1,051.38 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON EAST CORNER OF SAID 73.35ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ON THE WEST BOUNDARY LINE OF A 120.0 ACRE TRACT CONVEYED TO J.F. GIBNEY ET UX BY A DEED FILED FOR RECORD IN VOLUME 2728 AT PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 07 DEGREES 28 MINUTES 46 SECONDS WEST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED 73.35 ACRE TRACT AND THE AFOREMENTIONED GIBNEY TRACT, 1,472.30 FEET TO A POINT, IN AN EXISTING HEDGEROW, FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, FROM WHICH A 1/2 INCH REBAR FOUND FOR SOUTHEAST CORNER OF SAID 73.35 ACRE TRACT BEARS SOUTH 07 DEGREES 28 MINUTES 36 SECONDS WEST, 1,566.43 FEET;

THENCE NORTH 83 DEGREES 08 MINUTES 06 SECONDS WEST, PASSING AT 15.16 FEET A 1/2 INCH REBAR WITH A CAP MARKED "REF COR RPLS 4967" SET FOR A REFERENCE CORNER AND CONTINUING FOR A TOTAL DISTANCE OF 640.26 FEET A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 07 DEGREES 36 MINUTES 49 SECONDS WEST, 1,505.33 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET, ON THE ABOVE-MENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE ABOVE-MENTIONED CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT;

THENCE NORTH 83 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, 86.39 FEET TO A 5/8 INCH REBAR WITH A CAP MARKED "WILLIAMSON COUNTY" FOUND FOR A COMMON CORNER OF SAID 1.210 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTHWESTERLY, 355.51 FEET ALONG THE AFOREMENTIONED NORTH RIGHT-OF WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,830.63 FEET, A CENTRAL ANGLE OF 03 DEGREES 29 MINUTES 37 SECONDS AND A LONG CHORD WHICH BEARS NORTH 84 DEGREES 53 MINUTES 44 SECONDS WEST, 355.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 2,175,821 SQUARE FEET OR 49.950 ACRES, MORE OR LESS.

LOT TABLE

LOT #	AREA	BLOCK	USE
1	11786	A	OPEN SPACE
2	12225	A	SF
3	12225	A	SF
4	7280	A	SF
5	7250	A	SF
6	7862	A	SF
7	6300	A	SF
8	8016	A	SF
9	10798	A	SF
10	10879	A	SF
11	8039	A	SF
12	5389	A	SF
13	6018	A	SF
14	6300	A	SF
15	7652	A	SF
16	8663	A	SF
17	5400	A	SF
18	5400	A	SF
19	6000	A	SF
20	5630	A	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6862	B	SF
2	5750	B	SF
3	5475	B	SF
4	5475	B	SF
5	6277	B	SF
6	6277	B	SF
7	5475	B	SF
8	5475	B	SF
9	5383	B	SF
10	5508	B	SF
11	6037	B	SF
12	5498	B	SF
13	6522	B	SF
14	7388	B	SF
15	5637	B	O.S.
16	6375	B	SF
17	6907	B	SF
18	6012	B	SF
19	5750	B	SF
20	5750	B	SF
21	5750	B	SF
22	5750	B	SF
23	5750	B	SF
24	5750	B	SF
25	5750	B	SF
26	5750	B	SF
27	5750	B	SF
28	5750	B	SF
29	5750	B	SF
30	6852	B	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6862	C	SF
2	5750	C	SF
3	5750	C	SF
4	5750	C	SF
5	5750	C	SF
6	5750	C	SF
7	5750	C	SF
8	5750	C	SF
9	5747	C	SF
10	6067	C	SF
11	6801	C	SF
12	5973	C	SF
13	5236	C	SF
14	4847	C	SF
15	5158	C	SF
16	5175	C	SF
17	5175	C	SF
18	5175	C	SF
19	5175	C	SF
20	5175	C	SF
21	5175	C	SF
22	5175	C	SF
23	5788	C	O.S.
24	5175	C	SF
25	5175	C	SF
26	5176	C	SF
27	5175	C	SF
28	4931	C	SF
29	4640	C	SF
30	7348	C	SF
31	6308	C	SF
32	4941	C	O.S.
33	4773	C	SF
34	5175	C	SF
35	5175	C	SF
36	5175	C	SF
37	5175	C	SF
38	5175	C	SF
39	5175	C	SF
40	5175	C	SF
41	5175	C	SF
42	5175	C	SF
43	1725	C	O.S.
44	5175	C	SF
45	5175	C	SF
46	5175	C	SF
47	5175	C	SF
48	5175	C	SF
49	5175	C	SF
50	5175	C	SF
51	5175	C	SF
52	5175	C	SF
53	6277	C	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	10079	D	OPEN SPACE/ DETENTION
2	5175	D	SF
3	5475	D	SF
4	5175	D	SF
5	5868	D	SF
6	8331	D	SF
7	5475	D	SF
8	5475	D	SF
9	5175	D	SF
10	5175	D	SF
11	5175	D	SF
12	5175	D	SF
13	6362	D	SF
14	8124	D	SF
15	5475	D	SF
16	5175	D	SF
17	5475	D	SF
18	5175	D	SF
19	5175	D	SF
20	5175	D	SF
21	5175	D	SF
22	5475	D	SF
23	5175	D	SF
24	5175	D	SF
25	5175	D	SF
26	5175	D	SF
27	5175	D	SF
28	6248	D	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8498	E	SF
2	5175	E	SF
3	5175	E	SF
4	5175	E	SF
5	5175	E	SF
6	5175	E	SF
7	3450	E	O.S.
8	5175	E	SF
9	5175	E	SF
10	5175	E	SF
11	5984	E	SF
12	6526	E	SF
13	5175	E	SF
14	5175	E	SF
15	5175	E	SF
16	5175	E	SF
17	5175	E	SF
18	5175	E	SF
19	5883	E	SF
20	6784	E	SF
21	6163	E	SF
22	6622	E	SF
23	5561	E	SF
24	5175	E	SF
25	5175	E	SF
26	5175	E	SF
27	5175	E	SF
28	5175	E	SF
29	5175	E	SF
30	5175	E	SF
31	5175	E	SF
32	6791	E	SF
33	6958	E	SF
34	8486	E	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8640	F	SF
2	5175	F	SF
3	5175	F	SF
4	5175	F	SF
5	5175	F	SF
6	5175	F	SF
7	5175	F	SF
8	5175	F	SF
9	5175	F	SF
10	6008	F	SF
11	5765	F	SF
12	12435	F	SF
13	9840	F	SF
14	7048	F	SF
15	5178	F	SF
16	5175	F	SF
17	5175	F	SF
18	5175	F	SF
19	6967	F	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8645	G	SF
2	5400	G	SF
3	5400	G	SF
4	7307	G	SF
5	8863	G	SF
6	9046	G	SF
7	8803	G	SF
8	8809	G	SF
9	8117	G	SF
10	8816	G	SF
11	5815	G	SF
12	8379	G	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	1865	H	O.S.
2	9588	H	SF
3	5750	H	SF
4	5750	H	SF
5	5750	H	SF
6	5750	H	SF
7	6738	H	SF
8	5765	H	SF
9	5750	H	SF
10	5750	H	SF
11	5750	H	SF
12	5750	H	SF
13	5750	H	SF
14	5780	H	O.S.
15	5750	H	SF
16	5750	H	SF
17	5750	H	SF
18	5750	H	SF
19	5750	H	SF
20	5750	H	SF
21	5612	H	SF
22	6340	H	SF
23	7567	H	SF
24	6619	H	SF
25	7551	H	O.S.
26	5899	H	SF
27	6216	H	SF
28	5243	H	SF
29	6011	H	SF
30	6300	H	SF
31	6300	H	SF
32	6300	H	SF
33	6300	H	SF
34	6300	H	SF
35	6300	H	SF
36	6300	H	O.S.
37	6300	H	SF
38	6300	H	SF
39	5606	H	SF
40	6705	H	SF
41	10650	H	SF
42	7100	H	SF
43	4800	H	SF
44	4990	H	SF
45	6277	H	SF

REV	DESCRIPTION	DATE	APR

DESIGNED BY: AC
REVIEWED BY: JK
DRAWN BY: AC

BGE

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TBPE Registration No. F-1046

COVERED BRIDGE

GENERAL NOTES

Received 09/29/2020

HUTTO

SHEET 2 OF 2

G:\TXC\Projects\P4_Development\7948-00-Covered_Bridge\LD\01_CADD\01_Sheets\Prelim Plans\C-SP-LAYO-PRELIM.dwg Layout: Layout2 Plotted: 9/29/2020 4:09:04 PM

											Section (10.406.3.5)				
Plan Number	Plan Name	Elevation	Garage Plus Surround (L.F.)	House Width (L.F.)	Percentage	Garage <6'-0" Protrusion	Garage Width Compliance - 10.406.3.3.1	Front Door on Same Plane as Garage?	House Façade Distance Offset from Garage	Compliance with 10.406.3.2	Side, Rear or Alley Garage	National Association of Home Builders National Green Building Program: ANSI ICC700-2008 National Green Building Standard	4' Masonry Wainscot surround -OR- Full Masonry	100SF Porch	Count
3501	Brodie	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3502	Cartwright	A	20.00	34.92	57%	Yes	No	No	3'-5.5" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	B	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	C	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	D	19.88	34.92	57%	Yes	No	No	7'-11.8" (Recessed)	Yes	0	1	1	1	3
3502	Cartwright	E	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3502	Cartwright	F	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3503	Livingston	A	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	B	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	C	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	1	0	2
3503	Livingston	D	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	0	0	1
3503	Livingston	E	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	0	0	1
3503	Livingston	F	20.00	34.92	57%	Yes	No	No	0 (Flush)	Yes	0	1	0	0	1
3504	Eleanor	A	19.88	34.92	57%	Yes	No	No	9'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	B	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	C	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	D	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	E	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	F	19.88	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	A	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	B	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	C	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	D	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	E	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	F	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3506	Colton	A	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	B	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	C	18.71	34.92	54%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	D	19.46	34.92	56%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	E	18.67	34.92	53%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	F	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3507	Knox	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3508	Wyatt	A	18.46	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	B	19.58	34.92	56%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	C	18.67	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	D	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	E	19.21	34.92	55%	Yes	No	No	6'-5.5" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	F	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1

INDEX

SHEET	CONTENT
C1-0	INDEX AND COVER SHEET

ELEVATION SPECIFIC SHEETS

ELEVATION "A"

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A1-1a	FIRST FLOOR PLAN "A"
A2-0a	FRONT ELEVATION AND ROOF PLAN "A"
A2-1a	RIGHT & LEFT ELEVATIONS "A"
A2-2a	RIGHT & LEFT w/ OPT.BRICK ELEVATIONS "A"
A2-3a	REAR ELEVATION "A"
E1-1a	FIRST FLOOR ELECTRICAL PLAN "A"

ELEVATION "B"

S1-1b	SLAB FOUNDATION PLAN "B"
A1-1b	FIRST FLOOR PLAN "B"
A2-0b	FRONT ELEVATION AND ROOF PLAN "B"
A2-1b	RIGHT & LEFT ELEVATIONS "B"
A2-2b	RIGHT & LEFT w/ OPT.BRICK ELEVATIONS "B"
A2-3b	REAR ELEVATION "B"
E1-1b	FIRST FLOOR ELECTRICAL PLAN "B"

ELEVATION "C"

S1-1c	SLAB FOUNDATION PLAN "C"
A1-1c	FIRST FLOOR PLAN "C"
A2-0c	FRONT ELEVATION AND ROOF PLAN "C"
A2-1c	RIGHT & LEFT ELEVATIONS "C"
A2-2c	RIGHT & LEFT w/ OPT.BRICK ELEVATIONS "C"
A2-3c	REAR ELEVATION "C"
E1-1c	FIRST FLOOR ELECTRICAL PLAN "C"

ELEVATION "D"

S1-1d	SLAB FOUNDATION PLAN "D"
A1-1d	FIRST FLOOR PLAN "D"
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A2-1d	RIGHT & LEFT ELEVATIONS "D"
A2-2d	REAR ELEVATION "D"
E1-1d	FIRST FLOOR ELECTRICAL PLAN "D"

ELEVATION "E"

S1-1e	SLAB FOUNDATION PLAN "E"
A1-1e	FIRST FLOOR PLAN "E"
A2-0e	FRONT ELEVATION AND ROOF PLAN "E"
A2-1e	RIGHT & LEFT ELEVATIONS "E"
A2-2e	REAR ELEVATION "E"
E1-1e	FIRST FLOOR ELECTRICAL PLAN "E"

ELEVATION "F"

S1-1f	SLAB FOUNDATION PLAN "F"
A1-1f	FIRST FLOOR PLAN "F"
A2-0f	FRONT ELEVATION AND ROOF PLAN "F"
A2-1f	RIGHT & LEFT ELEVATIONS "F"
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GENERAL SHEETS

A3-0	INTERIOR ELEVATIONS I
A4-0	PLAN OPTIONS I
S2-0	WALL SECTIONS I
D5-0	DETAILS

GENERAL NOTES:

1. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO TO THE BUILDER FOR JUSTIFICATION AND/OR CORRECTION BEFORE CONTINUING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED TO THE BUILDER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOAD. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC.
9. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES TO INSURE A QUALITY AND SAFE STRUCTURE.

3504R - ELEANOR

REVISION LOG

REV.	DESCRIPTION	DRAWN BY	DATE	SHEETS AFFECTED	BROCHURE REQUIRED	ENGINEERING REQUIRED
1.	REVISION		XX-XX-XX		Y/N	Y/N
2.	CUT 12" FROM PLAN WIDTH	CORP	10-05-20		Y	Y
3.	ADDED NEW ELEVATION "D"	MSD	10-28-20		Y	Y
4.	REVISED ELEVATIONS "B","C","D","E","F"	MSD	11-11-20		Y	Y
5.	REVISED ROOF CALCULATIONS, RELOCATED REAR 6X6 POST @ COVERED PATIO	MPK	12-17-20		N	Y

SQUARE FOOTAGE TABULATIONS

	FRAMING AREA					BRICK AREA				
	FIRST FLOOR FRAME	GARAGE	PORCH	PATIO	TOTAL FRAMING	FIRST FLOOR LIVING	GARAGE	PORCH	PATIO	TOTAL SLAB
ELEVATION "A"	2,023	406	55	128	2,612	2032	416	51	128	2,627
ELEVATION "B"	2,023	406	43	128	2,600	2032	416	39	128	2,615
ELEVATION "C"	2,023	406	46	128	2,603	2032	416	42	128	2,618
ELEVATION "D"	2,023	406	46	128	2,603	2034	416	40	128	2,618
ELEVATION "E"	2,023	406	43	128	2,600	2032	416	39	128	2,615
ELEVATION "F"	2,023	406	45	128	2,602	2032	416	41	128	2,617

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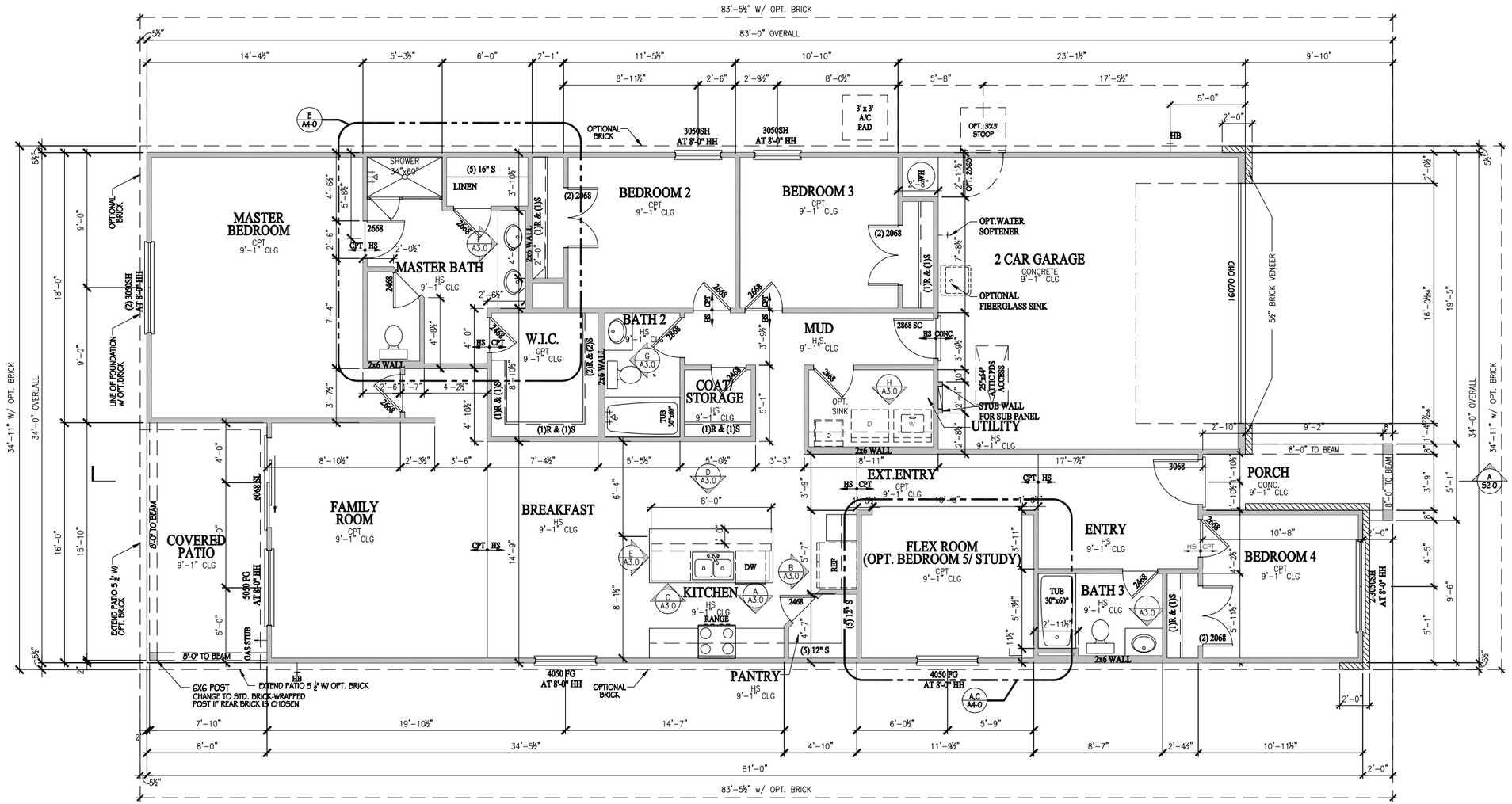
3504R ELEANOR

INDEX AND COVER SHEET

AUSTIN

SHEET
C1-0



A FIRST FLOOR PLAN "A"
A1-1a SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS

First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS

	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)

1st FLOOR	2022	SF
2nd FLOOR	N/A	SF
TOTAL	2022	SF

AREAS (UNHEATED)

GARAGE	415	SF
PATIO	128	SF
PORCH	55	SF
	598	SF

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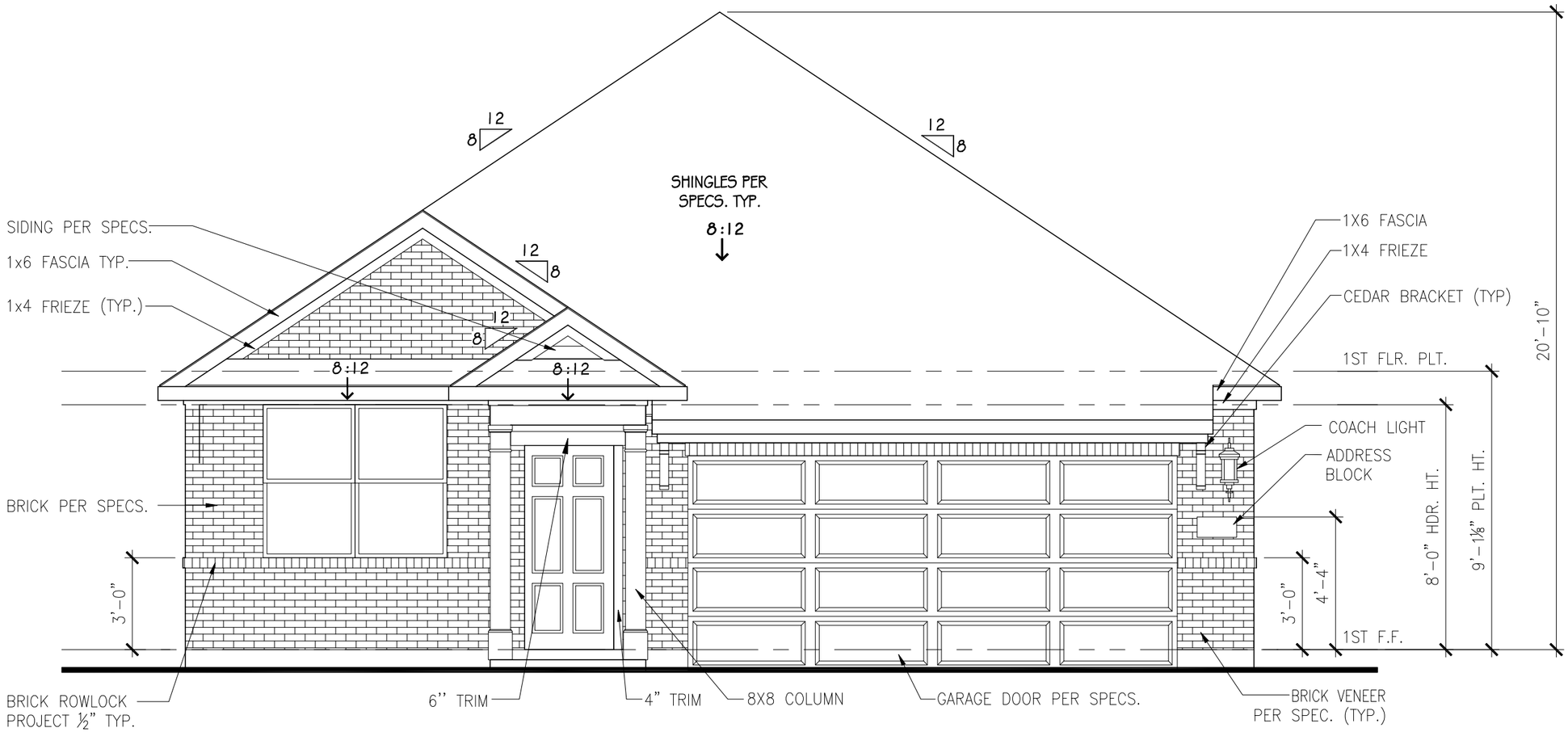
FIRST FLOOR PLAN "A"

AUSTIN

SHEET
A1-1a



A / A2-0a **FRONT ELEVATION "A"**
SCALE: 1/4" = 1'-0"

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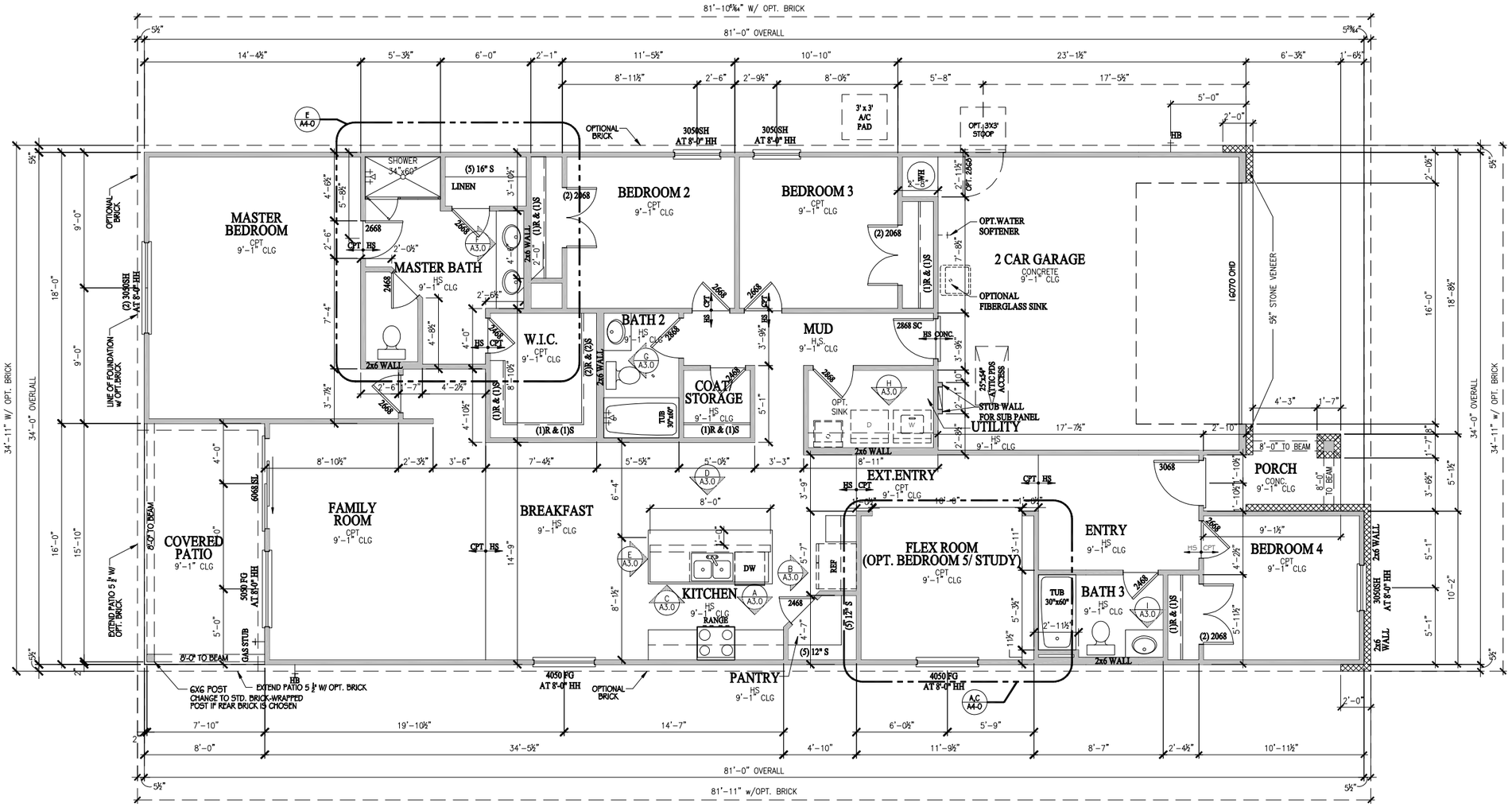
FRONT ELEVATION & ROOF PLAN "A"

AUSTIN

SHEET
A2-0a



A
A1-1b

FIRST FLOOR PLAN "B"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	2022 SF
2nd FLOOR	N/A SF
TOTAL	2022 SF

AREAS (UNHEATED)	
GARAGE	415 SF
PATIO	128 SF
PORCH	42 SF
	585 SF

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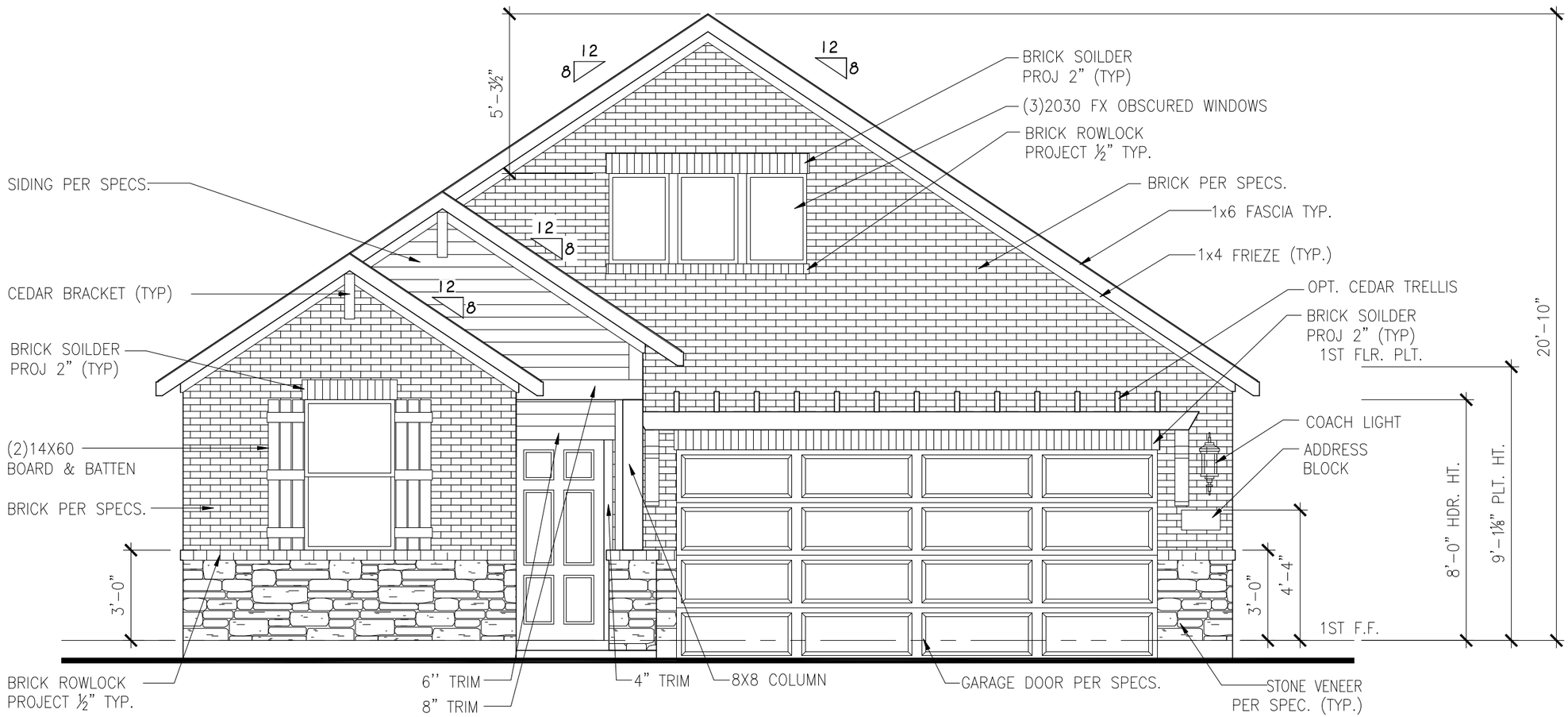
FIRST FLOOR PLAN "B"

AUSTIN

SHEET
A1-1b



A / A2-0b **FRONT ELEVATION "B"**
SCALE: 1/4" = 1'-0"

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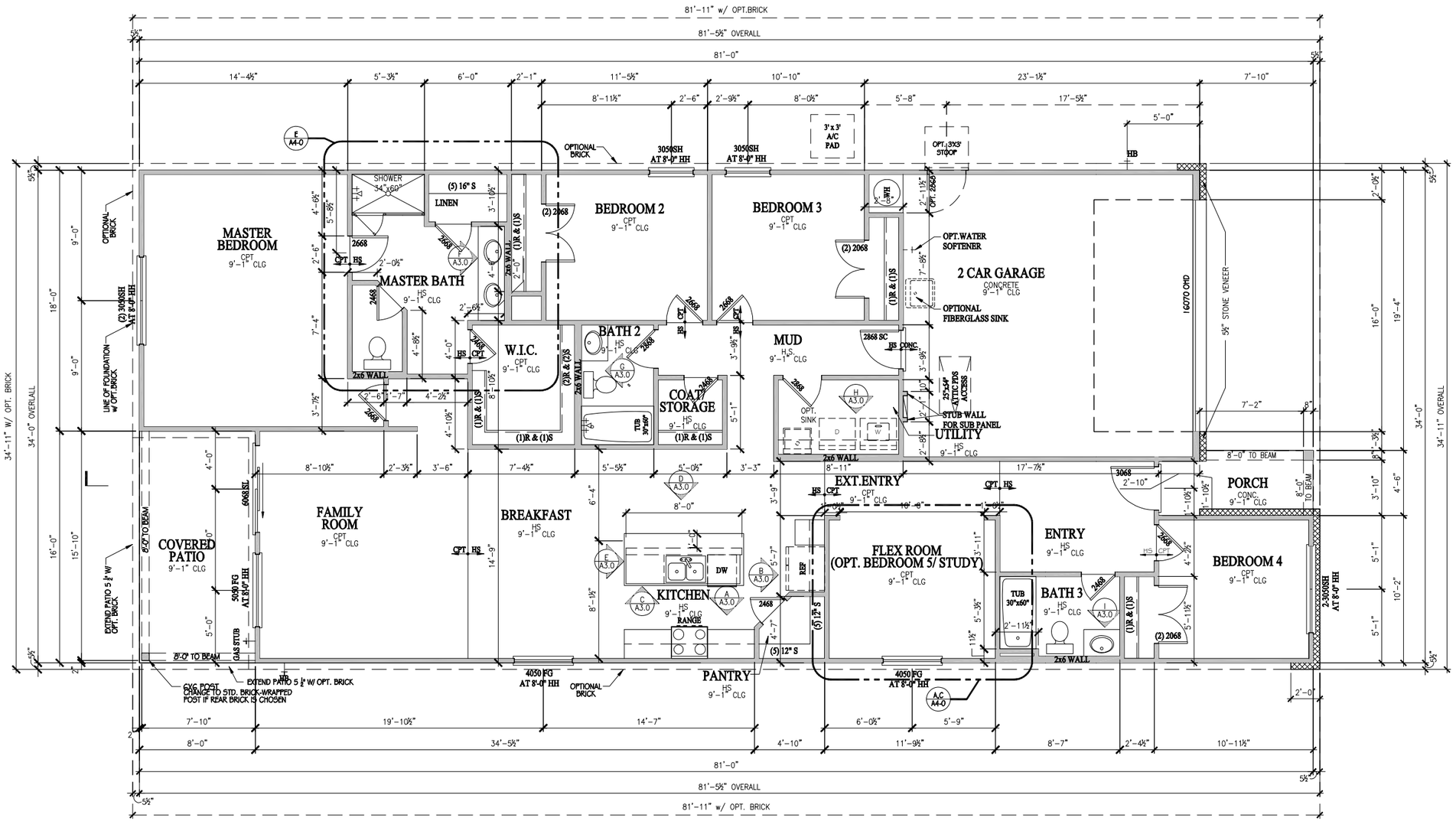
FRONT ELEVATION & ROOF PLAN "B"

AUSTIN

SHEET
A2-0b



A
A1-1c

FIRST FLOOR PLAN "C"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	2022 SF
2nd FLOOR	N/A SF
TOTAL	2022 SF

AREAS (UNHEATED)	
GARAGE	415 SF
PATIO	128 SF
PORCH	46 SF
	589 SF

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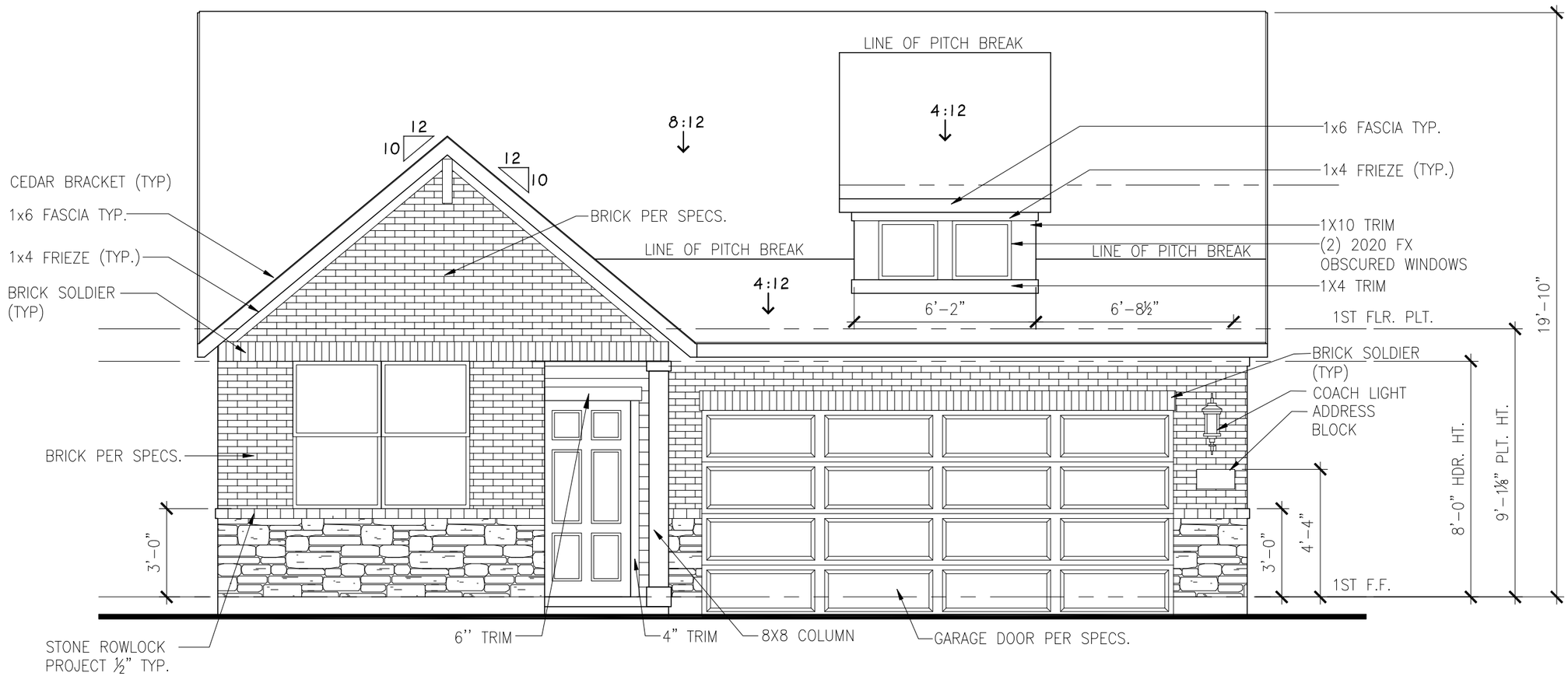
FIRST FLOOR PLAN "C"

AUSTIN

SHEET
A1-1c



A
A2-0c

FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"

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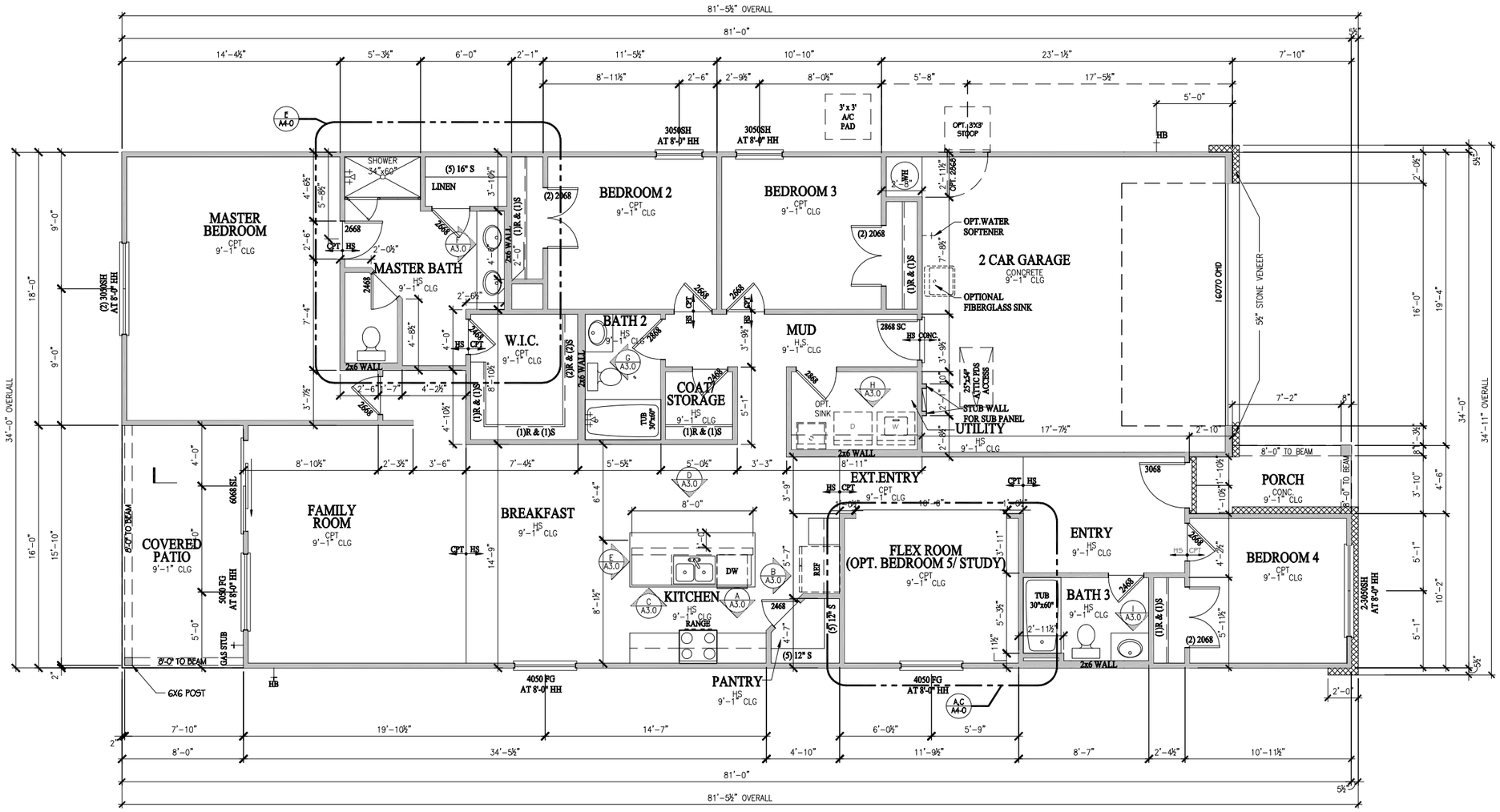
FRONT ELEVATION & ROOF PLAN "C"

AUSTIN

SHEET
A2-0c



A
A1-1d

FIRST FLOOR PLAN "D"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	2022 SF
2nd FLOOR	N/A SF
TOTAL	2022 SF

AREAS (UNHEATED)	
GARAGE	415 SF
PATIO	128 SF
PORCH	46 SF
	589 SF

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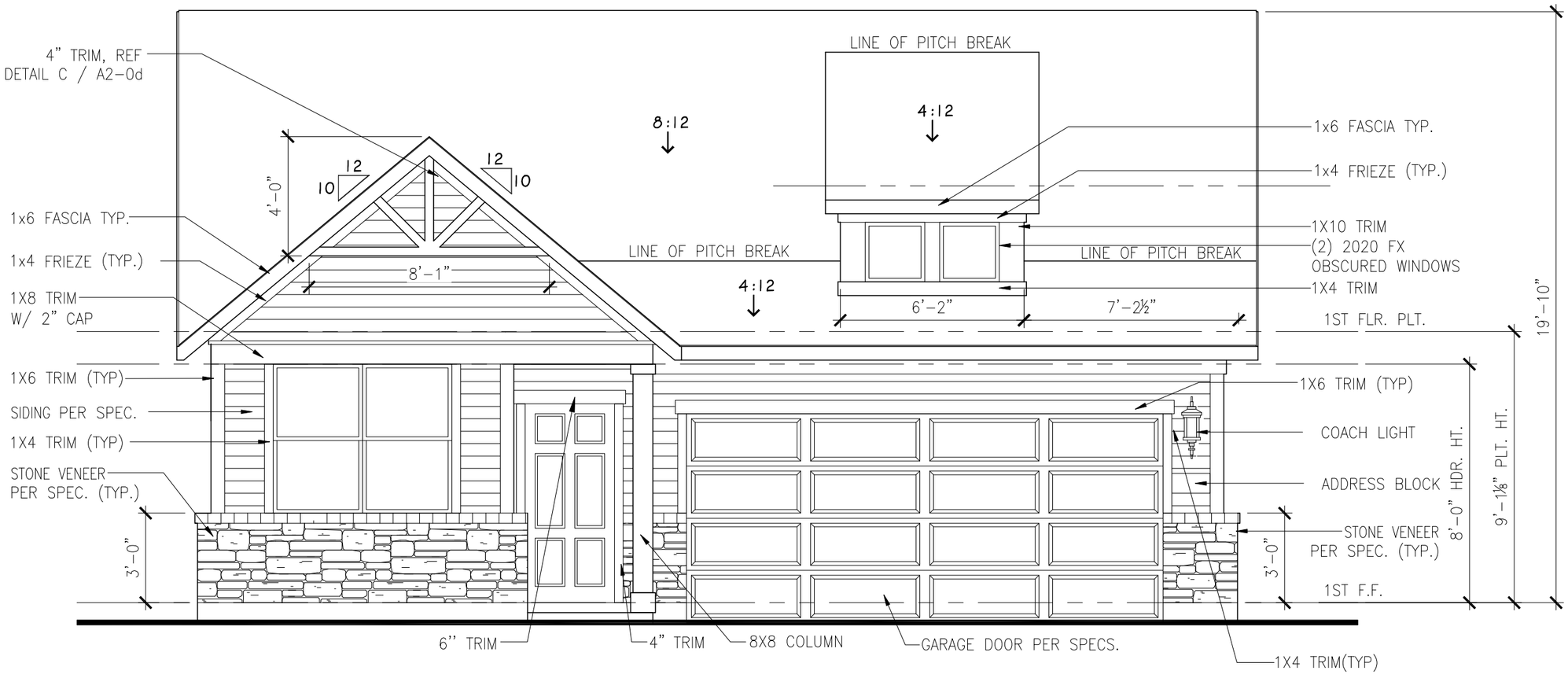
FIRST FLOOR PLAN "D"

AUSTIN

SHEET
A1-1d



A
A2-0d

FRONT ELEVATION "D"
SCALE: 1/4" = 1'-0"

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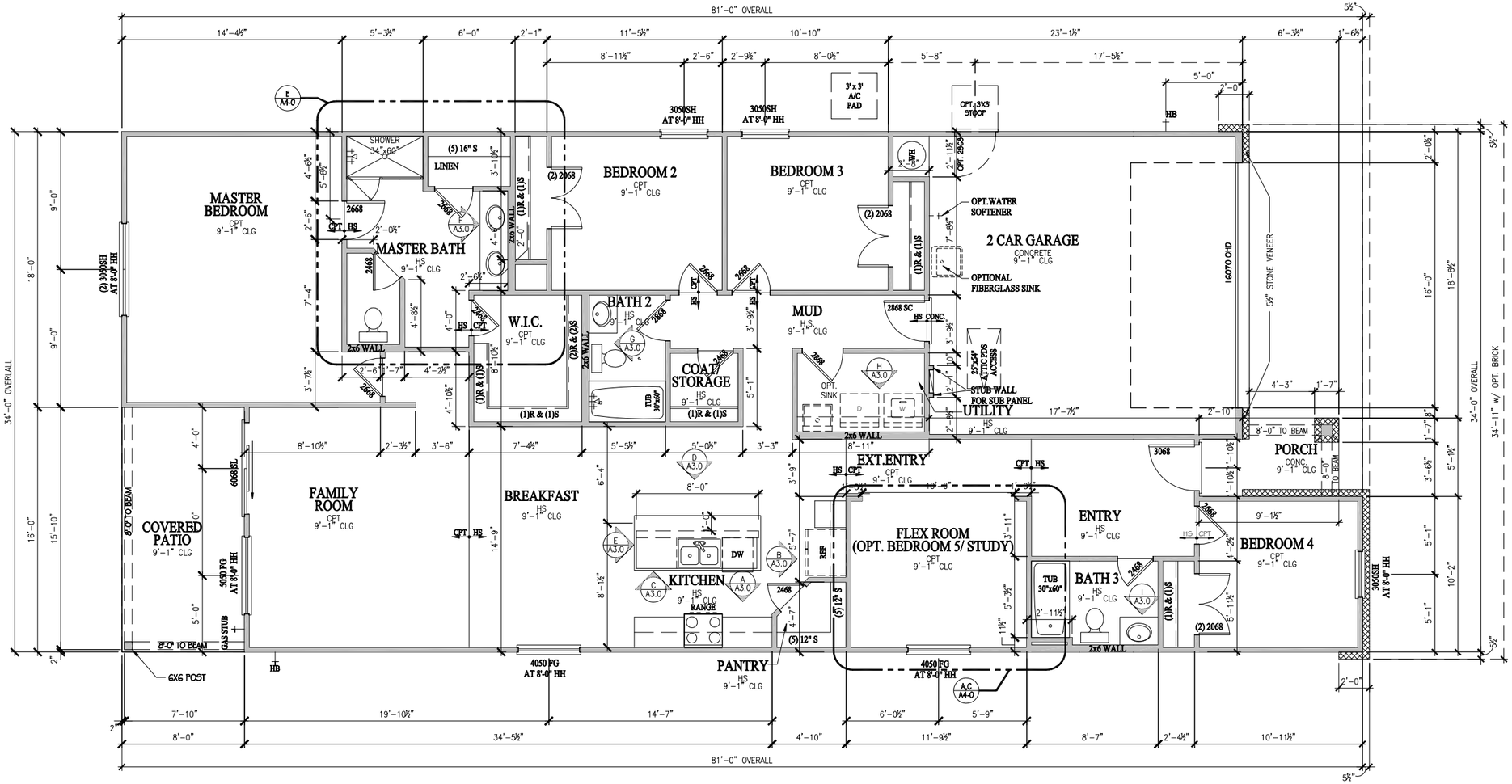
FRONT ELEVATION & ROOF PLAN "D"

AUSTIN

SHEET
A2-0d



A
A1-1e
FIRST FLOOR PLAN "E"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	2022 SF
2nd FLOOR	N/A SF
TOTAL	2022 SF

AREAS (UNHEATED)	
GARAGE	415 SF
PATIO	128 SF
PORCH	46 SF
	589 SF

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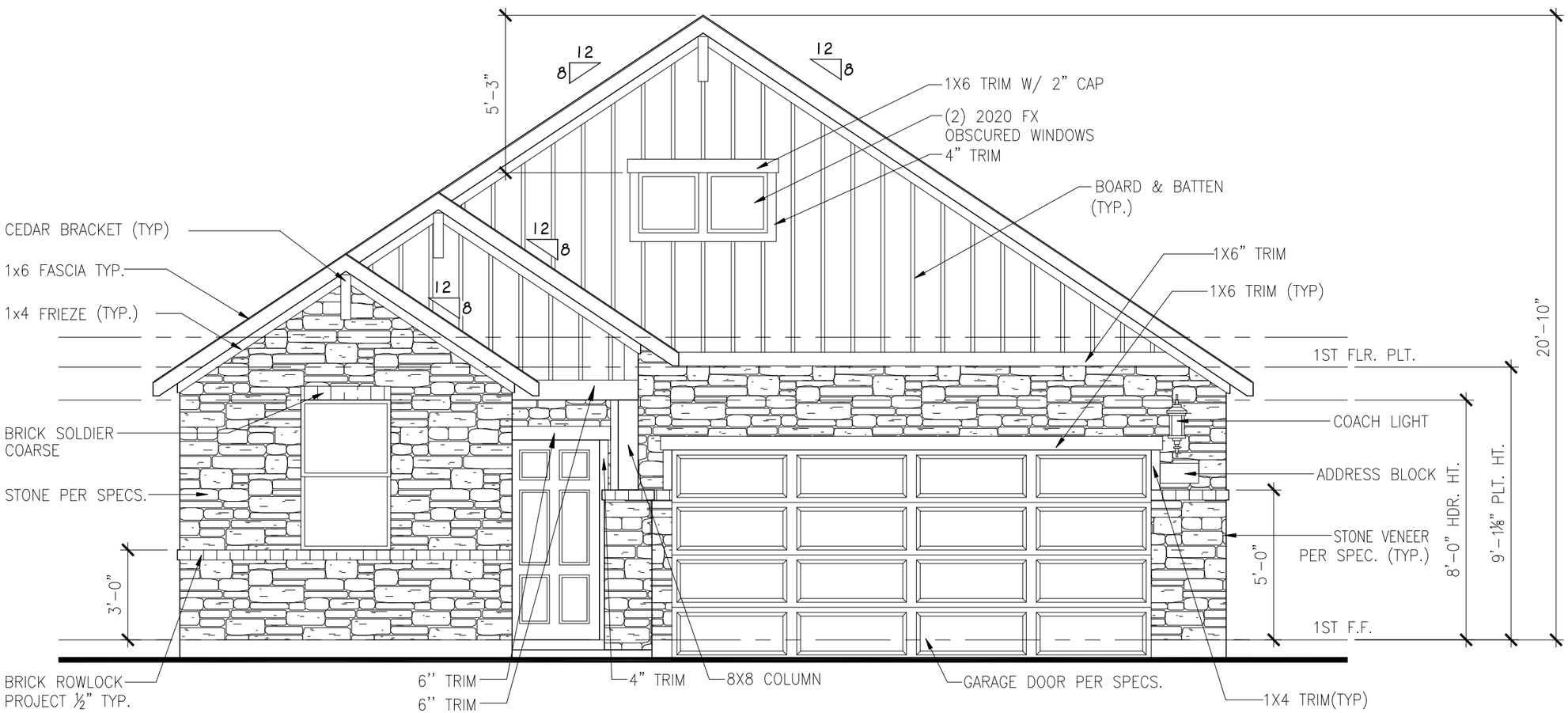
FIRST FLOOR PLAN "E"

AUSTIN

SHEET
A1-1e



A
A2-0e

FRONT ELEVATION "E"
SCALE: 1/4" = 1'-0"

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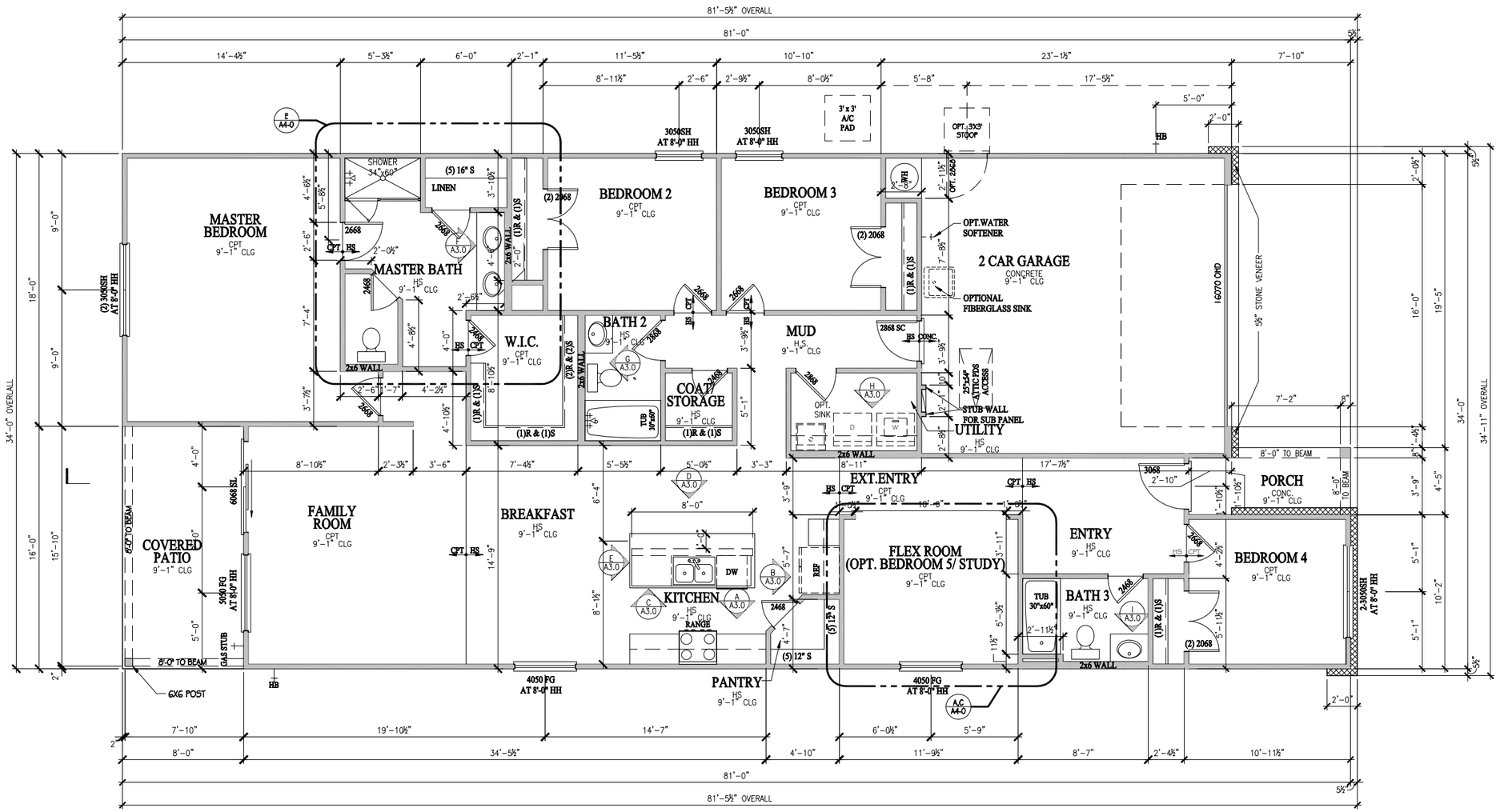
FRONT ELEVATION & ROOF PLAN "E"

AUSTIN

SHEET
A2-0e



A
A1-1f
FIRST FLOOR PLAN "F"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	2022 SF
2nd FLOOR	N/A SF
TOTAL	2022 SF

AREAS (UNHEATED)	
GARAGE	415 SF
PATIO	128 SF
PORCH	46 SF
	589 SF

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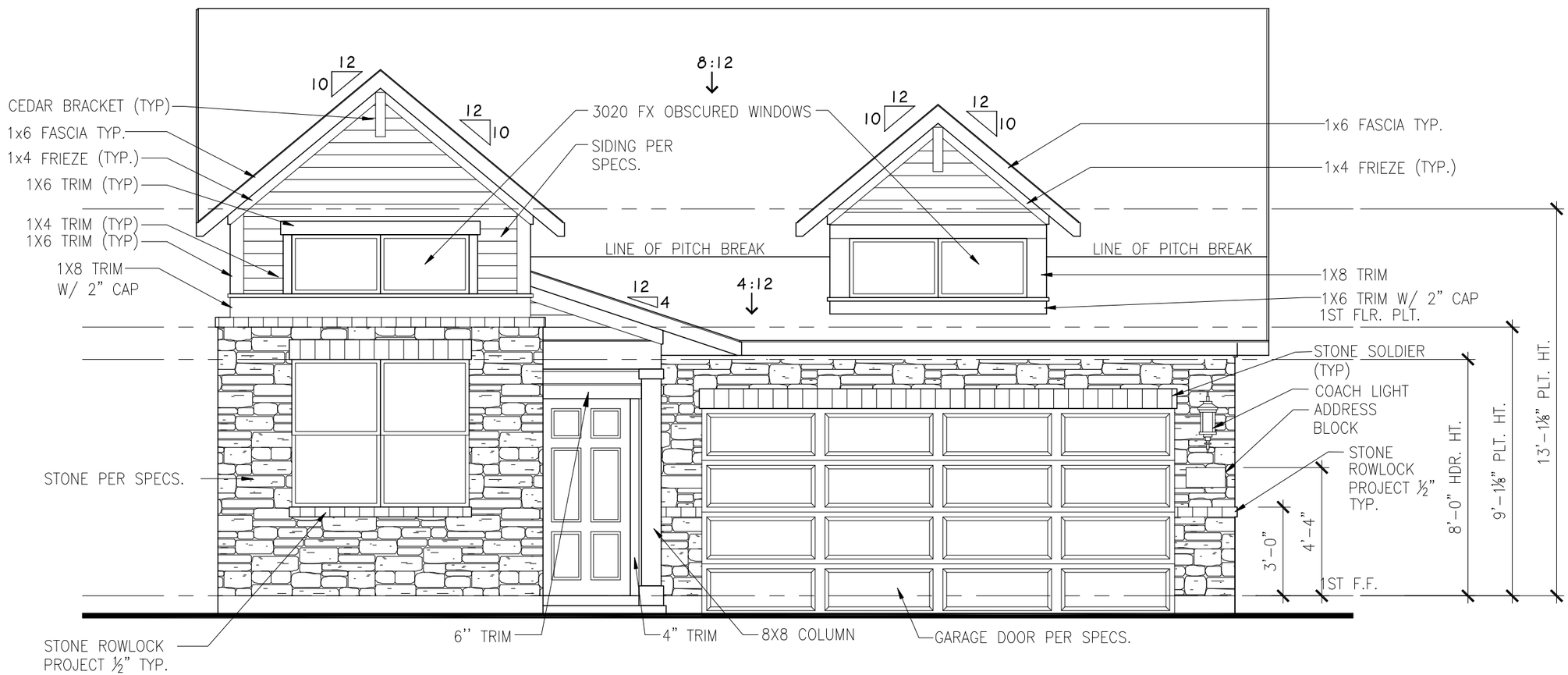
3504R ELEANOR

FIRST FLOOR PLAN "F"

AUSTIN

SHEET
A1-1f



A
A2-0f

FRONT ELEVATION "F"
SCALE: 1/4" = 1'-0"

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3504R ELEANOR

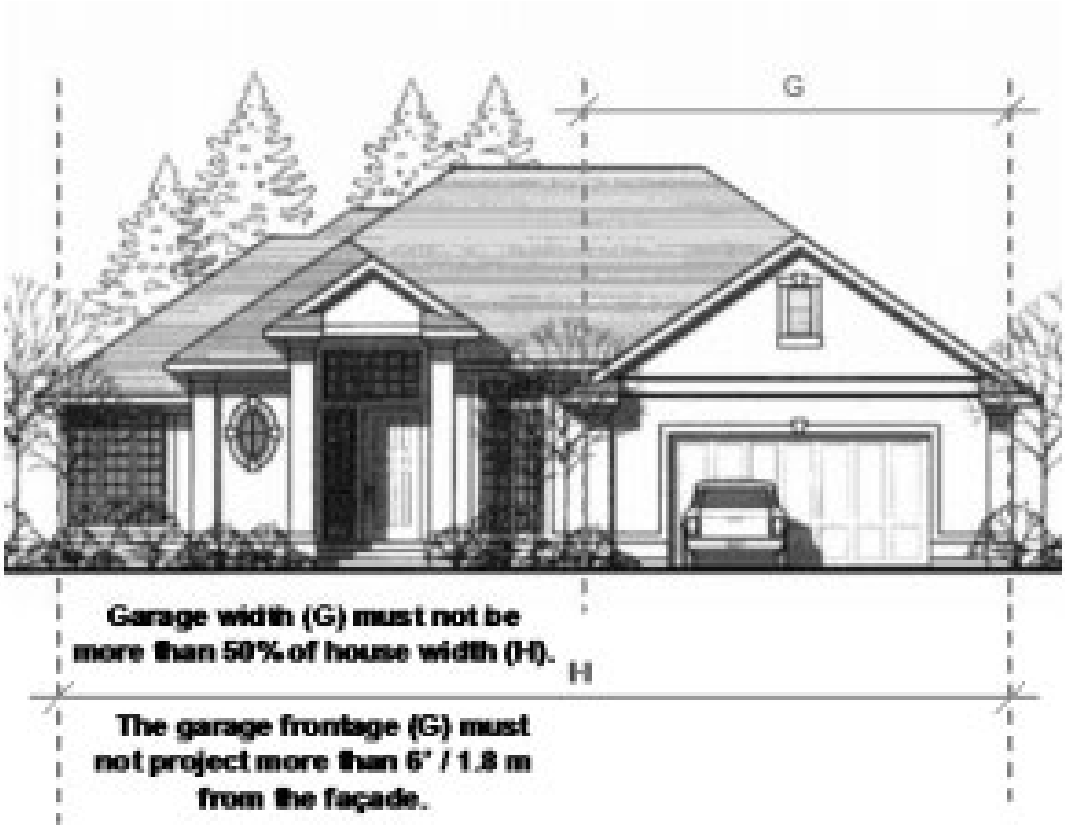
FRONT ELEVATION & ROOF PLAN "F"

AUSTIN

SHEET
A2-0f

10.406.3.3.1 Front-loading garages

New housing development must avoid front elevations resulting in a streetscape dominated by the sight of garage doors. A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.



From:	Ashley Lumpkin
To:	Steven Pierce; Paul Kenney; Brendon Newman
Cc:	Yvette Glover; Keith Pearson; Keith Pearson
Subject:	RE: Covered Bridge - Ashton Woods Plan Submittal
Date:	Thursday, September 23, 2021 9:23:00 AM
Attachments:	image003.png image004.png image006.png

Steven,

The UDC is not a contradiction, the other 45-foot lots the homes were all within PUDs. The issue is with straight zoning staff has no discretion to provide any alternatives. The other project, Wilco Ranch, that we have worked on had different standards as part of the Development Agreement. So, its waived portion of the ordinance as you had already gotten some entitlements through the county.

I'll have Angel reach out with some availability. My calendar is about two weeks out currently.

Thanks,
Ashley

From: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Sent: Thursday, September 23, 2021 9:19 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Yvette Glover <Yvette.Glover@HuttoTX.gov>; Keith Pearson <keith.pearson@ashtonwoods.com>; Keith Pearson <keith.pearson@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal
Importance: High

Ashley,

This contradicts what the city has approved on other projects with 45' lots. There are no alleys in this project, so rear load garages are not feasible. One note I'd like to point out - there is no requirement in the UDC requiring space for two car garages, and we're trying to avoid having to go to a single car garage product that doesn't meet the intent of the code and is not what buyers are looking for.

I think we need to meet with you in person to discuss this further. Please let me know your availability.

Thank you,

ASHTON WOODS
HOME TO INSPIRATION.

Steven Pierce
Director of Land Acquisition & Development
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
C **512 809 4413**

steven.pierce@ashtonwoods.com | **ashtonwoods.com**

Ashton Woods Homes reserves the right to change plans, specifications and pricing without notice in its sole discretion. Square footage is approximate and window, floor and ceiling elevations are approximate, subject to change without prior notice or obligation and may vary by plan elevation and/or community. Special wall and window treatments, upgraded flooring, fireplace surrounds, landscape and other features in and around the model homes are designer suggestions and not included in the sales price. All renderings, color schemes, floor plans, maps and displays are artists' conceptions and are not intended to be an actual depiction of the home or its surroundings. Basements are available subject to site conditions. Home site premiums may apply. Please see Sales Representative for additional information. This is not an offer to

sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey.

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Thursday, September 23, 2021 9:02 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Paul,

I need the matrix filled out with the building widths and garage plus surround, per 10.406.3.3.1. The code does not only state the 16ft garage door, but it's the garage door and up to 4ft of a surround. There are no other compliance measures in the UDC, in part because the desire in the code was to have alley-loaded lots for the smaller product, which removes any possibility of the garage width issue. I don't think any of the plans submitted meet the minimum UDC requirements because the lots are narrow and you're proposed front entry garages.

You'll also need to ensure with each lot that you're in compliance with 10.405.8.4 – the smaller lots are often not able to meet this requirement either.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

This email, plus any attachments, may constitute a public record of the City of Hutto and may be subject to public disclosure under the Texas Public Information Act. Improper disclosure of the content of this email or its content may constitute a violation of the Texas Penal Code.

From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Thursday, September 23, 2021 8:52 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Checking in this week to see if you've had a chance to review the questions below and matrix provided?

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Paul Kenney
Sent: Thursday, September 16, 2021 11:01 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <steven.pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Thank you for your response. I've attached a compliance Matrix for the plans being submitted to facilitate the process. Additionally, renderings are now in each folder so you & the team can have a sense of what the homes will look like when finished.

Below is the link if you need it again:

- https://ashtonwoods.egnyte.com/fl/TgSHKzeEYL

We did have a few questions:

- Since the garage door is 16'-0", we are close to infringing on the 50% rule of section 10.406.3.3.1. Are there certain elements of an elevation that we could modify to help offset some of the additional frontage that is included in the calculation?
    - Ashton Woods is happy to alter these elevations to meet city requirements.
- Once the plans have been reviewed, would you be willing to meeting with myself and Brendon Newman, our purchasing director to discuss the approvals / rejections of the plans and ensure we are all aligned with next steps?

Please let me know if you need any additional information.

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 14, 2021 2:15 PM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Great, I'll check with Yvette for the check. I didn't see the overall tracking of how the homes meet the ordinance. Keep in mind this is strictly UDC and there is a menu of sorts of options to meet the minimum standards.

10.406.3.3.1 Front-loading garages – plans don't appear to meet this section
10.406.3.5 Required elements – please call these out in the aforementioned sheet for the submitted plans – one of the options must be included as a minimum.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Monday, September 13, 2021 9:45 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

The $500 check was signed last Friday and should be in the mail. Just checking in to see if we can get an ETA on this Master Review.

Thank You,

Brendon Newman
Director of Purchasing
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 7, 2021 9:41 AM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Thanks for the email. City Council recently updated the fee schedule to include a review fee of $500 per masterplan submittal. Also, please review the Covered Bridge zoning of SF-1, there is no PUD for that tract so I'm not sure if the homes you were approved for within the Development Agreement for Wilco Ranch will meet the minimum UDC requirements.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Tuesday, September 7, 2021 9:30 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

I just wanted to touch base on this to see if we can expect a follow up by 9/15, or sooner. Please let us know.

Thank You,

Brendon Newman
Director of Purchasing

Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Wednesday, September 1, 2021 4:09 PM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Brendon Newman <brendon.newman@ashtonwoods.com>; Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: Covered Bridge - Ashton Woods Plan Submittal

Good afternoon Ashley,

Ashton Woods has another development opportunity in Hutto which we would like to submit a lineup for master plan approval.

- Development Name: Covered Bridge
- The plan sets are identical to the ones sent to you for the Wilco Ranch development, but we have included a few more elevations.
- Would you mind reviewing these plans?
    - Link for plans: https://ashtonwoods.egnyte.com/fl/ua4WjQhtGi

Please let me know if you have any questions or concerns, I am happy to assist.

Sincerely,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512 623 1728 C 409 201 9843
paul.kenney@ashtonwoods.com | ashtonwoods.com

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AGENDA ITEM REPORT
4.6.

To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3505R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

Meeting: Tuesday, January 25, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

The Covered Bridge Subdivision is approximately 49.95 acres and includes 230 residential lots, and 1 open space/drainage lot. The preliminary plat was approved by City Council on October 15, 2020 per Resolution No. R-2020-093. Phase 1 Final Plat was approved on June 1, 2021, and Phase 2 Final Plat was approved December 7, 2021. They are both awaiting recording.

The zoning for the property is SF-1. The approved lots are 45’ wide and 115’ deep, typical. The setbacks required are 5’ for interior side yards and 15’ side yards for corner lots. The front and rear setbacks are 20' in depth.

The Covered Bridge project’s preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. This zoning permits 45’ wide front-entry lots. The Covered Bridge project includes 177 lots that are 45’ wide. With 5’ side setbacks required by zoning ordinance, the maximum width of a house on a 45’ lot is 35’ wide.

Garage doors are standardized in the home building industry at 16’ wide, which is below the 50% threshold until the additional 4’ is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4’ added, it is not possible to have a house with a two-car garage on a front-entry 45’ lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city allowed, via a separate development agreement, the company is building in Cottonwood Farms, also in Hutto. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45’ wide lots. However, the Development Agreement was provided because the majority of the other development was entitled through Williamson County, which does not have the garage width ordinance. All other by-right developments in the city (i.e. not a Planned Unit Development) follow the existing garage width as specified in the ordinance. In an email to the developer, staff explained the differences and advised about the by-right zoning being different than

the Cottonwood Farms development standards in September 2021.

House plan 3501R Width 34.92’ – percentage of frontage 57%
House plan 3502R Width 34.92’ – percentage of frontage 57%
House plan 3503R Width 34.92’ – percentage of frontage 57%
House plan 3504R Width 34.92’ – percentage of frontage 55-57%
House plan 3505R Width 35’ – percentage of frontage 56-57%
House plan 3506R Width 34.92’ – percentage of frontage 53-56%
House plan 3507R Width 34.92’ – percentage of frontage 57%
House plan 3508R Width 34.92’ – percentage of frontage 53-56%

SUMMARY OF REQUEST:

111 notifications were sent out to property owners within 200’ of this site. To date we have received one in opposition.

Variance Criteria 10.203.24.3

A variance may be granted if all the following findings are made.

- There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is the minimum necessary to grant relief.

STAFF REVIEW:

Variance Evaluation and Recommendation

The proposed request does not meet the variance approval criteria. There are *no* unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

- Strict application of this code *does not* deprive the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request *are* self-created by disregard or ignorance of this code.
- The variance *would* confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is *not* the minimum necessary to grant relief.

Variance Approval conditions
Staff Recommends denial of the proposed variance request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. RequestLetter(12-28-21)
2. Application(12-28-21)
3. R-2020-093 Covered Bridge Revised Prelim Plat 10-15-20
4. Covered Bridge_Compliance Matrix.xlsx
5. 3505R Cassidy BASE_CB Submission
6. RE_ Covered Bridge - Ashton Woods Plan Submittal
7. Code Section

ASHTON WOODS

December 21, 2021

City of Hutto
Development Services Department
500 W. Live Oak St.
Hutto, TX 78634

Re: Covered Bridge Subdivision; Garage Frontage Variance Request – UDC 10.406.3.3.1

Ashton Woods Homes is requesting a variance from section 10.406.3.3.1 of the City of Hutto's Unified Development Code related to garage frontage percentages for the Covered Bridge subdivision. Per the UDC, "A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage..."

Ashton Woods is seeking a variance for the Covered Bridge subdivision that would allow up to 58% of house front elevations on 45' wide front-entry lots to be garage frontage as defined in the UDC.

The Covered Bridge project's preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. Under this zoning, 45' wide front-entry lots are permitted and of its 230 total lots, 177 are 45' wide. With 5' side setbacks required by zoning ordinance, the maximum width of a house on a 45' lot is 35' wide. Garage doors are standardized in the home building industry at 16' wide, which is below the 50% threshold until the additional 4' is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4' added, it is not possible to have a house with a two-car garage on a front-entry 45' lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city has approved, and the company is actively building in a different Hutto subdivision called Cottonwood Farms. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45' wide lots.

Should you have any questions or require any additional information, please contact me at steven.pierce@ashtonwoods.com or (512) 809-4413.

Sincerely,

Steven Pierce
Director of Land Acquisition and Development

ashtonwoods.com
10721 Research Blvd., Bldg. B, Suite 210 | Austin, TX 78759
P 512 610 7000 F 512 610 7004

Variance Request Application

Must be accompanied by a Master Application

May 2019

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: COVERED BRIDGE

PROPERTY ADDRESS: 747 CR 138, HUTTO, TX 78634

**** Pre-application meeting with Development Services staff. (Required for all Variance Applications.) ****

Variance Type (Check One)

☑ **Site Design Standards** ☐ **Subdivision Standards** ☐ **Sign Standards** ☐ _____

FEES: Required at application submittal. Fees may be provided by cash, credit card or check made payable to: *City of Hutto (See: City of Hutto Development Fees)*

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8½" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

- Detailed site plan of property showing north arrow, scale, dimensions, setbacks, and property lines.
- List of all property owners (from WCAD) within 200-ft of subject property.
- Photographs to support request.
- Copy of final plat related to the request.

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8 ½" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.
6. The variance is the minimum necessary to grant relief.

PROCESSING:

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/website notification).
- Notification is required 16 days prior to your scheduled meeting date (mailed notice: Site Design/Subdivision only).
- Approved variance is valid for one (1) year from date of approval.
- Documents are to be recorded with the Williamson County Clerk, fees may apply (Zoning Board of Adjustment only).

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Mtg. date

MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Covered Bridge

APPLICATION TYPE: Variance Request

APPLICANT INFORMATION (*property owner or authorized agent*) this will be the City's official contact.

Name: Steven Pierce

Company Name: Ashton Austin Residential

Address: 10721 Research Blvd, Suite B210, Austin, TX 78759

Phone: 512-623-1683 Email: Steven.Pierce@AshtonWoods.com

PROPERTY INFORMATION

Address: 747 CR-138, Hutto, TX 78634

Legal Description: Deed Lot(s)____ Block____ Subdivision Entire Covered Bridge Prelim - 230 Single-Family lots

Reference: Volume____ Page(s) ____ or Document No. 2021084347

City Limits ☑ ETJ ☐ Current Zoning District: SF-1 Village

PROPERTY OWNER INFORMATION

Name:

Company Name: Arroyo Cap II-1, LLC

Address: 18575 Jamboree Rd, Suite 300, Irvine, CA 92612

Phone: 949-272-1172 Email: JBrouelette@ArroyoCapital.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Property Owner Signature | Steven Pierce Property Owner Printed Name Agent | 12/21/21 Date

THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Steven Pierce, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 21st day of December, 2021

Notary Public Signature | Melissa Derting Notary Public Printed Name

(Seal) MELISSA DERTING Notary Public, State of Texas My Commission Expires October 17, 2023 NOTARY ID 13040371-2

If there are multiple property owners attach separate page(s) with notarized signature(s)

RESOLUTION NO. R-2020-093

A RESOLUTION APPROVING THE PLAT KNOWN AS "COVERED BRIDGE REVISED PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

that the Hutto City Council hereby approves the resolution for the plat known as "Covered Bridge Revised Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **15th** day of the month **October, 2020.**

THE CITY OF HUTTO, TEXAS

~~Doug Gaul, Mayor~~

Mike Snyder Mayor Pro Tem

ATTEST:

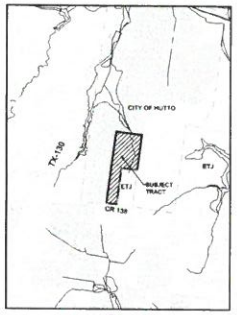
Holly Nagy, City Secretary

COVERED BRIDGE

PRELIMINARY PLAT

Received 09/29/2020

Hutto



LOCATION MAP
N.T.S.

SHEET INDEX

NO.	TITLE
1	OVERALL PRELIMINARY PLAT
2	GENERAL NOTES

TREE TABLE

TAG NO.	DESCRIPTION
1000	18" M. HACKBERRY(G.M)
1001	12" CEDAR
1002	11" BUNDLE TREE(G.M.S.P)
1003	8" BUNDLE SWEETGUM
1004	8" BUNDLE SWEETGUM (4-8")
1005	8" BUNDLE SWEETGUM (3-4-4")
1006	20" BLACK WILLOW (16-12")
1007	13" BLACK WILLOW
1008	17" BLACK WILLOW (13-9")
1009	8" BLACK WILLOW
1010	11" BLACK WILLOW
1011	9" MULBERRY (5-3-3")
1012	9" MULBERRY (3-3-3-3")

OWNER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

ENGINEER:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

DEVELOPER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

SURVEYOR:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

TOTAL NO. OF LOTS:

NO. OF BLOCKS: 8
NO. OF SINGLE FAMILY LOTS: 230
NO. OF DETENTION LOTS: 1
NO. OF OPEN SPACE LOTS: 9
NO. OF ROW DEDICATION LOTS: 1
TOTAL LOTS: 341

LINEAR FOOTAGE OF STREETS: 8,627 LF
ACREAGE OF LOTS: 35.71 AC
ACREAGE OF R.O.W.: 11.33 AC
ACREAGE OF R.O.W. DEDICATION: 2.91 AC
TOTAL ACREAGE: 48.95 AC

NOTE:

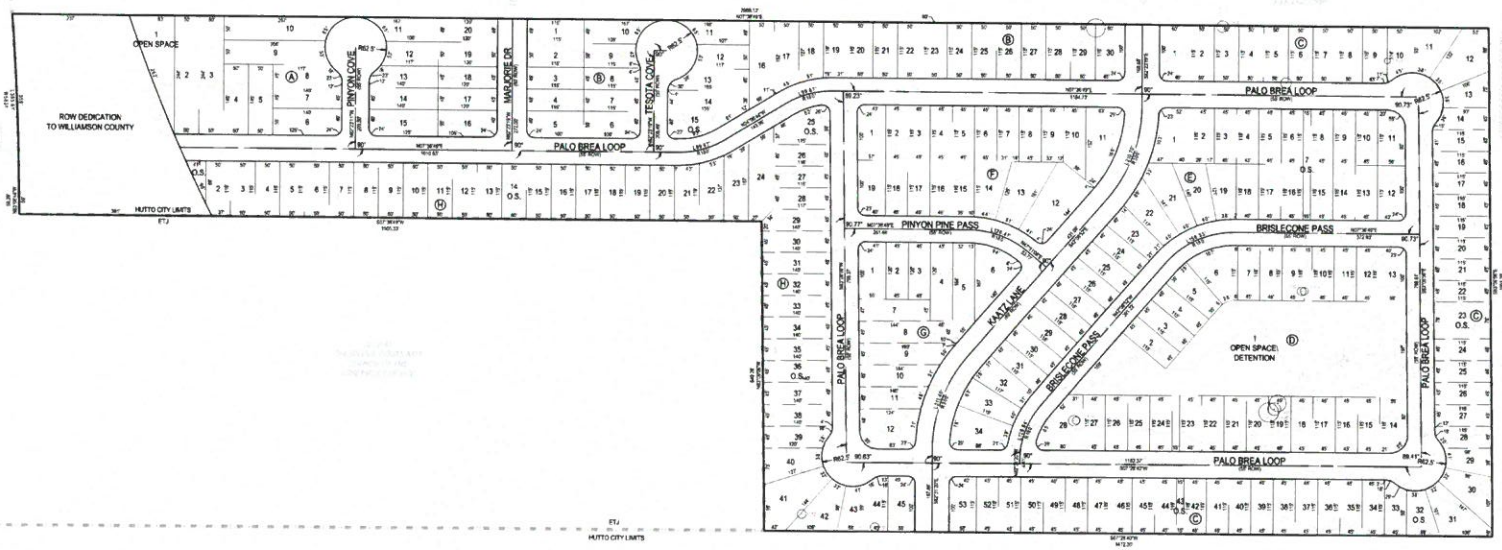
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES.

ALL OUT-BOUNDARY CORNERS ARE 5/8" IRON RODS FOUND UNLESS OTHERWISE NOTED.

0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 20 PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- CITY LIMITS BOUNDARY



REV	DESCRIPTION	DATE

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

BGE

BGE, Inc.
7000 North MoPac Expressway, Suite 330
Austin, Texas 78731
TEL: 512-879-0400 www.bgeinc.com
TBPE Registration No. F-1046

COVERED BRIDGE

OVERALL PRELIMINARY PLAT

SHEET 1 OF 2

COVERED BRIDGE

PRELIMINARY PLAT

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. EXCEPTIONS WILL BE ALLOWED WHERE LIMITING FACTORS EXIST, AND THERE ARE OPTIONS AVAILABLE TO ENSURE THAT DRY UTILITY SERVICE CAN BE ACCOMMODATED SUCH AS JOINT TRENCHING OF UTILITIES IN A SINGLE EASEMENT.
3. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE U.D.C. REQUIREMENTS.
6. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN ACCORDANCE WITH THE CITY OF HUTTO UDC.
7. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
8. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
   WATER: MANVILLE WATER SUPPLY CORPORATION
   WASTEWATER: CITY OF HUTTO
   ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY
   GAS: ATMOS ENERGY CORPORATION
10. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515F, EFFECTIVE 12/20/2019.
11. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE U.D.C.
13. THE SUBDIVISION IS ZONED: SF-1
14. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
15. "FIRE LANE TOW AWAY ZONE" SIGNAGE WILL BE POSTED ON ONE SIDE OF EVERY PROPOSED STREET WITH A 30 FOOT WIDTH.
16. BUILDING SETBACK MINIMUMS ARE PER AS SHOW BELOW.
17. ANY MITIGATION OR REQUIRED IMPROVEMENTS CONTAINED WITHIN THE TIA REPORT WILL BE SATISFIED AT FINAL PLAT/CONSTRUCTION PLAN STAGE.

STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	CURB AND GUTTER
BRISLECONE PASS	55'	1,062 LF	30' FACE TO FACE	5'	LOCAL	YES
KAATZ LANE	68'	1,190 LF	44' FACE TO FACE	5'	COLLECTOR	YES
MARJORIE DRIVE	60'	272 LF	30' FACE TO FACE	5'	LOCAL	YES
PALO BREA LOOP	55'	5,237 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON PINE PASS	55'	432 LF	30' FACE TO FACE	5'	LOCAL	YES
TESOTA COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES

LEGAL DESCRIPTION OF LAND

A TRACT OF LAND SITUATED WITHIN THE JOHN KELSEY SURVEY, ABSTRACT NUMBER 377, WILLIAMSON COUNTY TEXAS, AND BEING A PORTION OF A CALLED 73.35 ACRE TRACT OF LAND CONVEYED TO THE CENTRAL ASSEMBLY OF GOD (NOW KNOWN AS THE BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD) BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2007046774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND, ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 136, FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK B-1 OF LAKESIDE ESTATES, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET T AT SLIDES 19-21 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF A CALLED 1.210 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2009062023 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 07 DEGREES 36 MINUTES 49 SECONDS EAST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION TWO AND THE ABOVE-MENTIONED 73.355 ACRE TRACT, PASSING AT 984.87 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 16 IN SAID BLOCK B-1, PASSING AT 1,044.63 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK E OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION 2 AND CONTINUING ALONG SAID COMMON BOUNDARY LINE AND THE COMMON BOUNDARY LINE OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET W AT SLIDES 96 – 98 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, PASSING AT 2,254.73 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 21 IN BLOCK E OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 2,324.74 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, AND CONTINUING FOR A TOTAL DISTANCE OF 2,999.13 FEET TO A 1/2 INCH REBAR FOUND FOR A COMMON CORNER OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE

THENCE SOUTH 83 DEGREES 06 MINUTES 46 SECONDS EAST, CONTINUING ALONG THE AFOREMENTIONED COMMON BOUNDARY LINE OF THE CALLED 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE, PASSING AT 238.46 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 17 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 290.30 FEET THE SOUTHWEST CORNER OF LOT 1 IN BLOCK J OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 445.14 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON SOUTH CORNER OF LOTS 1 AND 24 IN SAID BLOCK J AND CONTINUING FOR A TOTAL DISTANCE OF 1,061.30 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON EAST CORNER OF SAID 73.35ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ON THE WEST BOUNDARY LINE OF A 120.0 ACRE TRACT CONVEYED TO J.F. GIBNEY ET UX BY A DEED FILED FOR RECORD IN VOLUME 2728 AT PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 07 DEGREES 28 MINUTES 46 SECONDS WEST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED 73.35 ACRE TRACT AND THE AFOREMENTIONED GIBNEY TRACT, 1,472.30 FEET TO A POINT, IN AN EXISTING HEDGEROW, FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, FROM WHICH A 1/2 INCH REBAR FOUND FOR SOUTHEAST CORNER OF SAID 73.35 ACRE TRACT BEARS SOUTH 07 DEGREES 28 MINUTES 36 SECONDS WEST, 1,566.43 FEET;

THENCE NORTH 83 DEGREES 09 MINUTES 06 SECONDS WEST, PASSING AT 15.16 FEET A 1/2 INCH REBAR WITH A CAP MARKED "REF COR RPLS 4967" SET FOR A REFERENCE CORNER AND CONTINUING FOR A TOTAL DISTANCE OF 840.26 FEET A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 07 DEGREES 36 MINUTES 49 SECONDS WEST, 1,505.33 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET, ON THE ABOVE-MENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE ABOVE-MENTIONED CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT;

THENCE NORTH 83 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, 56.39 FEET TO A 5/8 INCH REBAR WITH A CAP MARKED "WILLIAMSON COUNTY" FOUND FOR A COMMON CORNER OF SAID 1.210 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTHWESTERLY, 385.51 FEET ALONG THE AFOREMENTIONED NORTH RIGHT-OF WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,830.63 FEET, A CENTRAL ANGLE OF 03 DEGREES 29 MINUTES 37 SECONDS AND A LONG CHORD WHICH BEARS NORTH 84 DEGREES 53 MINUTES 44 SECONDS WEST, 355.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 2,175,821 SQUARE FEET OR 49.950 ACRES, MORE OR LESS

LOT TABLE

LOT #	AREA	BLOCK	USE
1	11786	A	OPEN SPACE
2	12225	A	SF
3	12225	A	SF
4	7200	A	SF
5	7200	A	SF
6	7862	A	SF
7	6300	A	SF
8	8018	A	SF
9	10798	A	SF
10	10879	A	SF
11	9039	A	SF
12	5369	A	SF
13	8018	A	SF
14	8300	A	SF
15	7862	A	SF
16	8563	A	SF
17	5400	A	SF
18	5400	A	SF
19	8000	A	SF
20	9830	A	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6862	B	SF
2	5750	B	SF
3	5475	B	SF
4	5475	B	SF
5	6277	B	SF
6	6277	B	SF
7	5475	B	SF
8	5475	B	SF
9	5363	B	SF
10	5029	B	SF
11	6037	B	SF
12	5498	B	SF
13	6522	B	SF
14	7389	B	SF
15	5637	B	O.S.
16	6375	B	SF
17	6907	B	SF
18	6012	B	SF
19	5750	B	SF
20	5750	B	SF
21	5750	B	SF
22	5750	B	SF
23	5750	B	SF
24	5750	B	SF
25	5750	B	SF
26	5750	B	SF
27	5750	B	SF
28	5750	B	SF
29	5750	B	SF
30	6652	B	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6862	C	SF
2	5750	C	SF
3	5750	C	SF
4	5750	C	SF
5	5750	C	SF
6	5750	C	SF
7	5750	C	SF
8	5750	C	SF
9	5747	C	SF
10	6067	C	SF
11	6601	C	SF
12	5673	C	SF
13	5236	C	SF
14	4847	C	SF
15	5158	C	SF
16	5175	C	SF
17	5175	C	SF
18	5175	C	SF
19	5175	C	SF
20	5175	C	SF
21	5175	C	SF
22	5175	C	SF
23	6760	C	O.S.
24	5175	C	SF
25	5175	C	SF
26	5175	C	SF
27	5175	C	SF
28	4937	C	SF
29	4640	C	SF
30	7348	C	SF
31	6308	C	SF
32	4941	C	O.S.
33	4773	C	SF
34	5175	C	SF
35	5175	C	SF
36	5175	C	SF
37	5175	C	SF
38	5175	C	SF
39	5175	C	SF
40	5175	C	SF
41	5175	C	SF
42	5175	C	SF
43	1725	C	O.S.
44	5175	C	SF
45	5175	C	SF
46	5175	C	SF
47	5175	C	SF
48	5175	C	SF
49	5175	C	SF
50	5175	C	SF
51	5175	C	SF
52	5175	C	SF
53	6277	C	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	10079	D	OPEN SPACE/ DETENTION
2	5175	D	SF
3	5475	D	SF
4	5475	D	SF
5	5888	D	SF
6	8331	D	SF
7	5475	D	SF
8	5475	D	SF
9	5175	D	SF
10	5175	D	SF
11	5175	D	SF
12	5175	D	SF
13	6362	D	SF
14	8124	D	SF
15	5475	D	SF
16	5475	D	SF
17	5475	D	SF
18	5175	D	SF
19	5175	D	SF
20	5175	D	SF
21	5175	D	SF
22	5175	D	SF
23	5175	D	SF
24	5175	D	SF
25	5175	D	SF
26	5175	D	SF
27	5175	D	SF
28	8248	D	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	9498	E	SF
2	5175	E	SF
3	5175	E	SF
4	5175	E	SF
5	5175	E	SF
6	5175	E	SF
7	3460	E	O.S.
8	5175	E	SF
9	5175	E	SF
10	5175	E	SF
11	5964	E	SF
12	6526	E	SF
13	5175	E	SF
14	5175	E	SF
15	5175	E	SF
16	5175	E	SF
17	5175	E	SF
18	5175	E	SF
19	5883	E	SF
20	6784	E	SF
21	6463	E	SF
22	6622	E	SF
23	5561	E	SF
24	5175	E	SF
25	5175	E	SF
26	5175	E	SF
27	5175	E	SF
28	5175	E	SF
29	5175	E	SF
30	5175	E	SF
31	5175	E	SF
32	6791	E	SF
33	6950	E	SF
34	8485	E	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6640	F	SF
2	5175	F	SF
3	5175	F	SF
4	5175	F	SF
5	5175	F	SF
6	5175	F	SF
7	5175	F	SF
8	5175	F	SF
9	5175	F	SF
10	6008	F	SF
11	6765	F	SF
12	12435	F	SF
13	9840	F	SF
14	7046	F	SF
15	5178	F	SF
16	5175	F	SF
17	5175	F	SF
18	5175	F	SF
19	6367	F	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8646	G	SF
2	6400	G	SF
3	5400	G	SF
4	7397	G	SF
5	8863	G	SF
6	9046	G	SF
7	8863	G	SF
8	8800	G	SF
9	8117	G	SF
10	8816	G	SF
11	9812	G	SF
12	8379	G	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	1855	H	O.S.
2	9588	H	SF
3	5750	H	SF
4	5750	H	SF
5	5750	H	SF
6	5750	H	SF
7	5738	H	SF
8	5765	H	SF
9	5750	H	SF
10	5750	H	SF
11	5750	H	SF
12	5750	H	SF
13	5750	H	SF
14	5750	H	O.S.
15	5750	H	SF
16	5750	H	SF
17	5750	H	SF
18	5750	H	SF
19	5750	H	SF
20	5750	H	SF
21	5612	H	SF
22	6345	H	SF
23	7567	H	SF
24	6619	H	SF
25	7551	H	O.S.
26	5499	H	SF
27	6216	H	SF
28	5243	H	SF
29	6011	H	SF
30	6300	H	SF
31	6300	H	SF
32	6300	H	SF
33	6300	H	SF
34	6300	H	SF
35	6300	H	SF
36	6300	H	O.S.
37	6300	H	SF
38	6300	H	SF
39	5606	H	SF
40	6705	H	SF
41	10850	H	SF
42	7100	H	SF
43	4800	H	SF
44	4860	H	SF
46	6277	H	SF

Received 09/29/2020

REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: AC
REVIEWED BY: JK
DRAWN BY: AC

BGE, Inc.
101 WEST LOUIS HENNA BLVD
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

COVERED BRIDGE

GENERAL NOTES

SHEET 2 OF 2

G:\TXC\Projects\P4_Development\7948-00-Covered_Bridge\LD\01_CADD\01_Sheet\Prelim Plans\C-SP-LAYO-PRELIM.dwg Layout: Layout2 Plotted: 9/29/2020 4:09:04 PM

											Section (10.406.3.5)				
Plan Number	Plan Name	Elevation	Garage Plus Surround (L.F.)	House Width (L.F.)	Percentage	Garage <6'-0" Protrusion	Garage Width Compliance - 10.406.3.3.1	Front Door on Same Plane as Garage?	House Façade Distance Offset from Garage	Compliance with 10.406.3.2	Side, Rear or Alley Garage	National Association of Home Builders National Green Building Program: ANSI ICC700-2008 National Green Building Standard	4' Masonry Wainscot surround -OR- Full Masonry	100SF Porch	Count
3501	Brodie	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3502	Cartwright	A	20.00	34.92	57%	Yes	No	No	3'-5.5" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	B	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	C	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	D	19.88	34.92	57%	Yes	No	No	7'-11.8" (Recessed)	Yes	0	1	1	1	3
3502	Cartwright	E	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3502	Cartwright	F	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3503	Livingston	A	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	B	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	C	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	1	0	2
3503	Livingston	D	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	0	0	1
3503	Livingston	E	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	0	0	1
3503	Livingston	F	20.00	34.92	57%	Yes	No	No	0 (Flush)	Yes	0	1	0	0	1
3504	Eleanor	A	19.88	34.92	57%	Yes	No	No	9'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	B	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	C	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	D	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	E	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	F	19.88	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	A	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	B	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	C	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	D	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	E	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	F	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3506	Colton	A	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	B	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	C	18.71	34.92	54%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	D	19.46	34.92	56%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	E	18.67	34.92	53%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	F	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3507	Knox	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3508	Wyatt	A	18.46	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	B	19.58	34.92	56%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	C	18.67	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	D	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	E	19.21	34.92	55%	Yes	No	No	6'-5.5" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	F	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1

3505 CASSIDY

INDEX

SHEET	CONTENT
C1-0	INDEX AND COVER SHEET
C1-1	CODE COMPLIANCE
A5-0a	VISITABILITY FLOOR PLAN LAYOUT "ELEV. A"
A5-0b	VISITABILITY FLOOR PLAN LAYOUT "ELEV. B"
A5-0c	VISITABILITY FLOOR PLAN LAYOUT "ELEV. C"
A5-0d	VISITABILITY FLOOR PLAN LAYOUT "ELEV. D"
A5-0e	VISITABILITY FLOOR PLAN LAYOUT "ELEV. E"
A5-0f	VISITABILITY FLOOR PLAN LAYOUT "ELEV. F"

GENERAL SHEETS

A3-0	INTERIOR ELEVATIONS I
A3-1	INTERIOR ELEVATIONS II
D5-0	FIRE WALL DETAILS
S2-0	BUILDING SECTIONS I
S2-1	BUILDING SECTIONS II

ELEVATION SPECIFIC SHEETS

ELEVATION "A"

S1-1a	SLAB FOUNDATION PLAN "A"
A1-1a	FIRST FLOOR PLAN "A"
A1-2a	SECOND FLOOR PLAN "A"
A2-0a	FRONT & REAR ELEVATION AND ROOF PLAN "A"
A2-1a	LEFT & RIGHT ELEVATIONS "A"
A2-2a	LEFT & RIGHT ELEVATIONS "A" - OPT. BRICK 1 STORY
A2-3a	SIDE & REAR ELEVATIONS "A" - OPT. FULL BRICK
E1-1a	FIRST FLOOR ELECTRICAL PLAN "A"
E1-2a	SECOND FLOOR ELECTRICAL PLAN "A"

ELEVATION "B"

S1-1b	SLAB FOUNDATION PLAN "B"
A1-1b	FIRST FLOOR PLAN "B"
A1-2b	SECOND FLOOR PLAN "B"
A2-0b	FRONT & REAR ELEVATION AND ROOF PLAN "B"
A2-1b	LEFT & RIGHT ELEVATIONS "B"
A2-2b	LEFT & RIGHT ELEVATIONS "B" - OPT. BRICK 1 STORY
A2-3b	SIDE & REAR ELEVATIONS "B" - OPT. FULL BRICK
E1-1b	FIRST FLOOR ELECTRICAL PLAN "B"
E1-2b	SECOND FLOOR ELECTRICAL PLAN "B"

ELEVATION "C"

S1-1c	SLAB FOUNDATION PLAN "C"
A1-1c	FIRST FLOOR PLAN "C"
A1-2c	SECOND FLOOR PLAN "C"
A2-0c	FRONT & REAR ELEVATION AND ROOF PLAN "C"
A2-1c	LEFT & RIGHT ELEVATIONS "C"
A2-2c	LEFT & RIGHT ELEVATIONS "C" - OPT. BRICK 1 STORY
A2-3c	SIDE & REAR ELEVATIONS "C" - OPT. FULL BRICK
E1-1c	FIRST FLOOR ELECTRICAL PLAN "C"
E1-2c	SECOND FLOOR ELECTRICAL PLAN "C"

ELEVATION "D"

S1-1d	SLAB FOUNDATION PLAN "D"
A1-1d	FIRST FLOOR PLAN "D"
A1-2d	SECOND FLOOR PLAN "D"
A2-0d	FRONT & REAR ELEVATION AND ROOF PLAN "D"
A2-1d	LEFT & RIGHT ELEVATIONS "D"
E1-1d	FIRST FLOOR ELECTRICAL PLAN "D"
E1-2d	SECOND FLOOR ELECTRICAL PLAN "D"

ELEVATION "E"

S1-1e	SLAB FOUNDATION PLAN "E"
A1-1e	FIRST FLOOR PLAN "E"
A1-2e	SECOND FLOOR PLAN "E"
A2-0e	FRONT & REAR ELEVATION AND ROOF PLAN "E"
A2-1e	LEFT & RIGHT ELEVATIONS "E"
E1-1e	FIRST FLOOR ELECTRICAL PLAN "E"
E1-2e	SECOND FLOOR ELECTRICAL PLAN "E"

ELEVATION "F"

S1-1f	SLAB FOUNDATION PLAN "F"
A1-1f	FIRST FLOOR PLAN "F"
A1-2f	SECOND FLOOR PLAN "F"
A2-0f	FRONT & REAR ELEVATION AND ROOF PLAN "F"
A2-1f	LEFT & RIGHT ELEVATIONS "F"
E1-1f	FIRST FLOOR ELECTRICAL PLAN "F"
E1-2f	SECOND FLOOR ELECTRICAL PLAN "F"

GENERAL NOTES:

1. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO TO THE BUILDER FOR JUSTIFICATION AND/OR CORRECTION BEFORE CONTINUING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED TO THE BUILDER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOAD. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC.
9. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES TO INSURE A QUALITY AND SAFE STRUCTURE.

REVISION LOG

REV.	DESCRIPTION	DRAWN BY	DATE	SHEETS AFFECTED	BROCHURE REQUIRED	ENGINEERING REQUIRED
1	ELEVATIONS "A-F" REVISIONS	MSD	12/10/2020	ALL	Y	Y
2	ELEVATIONS "A-F" REVISIONS	CORP	12/23/2020	ALL	Y	Y
3	DIVISION REDLINES 12-23-20	CORP	01/05/2021	ALL	Y	Y

FRAME AREAS

	1ST FLOOR LIVING	2ND FLOOR LIVING	TOTAL FRAME LIVING S.F.	PORCH	PATIO	GARAGE	TOTAL FRAME S.F.
ELEVATION "A"	1375	799	2174	24	108	446	2752
ELEVATION "B"	1375	832	2207	28	108	446	2789
ELEVATION "C"	1375	799	2174	37	108	446	2765
ELEVATION "D"	1375	798	2173	30	108	446	2757
ELEVATION "E"	1375	799	2174	24	108	446	2752
ELEVATION "F"	1375	809	2184	30	108	446	2768

BRICK AREAS

	1ST FLOOR LIVING	2ND FLOOR LIVING	TOTAL BRICK LIVING S.F.	PORCH	PATIO	GARAGE	TOTAL BRICK S.F.	SLAB S.F.
ELEVATION "A"	1380	810	2190	24	108	457	2779	1969
ELEVATION "B"	1380	843	2223	28	108	457	2816	1973
ELEVATION "C"	1380	810	2190	37	108	457	2792	1982
ELEVATION "D"	1380	798	2178	30	108	457	2773	1975
ELEVATION "E"	1380	810	2190	24	108	457	2779	1969
ELEVATION "F"	1380	814	2194	30	108	457	2789	1975

OPTIONS

	TOTAL FRAME S.F.	TOTAL BRICK S.F.	SLAB S.F.
ELEVATION "A"	---	(+) 19	(+) 19
ELEVATION "B"	---	(+) 19	(+) 19
ELEVATION "C"	---	(+) 19	(+) 19
ELEVATION "D"	---	(+) 19	(+) 19
ELEVATION "E"	---	(+) 19	(+) 19
ELEVATION "F"	---	(+) 19	(+) 19

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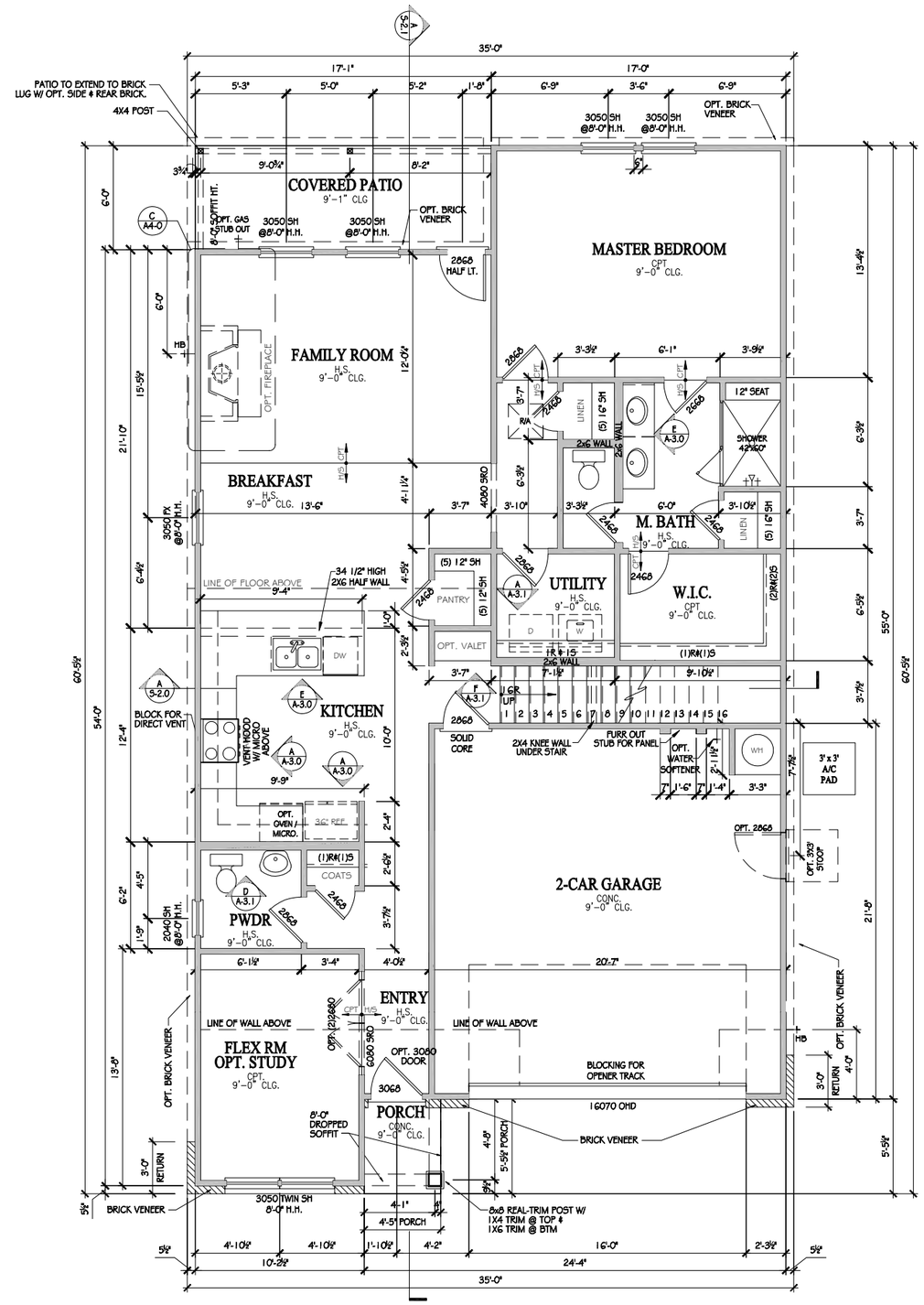
INDEX AND COVER SHEET

AUSTIN

SHEET C1-0



A
A1-1a

FIRST FLOOR PLAN "A"
SCALE: 1/8" = 1'-0"

HATCH LEGEND

	BRICK
	STONE

STANDARD HEIGHTS

First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1"
Second Floor Header Height	7'-0"

AREAS (HEATED)

1st FLOOR	1445	SF
2nd FLOOR	845	SF
TOTAL	2,290	SF

AREAS (UNHEATED)

GARAGE	445	SF
FRONT PORCH	22	SF
REAR PORCH	108	SF
	575	SF

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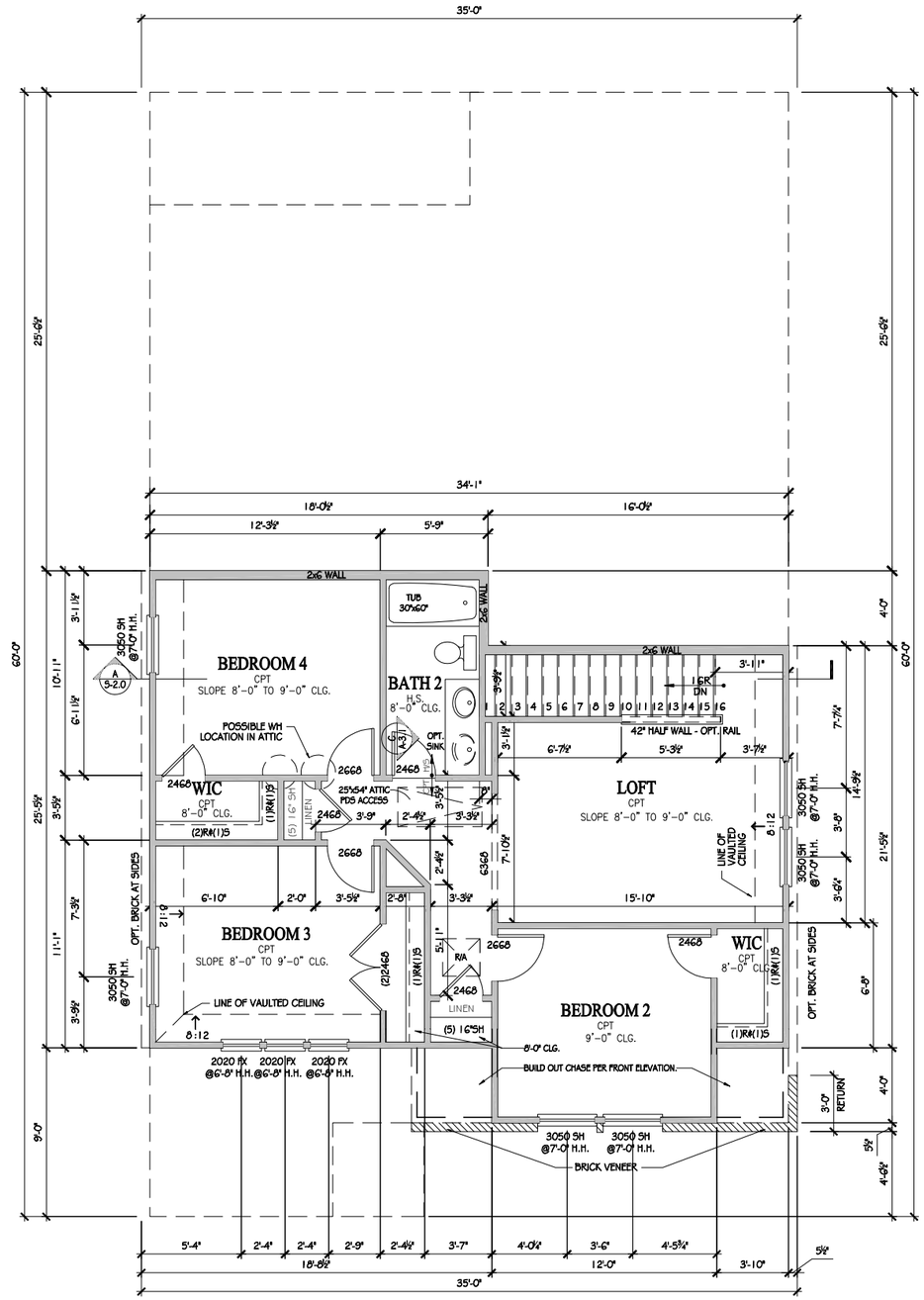
FIRST FLOOR PLAN "A"

AUSTIN

SHEET
A1-1a



A
A1-2a

SECOND FLOOR PLAN "A"
SCALE: 1/8" = 1'-0"

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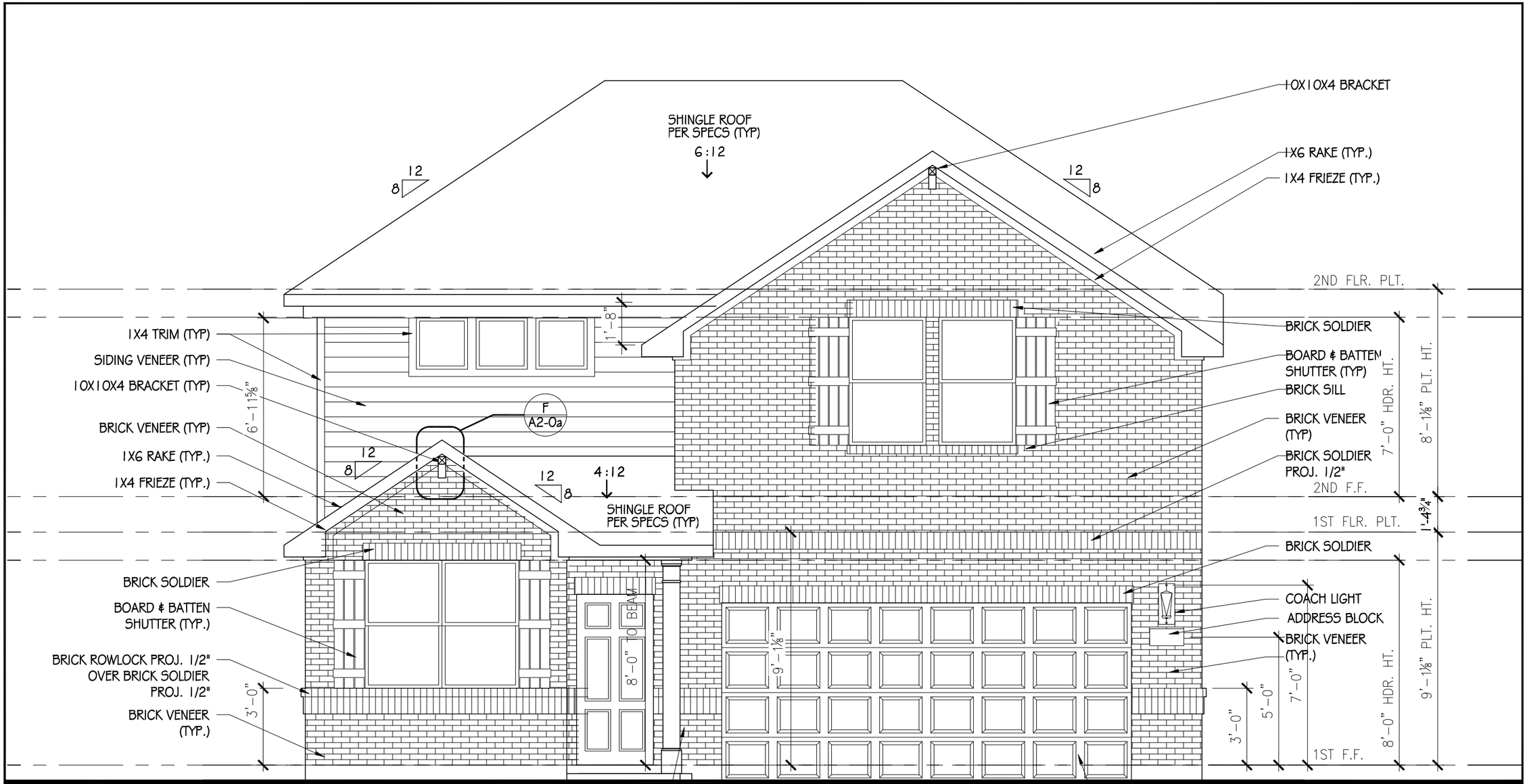
SECOND FLOOR PLAN "D"

AUSTIN

SHEET
A1-2a



A
A2-0a

FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"

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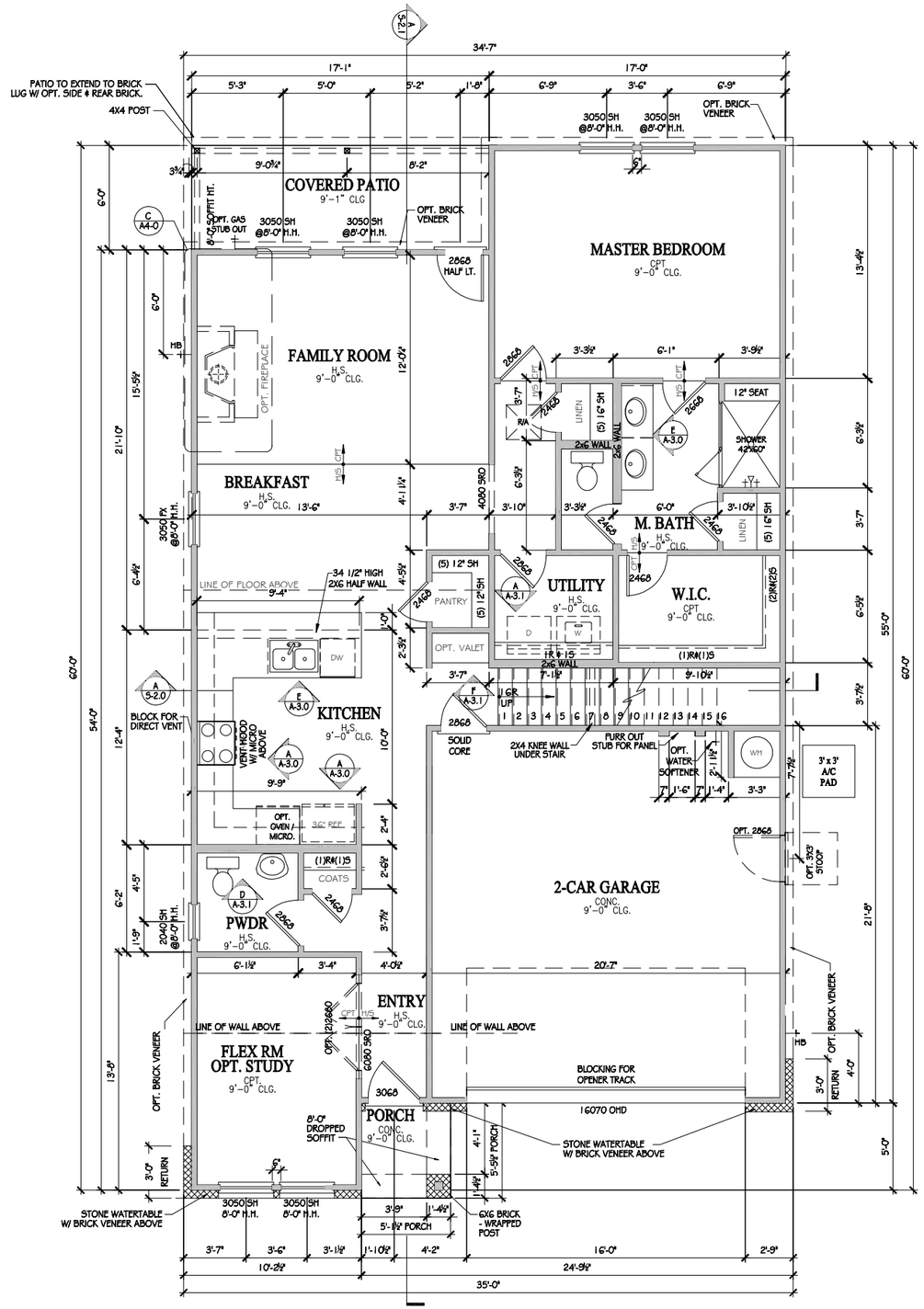
FRONT ELEVATION & ROOF PLAN "A"

AUSTIN

SHEET
A2-0a



A / A1-1b FIRST FLOOR PLAN "B"
SCALE: 1/8" = 1'-0"

HATCH LEGEND

	BRICK
	STONE

STANDARD HEIGHTS

First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1"
Second Floor Header Height	7'-0"

AREAS (HEATED)

1st FLOOR	1,445	SF
2nd FLOOR	875	SF
TOTAL	2320	SF

AREAS (UNHEATED)

GARAGE	445	SF
FRONT PORCH	25	SF
REAR PORCH	108	SF
	578	SF

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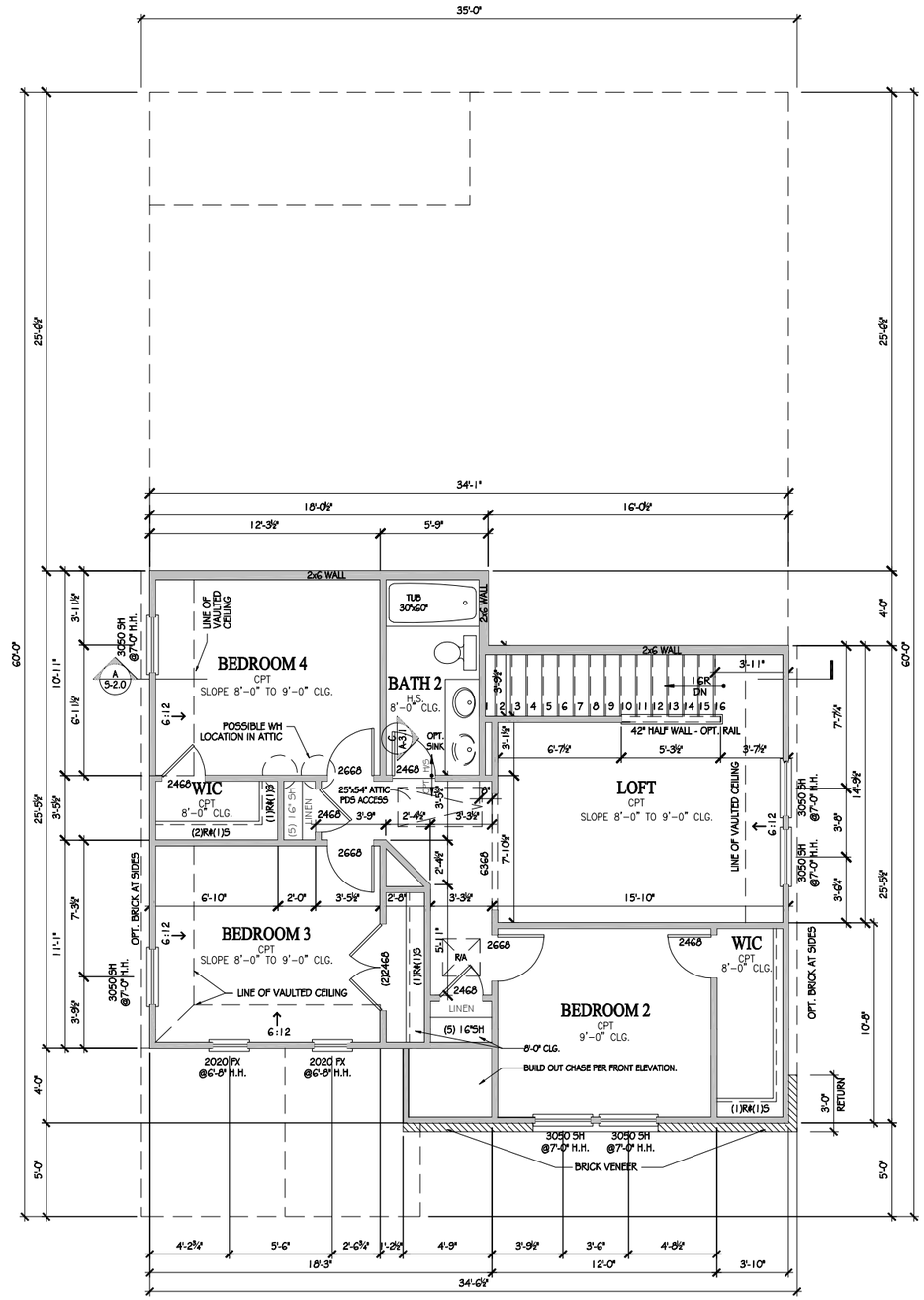
FIRST FLOOR PLAN "B"

AUSTIN

SHEET
A1-1b



A
A1-2b

SECOND FLOOR PLAN "B"
SCALE: 1/8" = 1'-0"

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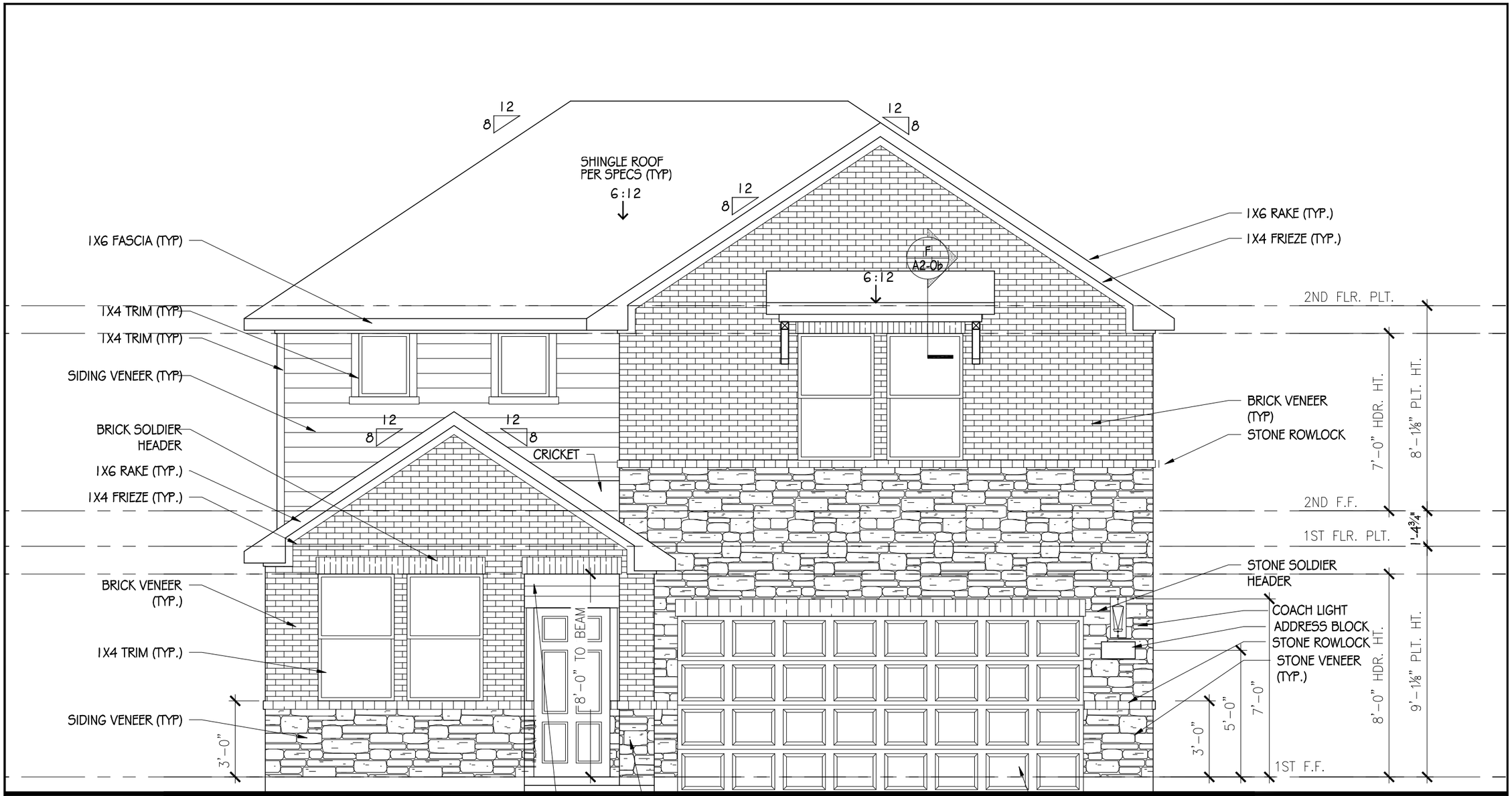
SECOND FLOOR PLAN "B"

AUSTIN

SHEET
A1-2b



A
A2-0b

FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"

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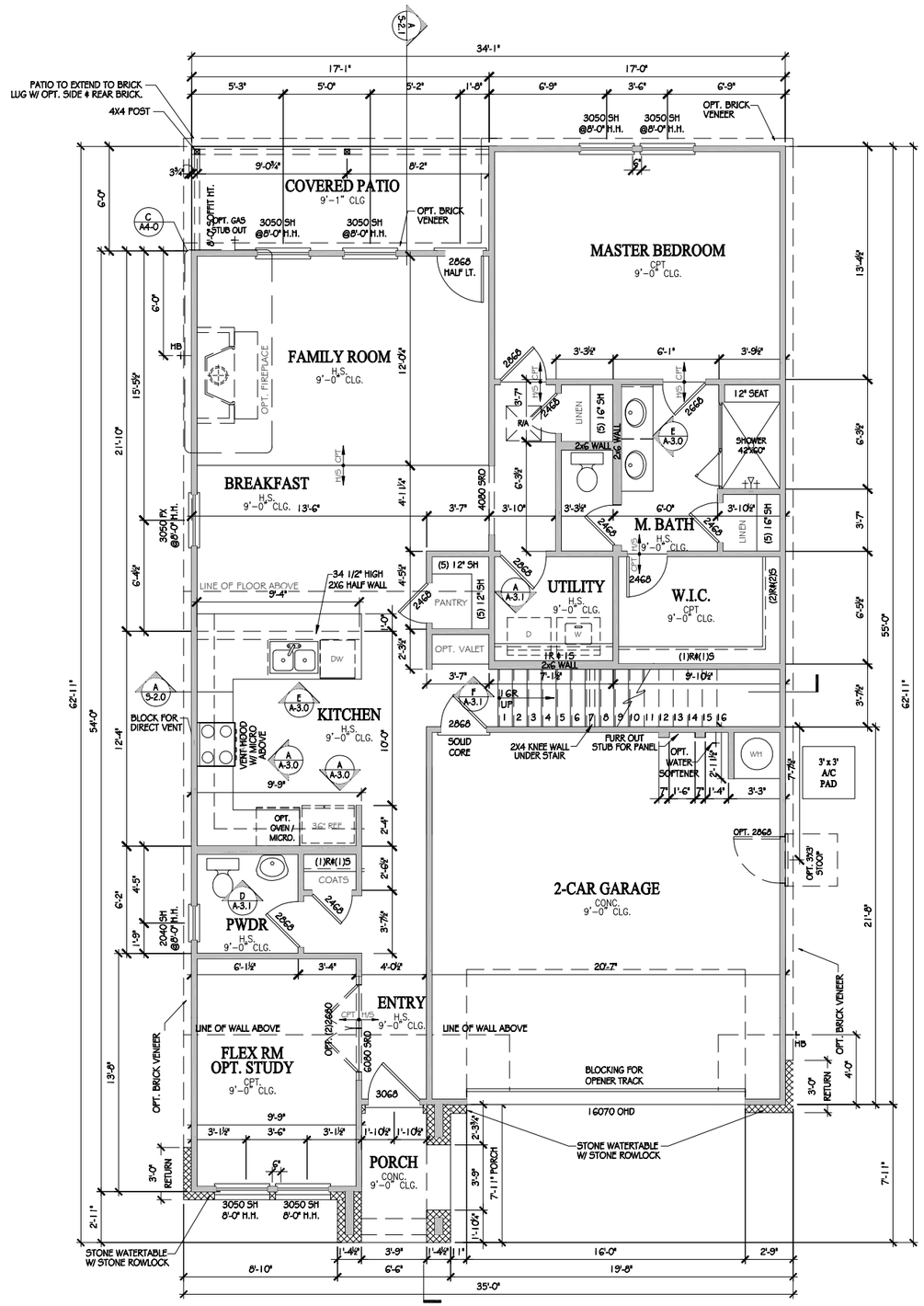
FRONT ELEVATION & ROOF PLAN "B"

AUSTIN

SHEET
A2-0b



A
A1-1c
FIRST FLOOR PLAN "C"
SCALE: 1/8" = 1'-0"

HATCH LEGEND

	BRICK
	STONE

STANDARD HEIGHTS

First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1"
Second Floor Header Height	7'-0"

AREAS (HEATED)

1st FLOOR	1445	SF
2nd FLOOR	845	SF
TOTAL	2290	SF

AREAS (UNHEATED)

GARAGE	445	SF
FRONT PORCH	41	SF
REAR PORCH	108	SF
	594	SF

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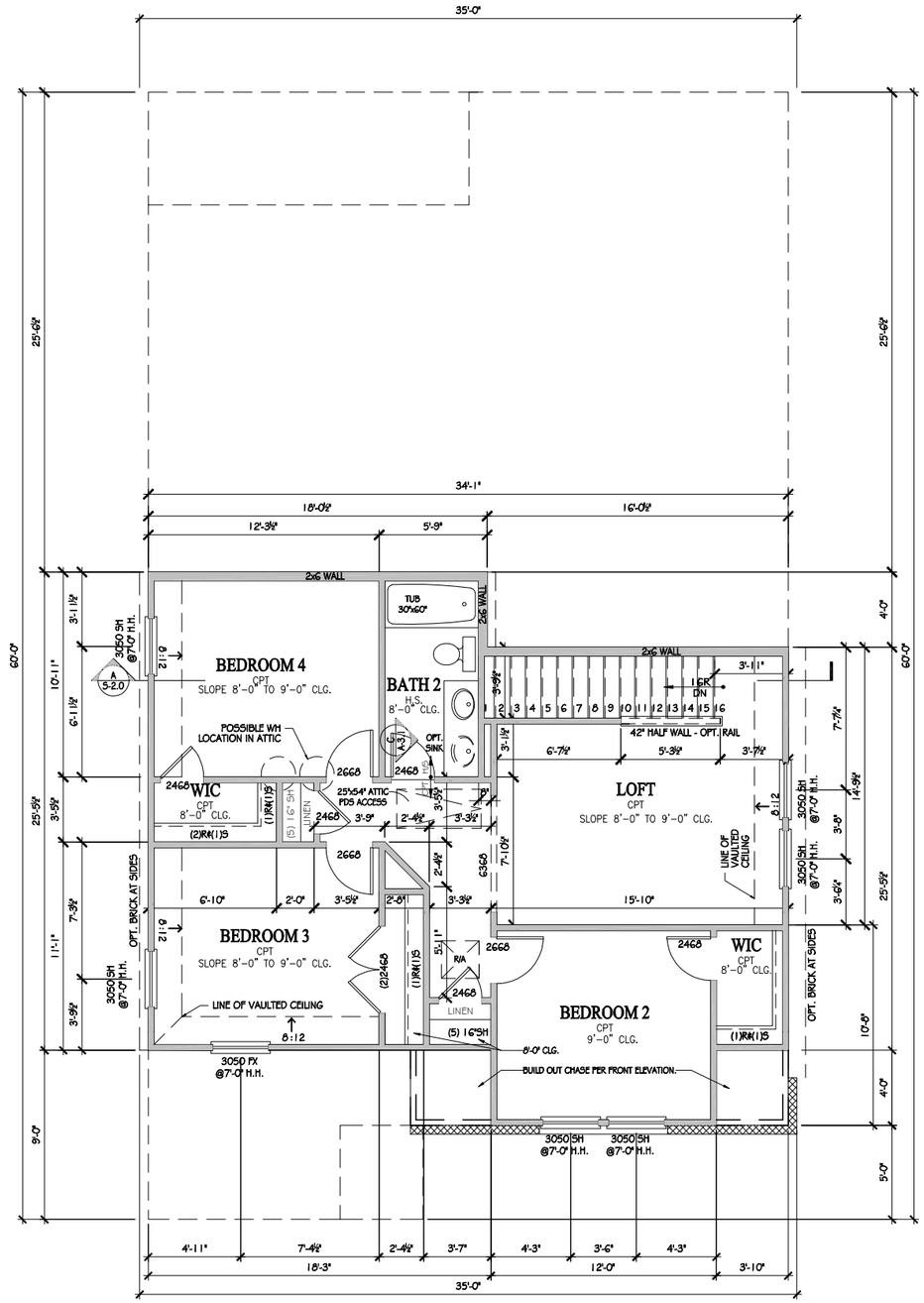
FIRST FLOOR PLAN "C"

AUSTIN

SHEET
A1-1c



A / A1-2c SECOND FLOOR PLAN "C"
SCALE: 1/8" = 1'-0"

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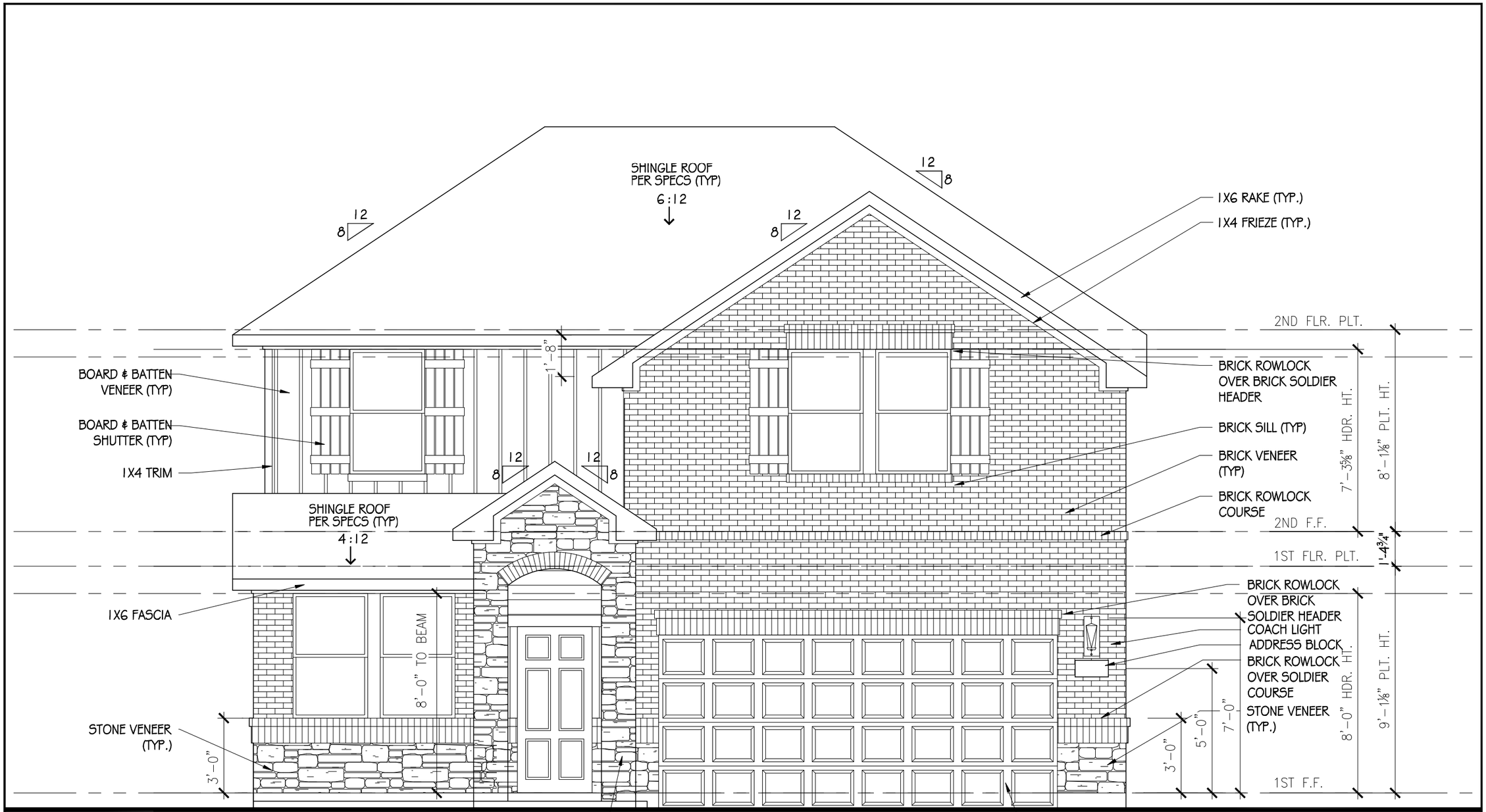
SECOND FLOOR PLAN "C" W/ OPT. BRICK

AUSTIN

SHEET
A1-2c



A
A2-0c

FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"

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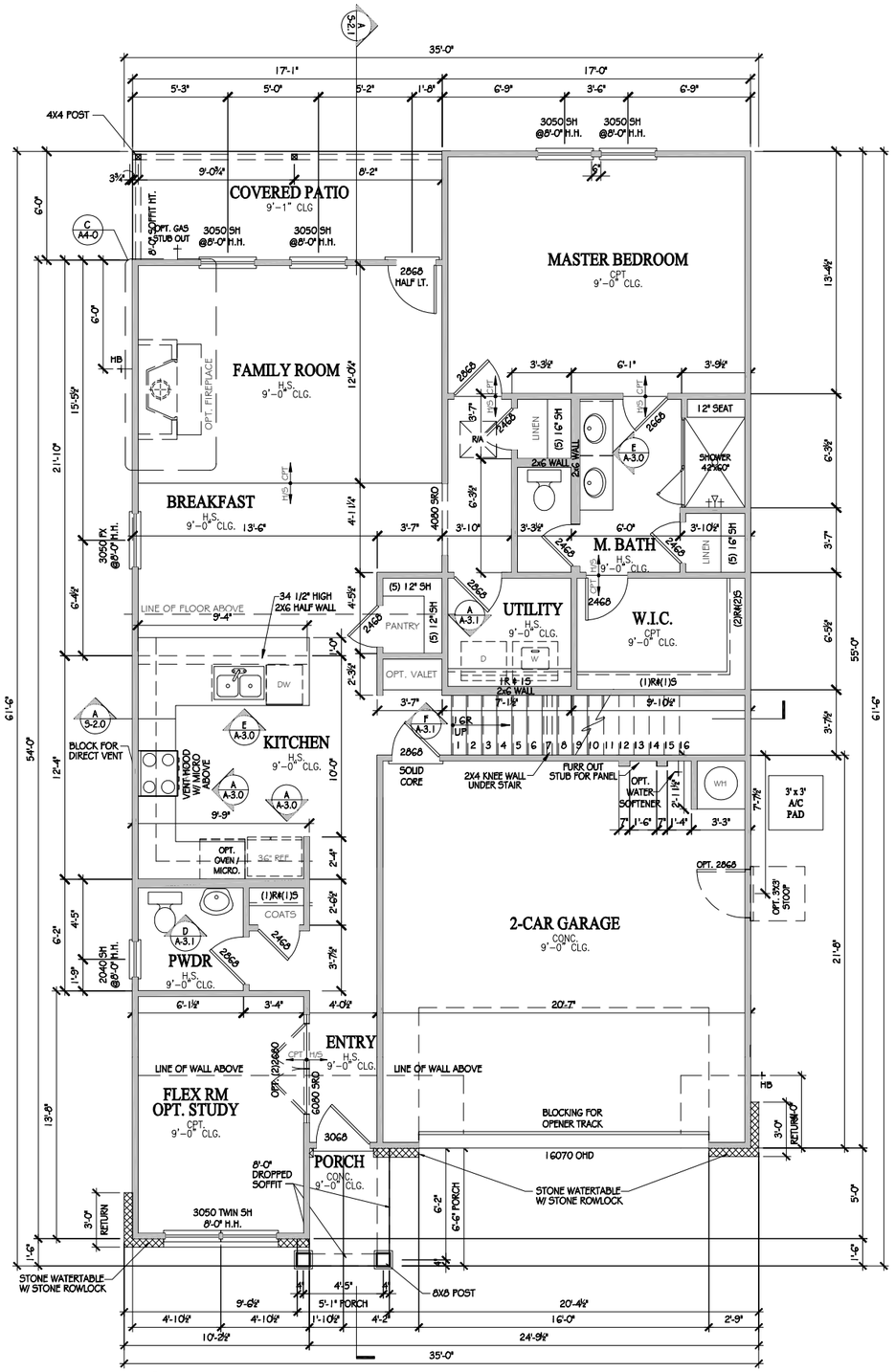
FRONT ELEVATION & ROOF PLAN "C"

AUSTIN

SHEET
A2-0c



A
A1-1d

FIRST FLOOR PLAN "D"
SCALE: 1/8" = 1'-0"

HATCH LEGEND

	BRICK
	STONE

STANDARD HEIGHTS

First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1"
Second Floor Header Height	7'-0"

AREAS (HEATED)

1st FLOOR	1445	SF
2nd FLOOR	830	SF
TOTAL	2,275	SF

AREAS (UNHEATED)

GARAGE	445	SF
FRONT PORCH	27	SF
REAR PORCH	108	SF
	580	SF

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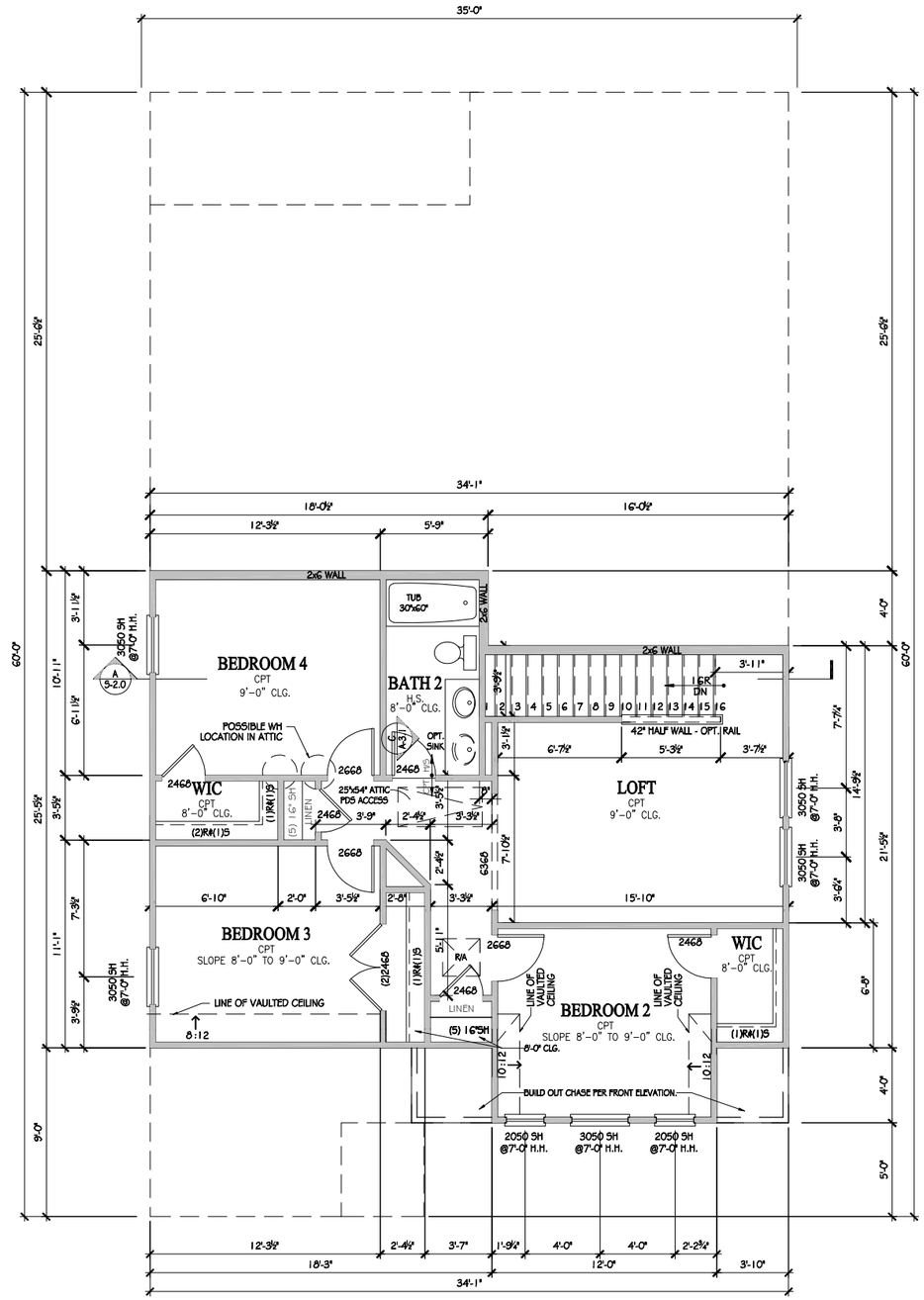
3505 CASSIDY

FIRST FLOOR PLAN "D"

AUSTIN

SHEET
A1-1d



A
A1-2d

SECOND FLOOR PLAN "D"
SCALE: 1/8" = 1'-0"

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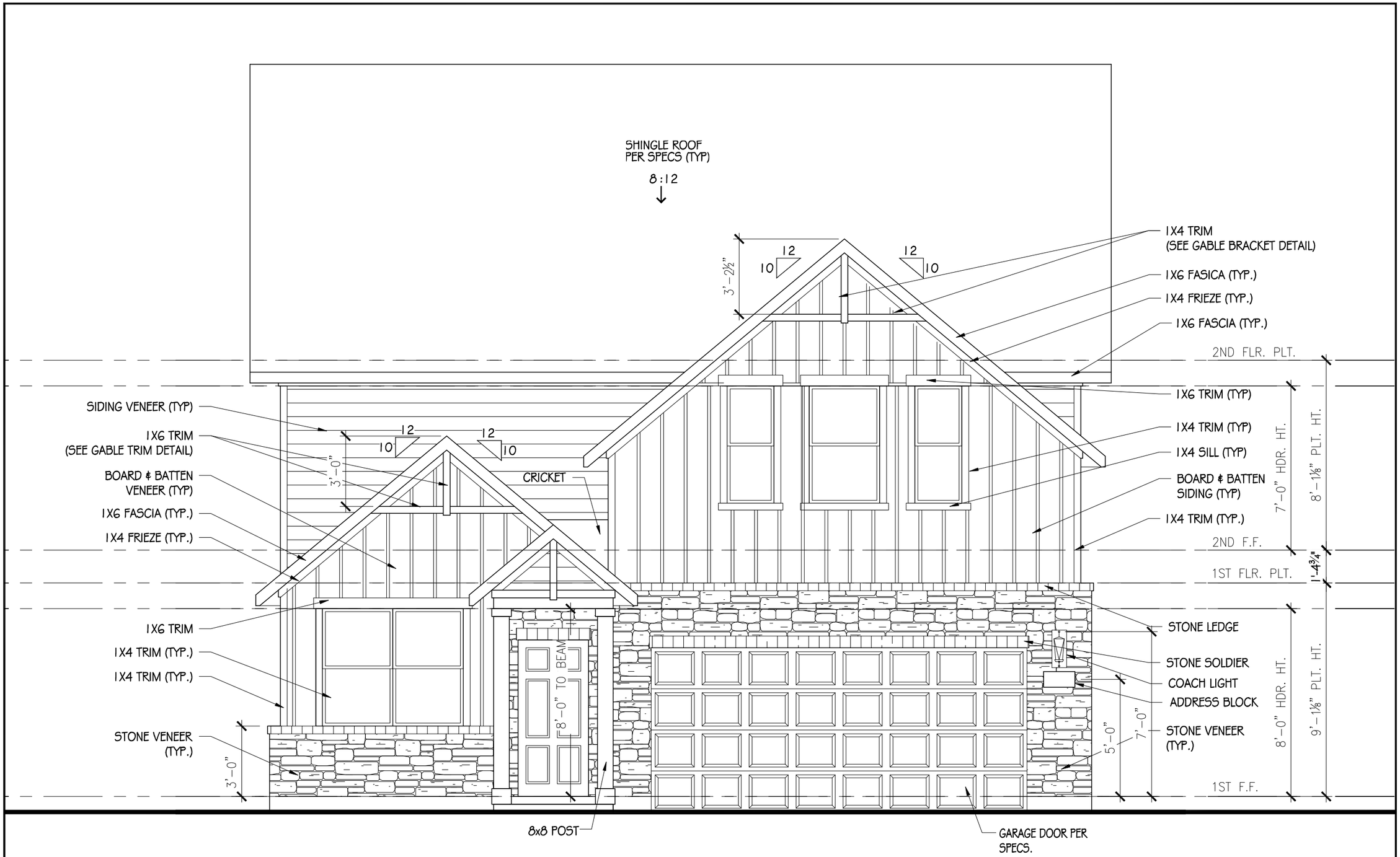
SECOND FLOOR PLAN "D"

AUSTIN

SHEET
A1-2d



A
A2-0d
FRONT ELEVATION "D"
SCALE: 1/4" = 1'-0"

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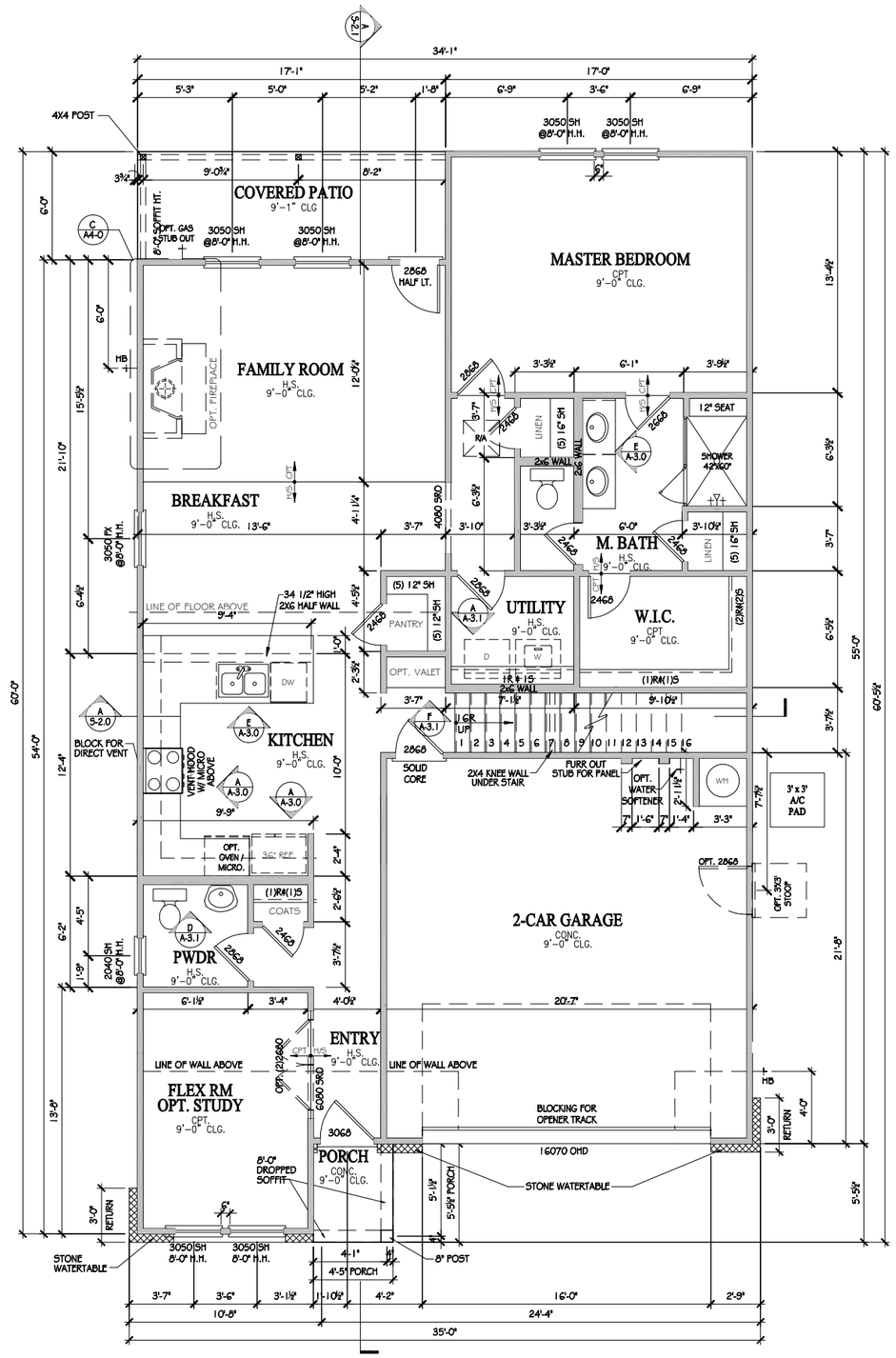
3505 CASSIDY

FRONT ELEVATION & ROOF PLAN "D"

AUSTIN

SHEET
A2-0d



A
A1-1e

FIRST FLOOR PLAN "E"
SCALE: 1/8" = 1'-0"

HATCH LEGEND

	BRICK
	STONE

STANDARD HEIGHTS

First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1"
Second Floor Header Height	7'-0"

AREAS (HEATED)

1st FLOOR	1,445	SF
2nd FLOOR	845	SF
TOTAL	2,290	SF

AREAS (UNHEATED)

GARAGE	445	SF
FRONT PORCH	22	SF
REAR PORCH	108	SF
	575	SF

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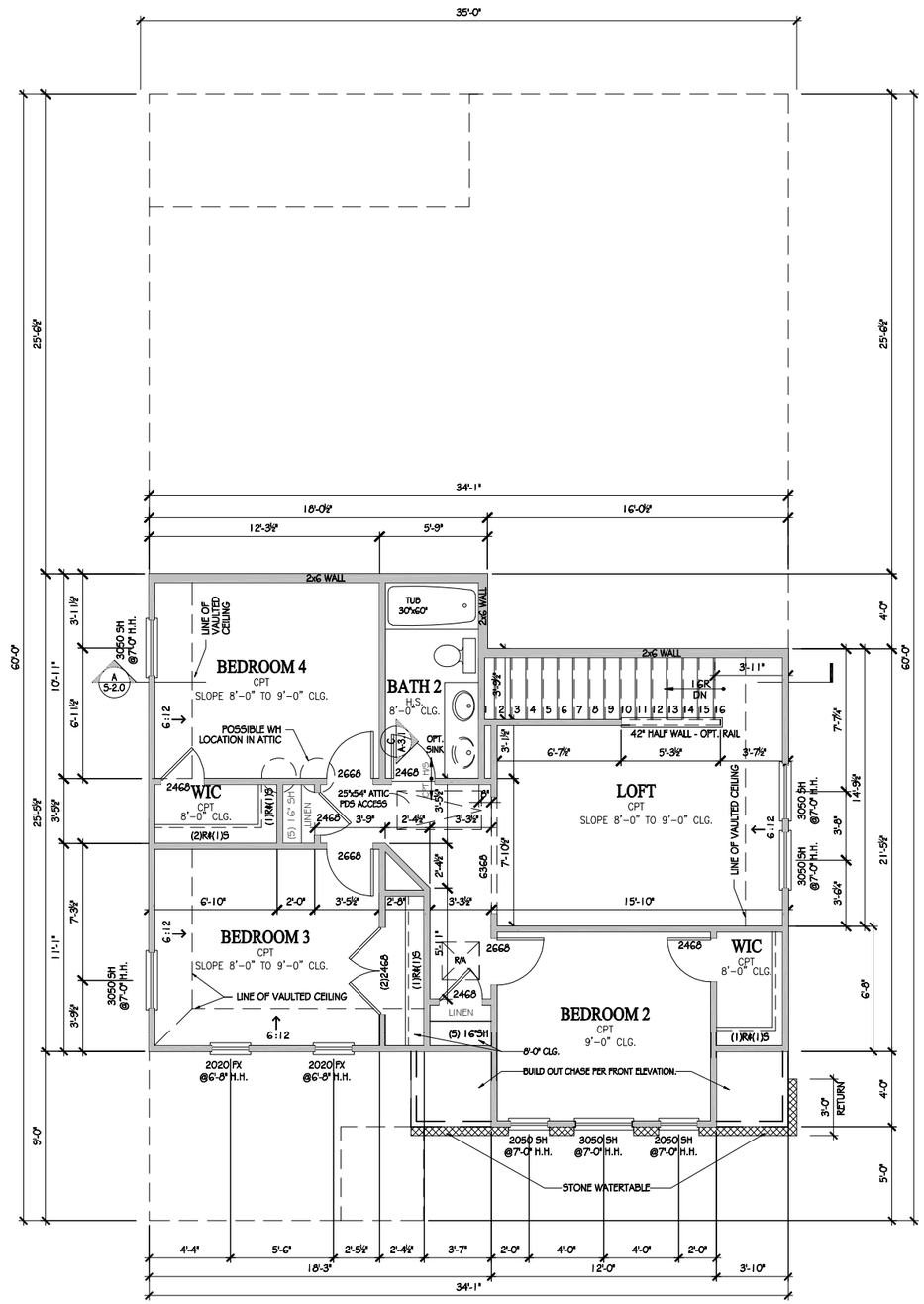
FIRST FLOOR PLAN "E"

AUSTIN

SHEET
A1-1e



A / A1-2e SECOND FLOOR PLAN "E"
SCALE: 1/8" = 1'-0"

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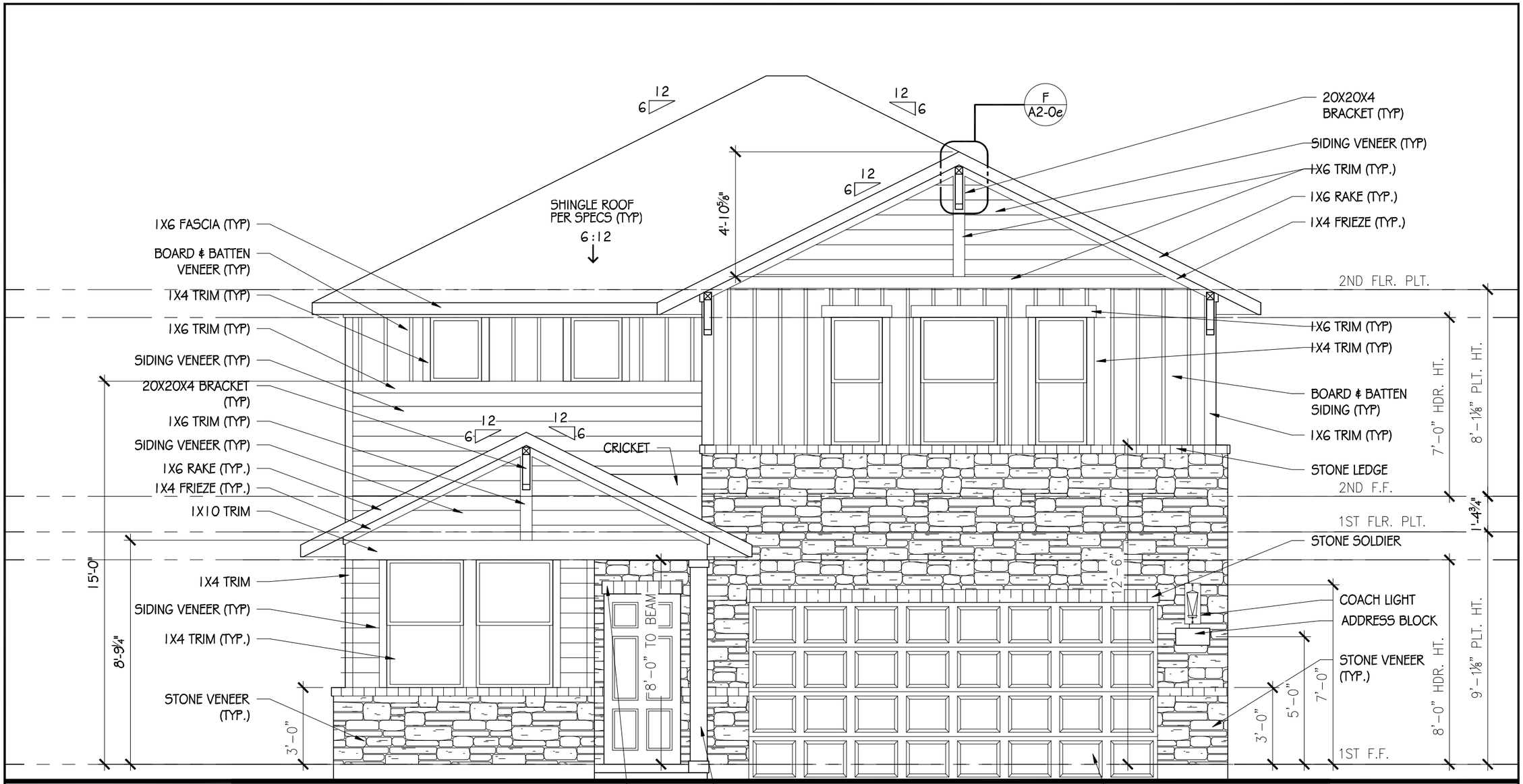
SECOND FLOOR PLAN "E"

AUSTIN

SHEET
A1-2e



A
A2-0e

FRONT ELEVATION "E"
SCALE: 1/4" = 1'-0"

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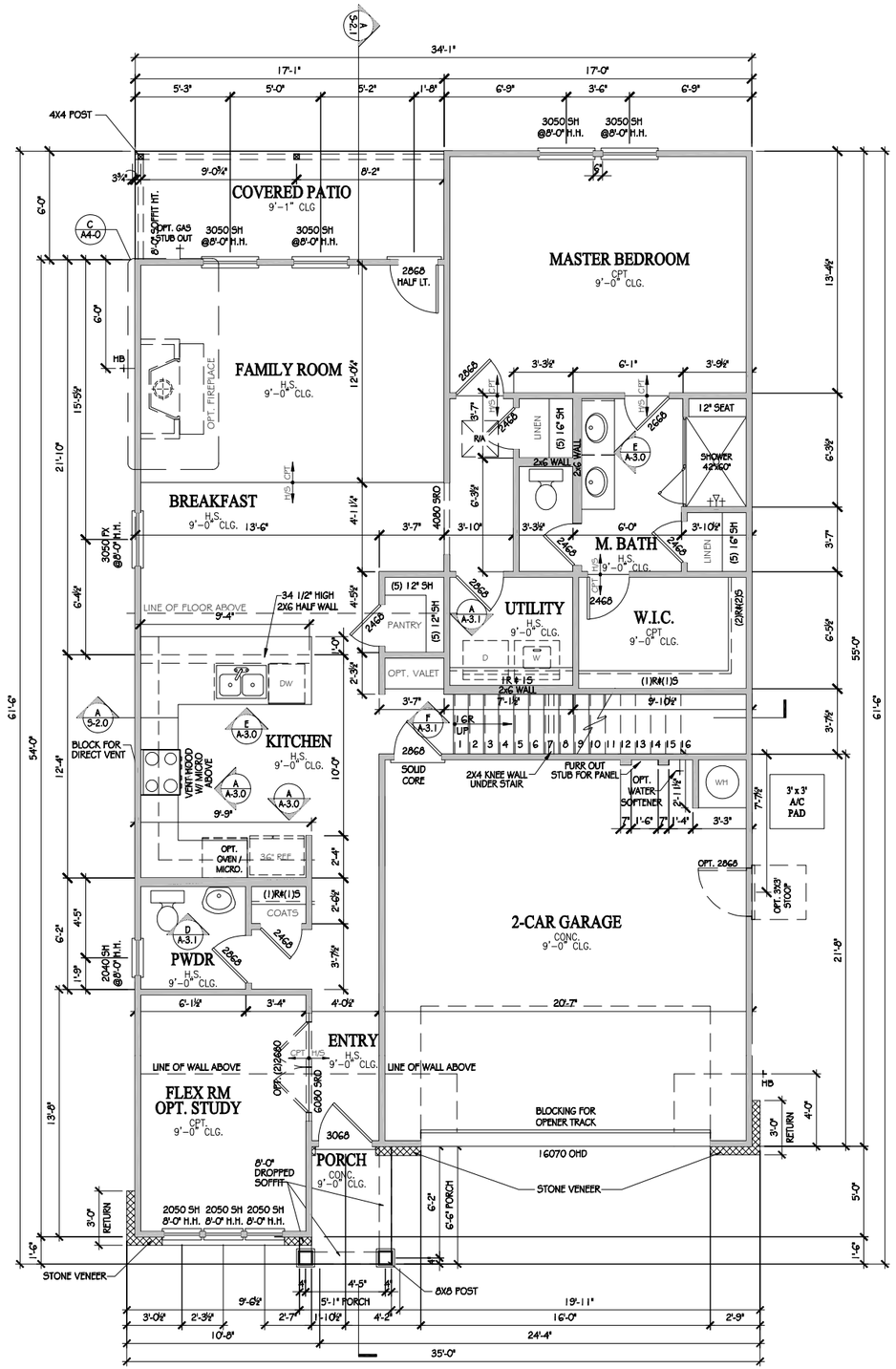
FRONT ELEVATION & ROOF PLAN "E"

AUSTIN

SHEET
A2-0e



A
A1-1f

FIRST FLOOR PLAN "F"
SCALE: 1/8" = 1'-0"

HATCH LEGEND

	BRICK
	STONE

STANDARD HEIGHTS

First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1"
Second Floor Header Height	7'-0"

AREAS (HEATED)

1st FLOOR	1,445	SF
2nd FLOOR	852	SF
TOTAL	2,297	SF

AREAS (UNHEATED)

GARAGE	445	SF
FRONT PORCH	30	SF
REAR PORCH	108	SF
	583	SF

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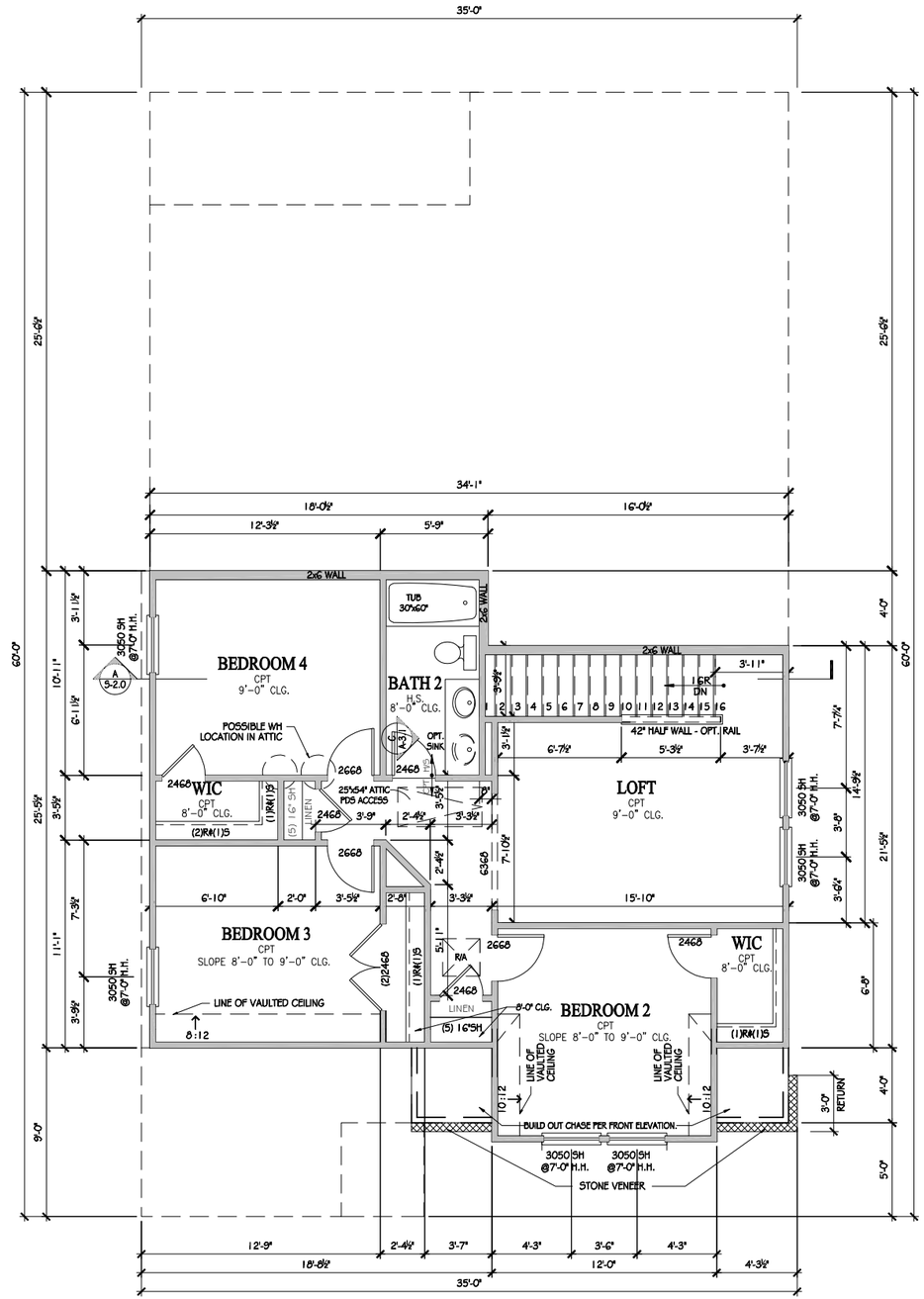
FIRST FLOOR PLAN "F"

AUSTIN

SHEET
A1-1f



A
A1-2f

SECOND FLOOR PLAN "F"
SCALE: 1/8" = 1'-0"

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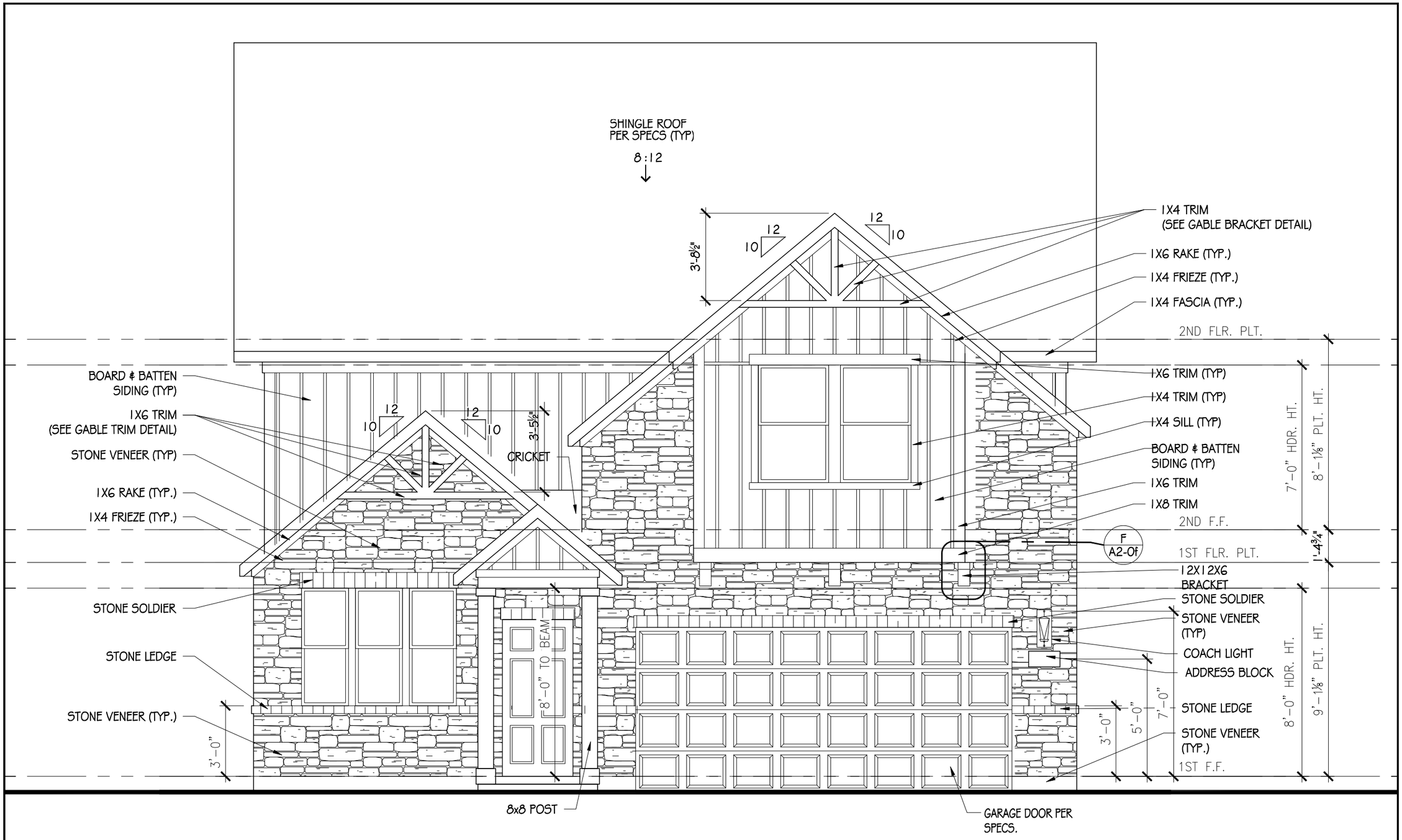
SECOND FLOOR PLAN "F"

AUSTIN

SHEET
A1-2f



A
A2-0f

FRONT ELEVATION "F"
SCALE: 1/4" = 1'-0"

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3505 CASSIDY

FRONT ELEVATION & ROOF PLAN "F"

AUSTIN

SHEET
A2-0f

From:	Ashley Lumpkin
To:	Steven Pierce; Paul Kenney; Brendon Newman
Cc:	Yvette Glover; Keith Pearson; Keith Pearson
Subject:	RE: Covered Bridge - Ashton Woods Plan Submittal
Date:	Thursday, September 23, 2021 9:23:00 AM
Attachments:	image003.png image004.png image006.png

Steven,

The UDC is not a contradiction, the other 45-foot lots the homes were all within PUDs. The issue is with straight zoning staff has no discretion to provide any alternatives. The other project, Wilco Ranch, that we have worked on had different standards as part of the Development Agreement. So, its waived portion of the ordinance as you had already gotten some entitlements through the county.

I'll have Angel reach out with some availability. My calendar is about two weeks out currently.

Thanks,
Ashley

From: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Sent: Thursday, September 23, 2021 9:19 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Yvette Glover <Yvette.Glover@HuttoTX.gov>; Keith Pearson <keith.pearson@ashtonwoods.com>; Keith Pearson <keith.pearson@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal
Importance: High

Ashley,

This contradicts what the city has approved on other projects with 45' lots. There are no alleys in this project, so rear load garages are not feasible. One note I'd like to point out - there is no requirement in the UDC requiring space for two car garages, and we're trying to avoid having to go to a single car garage product that doesn't meet the intent of the code and is not what buyers are looking for.

I think we need to meet with you in person to discuss this further. Please let me know your availability.

Thank you,

ASHTON WOODS
HOME TO INSPIRATION.

Steven Pierce
Director of Land Acquisition & Development
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
C **512 809 4413**

steven.pierce@ashtonwoods.com | **ashtonwoods.com**

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sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey.

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Thursday, September 23, 2021 9:02 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Paul,

I need the matrix filled out with the building widths and garage plus surround, per 10.406.3.3.1. The code does not only state the 16ft garage door, but it's the garage door and up to 4ft of a surround. There are no other compliance measures in the UDC, in part because the desire in the code was to have alley-loaded lots for the smaller product, which removes any possibility of the garage width issue. I don't think any of the plans submitted meet the minimum UDC requirements because the lots are narrow and you're proposed front entry garages.

You'll also need to ensure with each lot that you're in compliance with 10.405.8.4 – the smaller lots are often not able to meet this requirement either.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Thursday, September 23, 2021 8:52 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Checking in this week to see if you've had a chance to review the questions below and matrix provided?

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Paul Kenney
Sent: Thursday, September 16, 2021 11:01 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <steven.pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Thank you for your response. I've attached a compliance Matrix for the plans being submitted to facilitate the process. Additionally, renderings are now in each folder so you & the team can have a sense of what the homes will look like when finished.

Below is the link if you need it again:

- https://ashtonwoods.egnyte.com/fl/TgSHKzeEYL

We did have a few questions:

- Since the garage door is 16'-0", we are close to infringing on the 50% rule of section 10.406.3.3.1. Are there certain elements of an elevation that we could modify to help offset some of the additional frontage that is included in the calculation?
    - Ashton Woods is happy to alter these elevations to meet city requirements.
- Once the plans have been reviewed, would you be willing to meeting with myself and Brendon Newman, our purchasing director to discuss the approvals / rejections of the plans and ensure we are all aligned with next steps?

Please let me know if you need any additional information.

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 14, 2021 2:15 PM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Great, I'll check with Yvette for the check. I didn't see the overall tracking of how the homes meet the ordinance. Keep in mind this is strictly UDC and there is a menu of sorts of options to meet the minimum standards.

10.406.3.3.1 Front-loading garages – plans don't appear to meet this section
10.406.3.5 Required elements – please call these out in the aforementioned sheet for the submitted plans – one of the options must be included as a minimum.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Monday, September 13, 2021 9:45 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

The $500 check was signed last Friday and should be in the mail. Just checking in to see if we can get an ETA on this Master Review.

Thank You,

Brendon Newman
Director of Purchasing
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 7, 2021 9:41 AM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Thanks for the email. City Council recently updated the fee schedule to include a review fee of $500 per masterplan submittal. Also, please review the Covered Bridge zoning of SF-1, there is no PUD for that tract so I'm not sure if the homes you were approved for within the Development Agreement for Wilco Ranch will meet the minimum UDC requirements.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Tuesday, September 7, 2021 9:30 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

I just wanted to touch base on this to see if we can expect a follow up by 9/15, or sooner. Please let us know.

Thank You,

Brendon Newman
Director of Purchasing

Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Wednesday, September 1, 2021 4:09 PM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Brendon Newman <brendon.newman@ashtonwoods.com>; Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: Covered Bridge - Ashton Woods Plan Submittal

Good afternoon Ashley,

Ashton Woods has another development opportunity in Hutto which we would like to submit a lineup for master plan approval.

- Development Name: Covered Bridge
- The plan sets are identical to the ones sent to you for the Wilco Ranch development, but we have included a few more elevations.
- Would you mind reviewing these plans?
    - Link for plans: https://ashtonwoods.egnyte.com/fl/ua4WjQhtGi

Please let me know if you have any questions or concerns, I am happy to assist.

Sincerely,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512 623 1728 C 409 201 9843
paul.kenney@ashtonwoods.com | ashtonwoods.com

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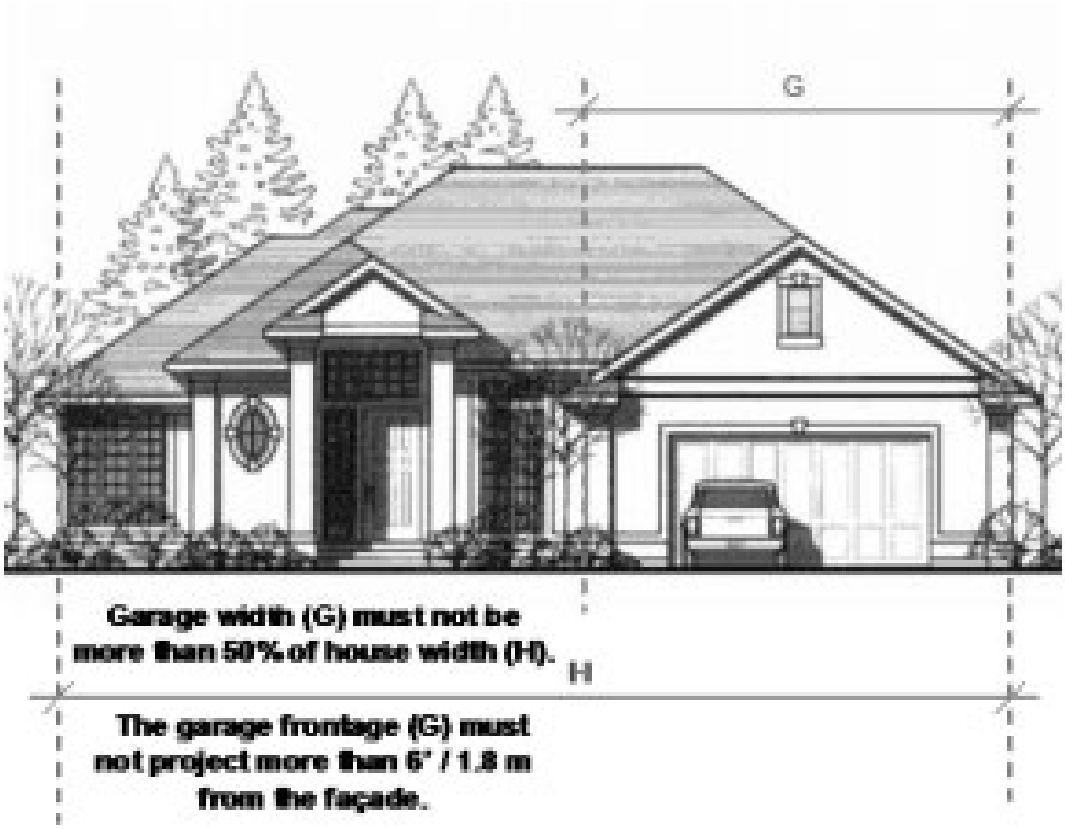
10.406.3.3.1 Front-loading garages

New housing development must avoid front elevations resulting in a streetscape dominated by the sight of garage doors. A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.



AGENDA ITEM REPORT
4.7.

To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3506R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

Meeting: Tuesday, January 25, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

The Covered Bridge Subdivision is approximately 49.95 acres and includes 230 residential lots, and 1 open space/drainage lot. The preliminary plat was approved by City Council on October 15, 2020 per Resolution No. R-2020-093. Phase 1 Final Plat was approved on June 1, 2021, and Phase 2 Final Plat was approved December 7, 2021. They are both awaiting recording.

The zoning for the property is SF-1. The approved lots are 45’ wide and 115’ deep, typical. The setbacks required are 5’ for interior side yards and 15’ side yards for corner lots. The front and rear setbacks are 20' in depth.

The Covered Bridge project’s preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. This zoning permits 45’ wide front-entry lots. The Covered Bridge project includes 177 lots that are 45’ wide. With 5’ side setbacks required by zoning ordinance, the maximum width of a house on a 45’ lot is 35’ wide.

Garage doors are standardized in the home building industry at 16’ wide, which is below the 50% threshold until the additional 4’ is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4’ added, it is not possible to have a house with a two-car garage on a front-entry 45’ lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city allowed, via a separate development agreement, the company is building in Cottonwood Farms, also in Hutto. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45’ wide lots. However, the Development Agreement was provided because the majority of the other development was entitled through Williamson County which does not have the garage width ordinance. All other by-right developments in the city (i.e. not a Planned Unit Development) follow the existing garage width as specified in the ordinance. In an email to the developer, staff explained the differences and advised about the by-right zoning being different than

the Cottonwood Farms development standards in September 2021.

House plan 3501R Width 34.92’ – percentage of frontage 57%
House plan 3502R Width 34.92’ – percentage of frontage 57%
House plan 3503R Width 34.92’ – percentage of frontage 57%
House plan 3504R Width 34.92’ – percentage of frontage 55-57%
House plan 3505R Width 35’ – percentage of frontage 56-57%
House plan 3506R Width 34.92’ – percentage of frontage 53-56%
House plan 3507R Width 34.92’ – percentage of frontage 57%
House plan 3508R Width 34.92’ – percentage of frontage 53-56%

SUMMARY OF REQUEST:

111 notifications were sent out to property owners within 200’ of this site. To date we have received one in opposition.

Variance Criteria 10.203.24.3

A variance may be granted if all the following findings are made.

- There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is the minimum necessary to grant relief.

STAFF REVIEW:

Variance Evaluation and Recommendation

The proposed request does not meet the variance approval criteria. There are *no* unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

- Strict application of this code *does not* deprive the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.

- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request *are* self-created by disregard or ignorance of this code.
- The variance *would* confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is *not* the minimum necessary to grant relief.

Variance Approval conditions
Staff Recommends denial of the proposed variance request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. RequestLetter(12-28-21)
2. Application(12-28-21)
3. R-2020-093 Covered Bridge Revised Prelim Plat 10-15-20
4. Covered Bridge_Compliance Matrix.xlsx
5. 3506R Colton BASE_CB Submission
6. Code Section
7. RE_ Covered Bridge - Ashton Woods Plan Submittal

ASHTON WOODS

December 21, 2021

City of Hutto
Development Services Department
500 W. Live Oak St.
Hutto, TX 78634

Re: Covered Bridge Subdivision; Garage Frontage Variance Request – UDC 10.406.3.3.1

Ashton Woods Homes is requesting a variance from section 10.406.3.3.1 of the City of Hutto's Unified Development Code related to garage frontage percentages for the Covered Bridge subdivision. Per the UDC, "A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage..."

Ashton Woods is seeking a variance for the Covered Bridge subdivision that would allow up to 58% of house front elevations on 45' wide front-entry lots to be garage frontage as defined in the UDC.

The Covered Bridge project's preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. Under this zoning, 45' wide front-entry lots are permitted and of its 230 total lots, 177 are 45' wide. With 5' side setbacks required by zoning ordinance, the maximum width of a house on a 45' lot is 35' wide. Garage doors are standardized in the home building industry at 16' wide, which is below the 50% threshold until the additional 4' is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4' added, it is not possible to have a house with a two-car garage on a front-entry 45' lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city has approved, and the company is actively building in a different Hutto subdivision called Cottonwood Farms. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45' wide lots.

Should you have any questions or require any additional information, please contact me at steven.pierce@ashtonwoods.com or (512) 809-4413.

Sincerely,

Steven Pierce
Director of Land Acquisition and Development

ashtonwoods.com
10721 Research Blvd., Bldg. B, Suite 210 | Austin, TX 78759
P 512 610 7000 F 512 610 7004

Variance Request Application

Must be accompanied by a Master Application

May 2019

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Covered Bridge

PROPERTY ADDRESS: 747 CR 138, Hutto, TX 78634

**** Pre-application meeting with Development Services staff. (Required for all Variance Applications.) ****

Variance Type (Check One)

☑ **Site Design Standards** ☐ **Subdivision Standards** ☐ **Sign Standards** ☐ _____

FEES: Required at application submittal. Fees may be provided by cash, credit card or check made payable to: *City of Hutto (See: City of Hutto Development Fees)*

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8½" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

- Detailed site plan of property showing north arrow, scale, dimensions, setbacks, and property lines.
- List of all property owners (from WCAD) within 200-ft of subject property.
- Photographs to support request.
- Copy of final plat related to the request.

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8 ½" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.
6. The variance is the minimum necessary to grant relief.

PROCESSING:

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/website notification).
- Notification is required 16 days prior to your scheduled meeting date (mailed notice: Site Design/Subdivision only).
- Approved variance is valid for one (1) year from date of approval.
- Documents are to be recorded with the Williamson County Clerk, fees may apply (Zoning Board of Adjustment only).

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Mtg. date

MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Covered Bridge

APPLICATION TYPE: Variance Request

APPLICANT INFORMATION (*property owner or authorized agent*) this will be the City's official contact.

Name: Steven Pierce

Company Name: Ashton Austin Residential

Address: 10721 Research Blvd, Suite B210, Austin, TX 78759

Phone: 512-623-1683 Email: Steven.Pierce@AshtonWoods.com

PROPERTY INFORMATION

Address: 747 CR-138, Hutto, TX 78634

Legal Description: Deed Lot(s)____ Block____ Subdivision Entire Covered Bridge Prelim - 230 Single-Family lots

Reference: Volume____ Page(s) ____ or Document No. 2021084347

City Limits ☑ ETJ ☐ Current Zoning District: SF-1 Village

PROPERTY OWNER INFORMATION

Name:

Company Name: Arroyo Cap II-1, LLC

Address: 18575 Jamboree Rd, Suite 300, Irvine, CA 92612

Phone: 949-272-1172 Email: JBrouelette@ArroyoCapital.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Property Owner Signature | Steven Pierce Property Owner Printed Name Agent | 12/21/21 Date

THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Steven Pierce, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 21st day of December, 2021

Notary Public Signature | Melissa Derting Notary Public Printed Name

(Seal) MELISSA DERTING Notary Public, State of Texas My Commission Expires October 17, 2023 NOTARY ID 13040371-2

If there are multiple property owners attach separate page(s) with notarized signature(s)

RESOLUTION NO. R-2020-093

A RESOLUTION APPROVING THE PLAT KNOWN AS "COVERED BRIDGE REVISED PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

that the Hutto City Council hereby approves the resolution for the plat known as "Covered Bridge Revised Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **15th** day of the month **October, 2020.**

THE CITY OF HUTTO, TEXAS

~~Doug Gaul, Mayor~~

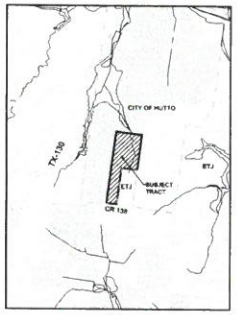
Mike Snyder Mayor Pro Tem

ATTEST:

Holly Nagy, City Secretary

COVERED BRIDGE

PRELIMINARY PLAT



LOCATION MAP
N.T.S.

SHEET INDEX

NO.	TITLE
1	OVERALL PRELIMINARY PLAT
2	GENERAL NOTES

TREE TABLE

TAG NO.	DESCRIPTION
1000	18" M. HACKBERRY(G.M)
1001	12" CEDAR
1002	11" BLACK-TREE TRUNK (G.S.F)
1003	8" BUNCH (A.SWEETGUM)
1004	8" BUNCH (A.SWEETGUM (G.F)
1005	8" BUNCH (A.SWEETGUM (G.A.F)
1006	20" BLACK WILLOW (N.12")
1007	13" BLACK WILLOW
1008	17" BLACK WILLOW (CW.13.5")
1009	8" BLACK WILLOW
1010	11" BLACK WILLOW
1011	9" MULBERRY (S.S.3.2")
1012	9" MULBERRY (S.S.3.3.5")

OWNER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

ENGINEER:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

DEVELOPER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

SURVEYOR:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

TOTAL NO. OF LOTS:

NO. OF BLOCKS: 8
NO. OF SINGLE FAMILY LOTS: 230
NO. OF DETENTION LOTS: 1
NO. OF OPEN SPACE LOTS: 9
NO. OF ROW DEDICATION LOTS: 1
TOTAL LOTS: 341

LINEAR FOOTAGE OF STREETS: 8,627 LF
ACREAGE OF LOTS: 35.71 AC
ACREAGE OF R.O.W.: 11.33 AC
ACREAGE OF R.O.W. DEDICATION: 2.91 AC
TOTAL ACREAGE: 48.95 AC

NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES.

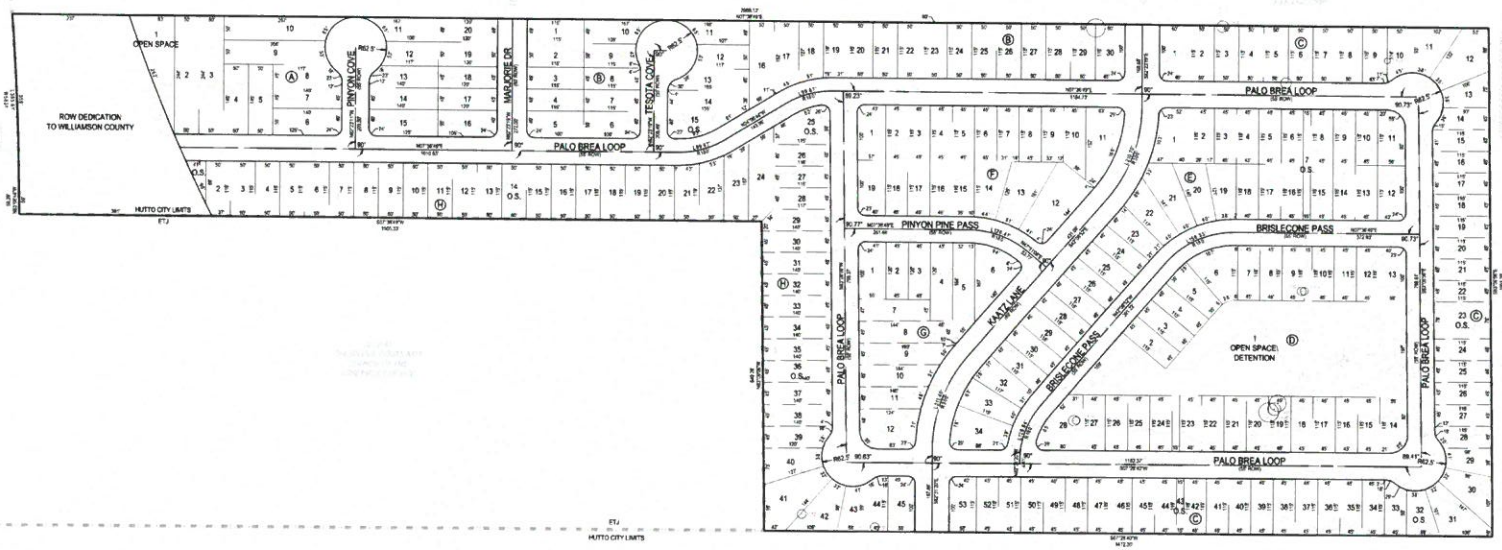
ALL OUT-BOUNDARY CORNERS ARE 2" IRON RODS FOUND UNLESS OTHERWISE NOTED.

Received 09/29/2020

0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 70 PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- CITY LIMITS BOUNDARY



REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

BGE

BGE, Inc.
TBPE Firm F-1046 & TBPLS Firm No. 10124400
7000 North MOPAC Expressway, Suite 330
Austin, Texas 78731
TEL: 512-879-0400 / www.bgeinc.com
TBPE Registration No. F-1046

COVERED BRIDGE

OVERALL PRELIMINARY PLAT

SHEET 1 OF 2

G:\1CIV\Projects\H_Development\1944-06-Covered_Bridge\LDN_CADD\H_Drawings\Plans\0-PLAN\0-PRELIM.dwg Layout: Layout1 Plotted: 9/29/2020 4:06:19 PM

COVERED BRIDGE

PRELIMINARY PLAT

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. EXCEPTIONS WILL BE ALLOWED WHERE LIMITING FACTORS EXIST, AND THERE ARE OPTIONS AVAILABLE TO ENSURE THAT DRY UTILITY SERVICE CAN BE ACCOMMODATED SUCH AS JOINT TRENCHING OF UTILITIES IN A SINGLE EASEMENT.
3. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE U.D.C. REQUIREMENTS.
6. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN ACCORDANCE WITH THE CITY OF HUTTO UDC.
7. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
8. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
   WATER: MANVILLE WATER SUPPLY CORPORATION
   WASTEWATER: CITY OF HUTTO
   ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY
   GAS: ATMOS ENERGY CORPORATION
10. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515F, EFFECTIVE 12/20/2019.
11. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE U.D.C.
13. THE SUBDIVISION IS ZONED: SF-1
14. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
15. "FIRE LANE TOW AWAY ZONE" SIGNAGE WILL BE POSTED ON ONE SIDE OF EVERY PROPOSED STREET WITH A 30 FOOT WIDTH.
16. BUILDING SETBACK MINIMUMS ARE PER AS SHOW BELOW.
17. ANY MITIGATION OR REQUIRED IMPROVEMENTS CONTAINED WITHIN THE TIA REPORT WILL BE SATISFIED AT FINAL PLAT/CONSTRUCTION PLAN STAGE.

STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	CURB AND GUTTER
BRISLECONE PASS	55'	1,052 LF	30' FACE TO FACE	5'	LOCAL	YES
KAATZ LANE	69'	1,190 LF	44' FACE TO FACE	5'	COLLECTOR	YES
MARJORIE DRIVE	60'	272 LF	30' FACE TO FACE	5'	LOCAL	YES
PALO BREA LOOP	55'	5,237 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON PINE PASS	55'	432 LF	30' FACE TO FACE	5'	LOCAL	YES
TESOTA COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES

LEGAL DESCRIPTION OF LAND

A TRACT OF LAND SITUATED WITHIN THE JOHN KELSEY SURVEY, ABSTRACT NUMBER 377, WILLIAMSON COUNTY TEXAS, AND BEING A PORTION OF A CALLED 73.35 ACRE TRACT OF LAND CONVEYED TO THE CENTRAL ASSEMBLY OF GOD (NOW KNOWN AS THE BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD) BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2007046774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND, ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 136, FOR THE SOUTHEAST CORNER OF LOT 9 IN BLOCK B-1 OF LAKESIDE ESTATES, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET T AT SLIDES 19-21 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF A CALLED 1.210 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2008062023 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 07 DEGREES 36 MINUTES 49 SECONDS EAST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION TWO AND THE ABOVE-MENTIONED 73.358 ACRE TRACT, PASSING AT 984.87 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 16 IN SAID BLOCK B-1, PASSING AT 1,044.83 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK E OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION 2 AND CONTINUING ALONG SAID COMMON BOUNDARY LINE AND THE COMMON BOUNDARY LINE OF SAID 73.38 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET W AT SLIDES 96 – 98 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, PASSING AT 2,254.73 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 21 IN BLOCK E OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 2,324.74 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, AND CONTINUING FOR A TOTAL DISTANCE OF 2,988.13 FEET TO A 1/2 INCH REBAR FOUND FOR A COMMON CORNER OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE

THENCE SOUTH 83 DEGREES 06 MINUTES 46 SECONDS EAST, CONTINUING ALONG THE AFOREMENTIONED COMMON BOUNDARY LINE OF THE CALLED 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE, PASSING AT 238.46 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 17 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 290.38 FEET THE SOUTHWEST CORNER OF LOT 1 IN BLOCK J OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 445.14 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON SOUTH CORNER OF LOTS 1 AND 24 IN SAID BLOCK J AND CONTINUING FOR A TOTAL DISTANCE OF 1,051.38 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON EAST CORNER OF SAID 73.35ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ON THE WEST BOUNDARY LINE OF A 120.0 ACRE TRACT CONVEYED TO J.F. GIBNEY ET UX BY A DEED FILED FOR RECORD IN VOLUME 2726 AT PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 07 DEGREES 28 MINUTES 46 SECONDS WEST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED 73.35 ACRE TRACT AND THE AFOREMENTIONED GIBNEY TRACT, 1,472.30 FEET TO A POINT, IN AN EXISTING HEDGEROW, FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, FROM WHICH A 1/2 INCH REBAR FOUND FOR SOUTHEAST CORNER OF SAID 73.35 ACRE TRACT BEARS SOUTH 07 DEGREES 28 MINUTES 36 SECONDS WEST, 1,566.43 FEET;

THENCE NORTH 83 DEGREES 08 MINUTES 06 SECONDS WEST, PASSING AT 15.16 FEET A 1/2 INCH REBAR WITH A CAP MARKED "REF COR RPLS 4967" SET FOR A REFERENCE CORNER AND CONTINUING FOR A TOTAL DISTANCE OF 840.26 FEET A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 07 DEGREES 36 MINUTES 49 SECONDS WEST, 1,505.33 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET, ON THE ABOVE-MENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE ABOVE-MENTIONED CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT;

THENCE NORTH 83 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, 98.39 FEET TO A 5/8 INCH REBAR WITH A CAP MARKED "WILLIAMSON COUNTY" FOUND FOR A COMMON CORNER OF SAID 1.210 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTHWESTERLY, 355.51 FEET ALONG THE AFOREMENTIONED NORTH RIGHT-OF WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,830.63 FEET, A CENTRAL ANGLE OF 03 DEGREES 29 MINUTES 37 SECONDS AND A LONG CHORD WHICH BEARS NORTH 84 DEGREES 53 MINUTES 44 SECONDS WEST, 355.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 2,175,821 SQUARE FEET OR 49.950 ACRES, MORE OR LESS

LOT TABLE

LOT #	AREA	BLOCK	USE
1	11786	A	OPEN SPACE
2	12225	A	SF
3	12225	A	SF
4	7280	A	SF
5	7290	A	SF
6	7862	A	SF
7	6300	A	SF
8	8016	A	SF
9	10798	A	SF
10	10879	A	SF
11	9029	A	SF
12	5380	A	SF
13	8018	A	SF
14	8300	A	SF
15	7862	A	SF
16	8663	A	SF
17	5400	A	SF
18	5400	A	SF
19	8000	A	SF
20	9830	A	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6862	B	SF
2	5750	B	SF
3	5475	B	SF
4	5475	B	SF
5	6277	B	SF
6	6277	B	SF
7	5475	B	SF
8	5475	B	SF
9	5363	B	SF
10	5026	B	SF
11	6037	B	SF
12	5458	B	SF
13	6522	B	SF
14	7389	B	SF
15	5637	B	O.S.
16	6375	B	SF
17	6907	B	SF
18	6012	B	SF
19	5750	B	SF
20	5750	B	SF
21	5750	B	SF
22	5750	B	SF
23	5750	B	SF
24	5750	B	SF
25	5750	B	SF
26	5750	B	SF
27	5750	B	SF
28	5750	B	SF
29	5750	B	SF
30	6652	B	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6862	C	SF
2	5750	C	SF
3	5750	C	SF
4	5750	C	SF
5	5750	C	SF
6	5750	C	SF
7	5750	C	SF
8	5750	C	SF
9	5747	C	SF
10	6067	C	SF
11	6601	C	SF
12	5673	C	SF
13	5236	C	SF
14	4647	C	SF
15	5158	C	SF
16	5175	C	SF
17	5175	C	SF
18	5175	C	SF
19	5175	C	SF
20	5175	C	SF
21	5175	C	SF
22	5175	C	SF
23	8788	C	O.S.
24	5175	C	SF
25	5175	C	SF
26	5175	C	SF
27	5175	C	SF
28	4937	C	SF
29	4640	C	SF
30	7348	C	SF
31	6308	C	SF
32	4941	C	O.S.
33	4773	C	SF
34	5175	C	SF
35	5175	C	SF
36	5175	C	SF
37	5175	C	SF
38	5175	C	SF
39	5175	C	SF
40	5175	C	SF
41	5175	C	SF
42	5175	C	SF
43	1725	C	O.S.
44	5175	C	SF
45	5175	C	SF
46	5175	C	SF
47	5175	C	SF
48	5175	C	SF
49	5175	C	SF
50	5175	C	SF
51	5175	C	SF
52	5175	C	SF
53	6277	C	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	100078	D	OPEN SPACE/ DETENTION
2	5175	D	SF
3	5475	D	SF
4	5175	D	SF
5	5888	D	SF
6	8331	D	SF
7	5475	D	SF
8	5475	D	SF
9	5175	D	SF
10	5175	D	SF
11	5175	D	SF
12	5175	D	SF
13	6362	D	SF
14	8124	D	SF
15	5475	D	SF
16	5475	D	SF
17	5475	D	SF
18	5175	D	SF
19	5175	D	SF
20	5475	D	SF
21	5475	D	SF
22	5475	D	SF
23	5175	D	SF
24	5175	D	SF
25	5175	D	SF
26	5475	D	SF
27	5175	D	SF
28	8248	D	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8498	E	SF
2	5175	E	SF
3	5175	E	SF
4	5175	E	SF
5	5175	E	SF
6	5175	E	SF
7	3460	E	O.S.
8	5175	E	SF
9	5175	E	SF
10	5175	E	SF
11	5964	E	SF
12	6526	E	SF
13	5175	E	SF
14	5175	E	SF
15	5175	E	SF
16	5175	E	SF
17	5175	E	SF
18	5175	E	SF
19	5883	E	SF
20	6784	E	SF
21	6163	E	SF
22	6622	E	SF
23	5581	E	SF
24	5175	E	SF
25	5175	E	SF
26	5175	E	SF
27	5175	E	SF
28	5175	E	SF
29	5175	E	SF
30	5175	E	SF
31	5175	E	SF
32	6791	E	SF
33	6958	E	SF
34	8486	E	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8640	F	SF
2	5175	F	SF
3	5175	F	SF
4	5475	F	SF
5	5175	F	SF
6	5475	F	SF
7	5175	F	SF
8	5175	F	SF
9	5175	F	SF
10	6026	F	SF
11	6765	F	SF
12	12435	F	SF
13	9840	F	SF
14	7046	F	SF
15	5178	F	SF
16	5475	F	SF
17	5175	F	SF
18	5175	F	SF
19	6967	F	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8646	G	SF
2	5400	G	SF
3	5400	G	SF
4	7307	G	SF
5	9863	G	SF
6	9046	G	SF
7	8603	G	SF
8	6609	G	SF
9	8117	G	SF
10	8816	G	SF
11	5813	G	SF
12	8379	G	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	1855	H	O.S.
2	9500	H	SF
3	5750	H	SF
4	5750	H	SF
5	5750	H	SF
6	5750	H	SF
7	6738	H	SF
8	5765	H	SF
9	5750	H	SF
10	5750	H	SF
11	5750	H	SF
12	5750	H	SF
13	5750	H	SF
14	5780	H	O.S.
15	5750	H	SF
16	5750	H	SF
17	5750	H	SF
18	5750	H	SF
19	5750	H	SF
20	5750	H	SF
21	5612	H	SF
22	6345	H	SF
23	7567	H	SF
24	6619	H	SF
25	7551	H	O.S.
26	5499	H	SF
27	6216	H	SF
28	5243	H	SF
29	6011	H	SF
30	6300	H	SF
31	6300	H	SF
32	6300	H	SF
33	6300	H	SF
34	6300	H	SF
35	6300	H	SF
36	6300	H	O.S.
37	6300	H	SF
38	6300	H	SF
39	5608	H	SF
40	6705	H	SF
41	10850	H	SF
42	7100	H	SF
43	4800	H	SF
44	4880	H	SF
45	6277	H	SF

REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: AC
REVIEWED BY: JK
DRAWN BY: AC

BGE

BGE, Inc.
101 WEST LOUIS HENNA BLVD
AUSTIN, TX 78728
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TBPE Registration No. F-1046

COVERED BRIDGE
GENERAL NOTES

SHEET
2 OF 2

Received 09/29/2020

HUTTO

G:\TXC\Projects\P4_Development\7948-00-Covered_Bridge\LD\01_CADD\01_Sht\Prelim Plans\C-SP-LAYO-PRELIM.dwg Layout: Layout2 Plotted: 9/29/2020 4:09:04 PM

											Section (10.406.3.5)				
Plan Number	Plan Name	Elevation	Garage Plus Surround (L.F.)	House Width (L.F.)	Percentage	Garage <6'-0" Protrusion	Garage Width Compliance - 10.406.3.3.1	Front Door on Same Plane as Garage?	House Façade Distance Offset from Garage	Compliance with 10.406.3.2	Side, Rear or Alley Garage	National Association of Home Builders National Green Building Program: ANSI ICC700-2008 National Green Building Standard	4' Masonry Wainscot surround -OR- Full Masonry	100SF Porch	Count
3501	Brodie	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3502	Cartwright	A	20.00	34.92	57%	Yes	No	No	3'-5.5" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	B	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	C	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	D	19.88	34.92	57%	Yes	No	No	7'-11.8" (Recessed)	Yes	0	1	1	1	3
3502	Cartwright	E	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3502	Cartwright	F	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3503	Livingston	A	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	B	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	C	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	1	0	2
3503	Livingston	D	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	0	0	1
3503	Livingston	E	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	0	0	1
3503	Livingston	F	20.00	34.92	57%	Yes	No	No	0 (Flush)	Yes	0	1	0	0	1
3504	Eleanor	A	19.88	34.92	57%	Yes	No	No	9'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	B	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	C	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	D	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	E	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	F	19.88	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	A	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	B	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	C	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	D	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	E	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	F	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3506	Colton	A	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	B	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	C	18.71	34.92	54%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	D	19.46	34.92	56%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	E	18.67	34.92	53%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	F	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3507	Knox	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3508	Wyatt	A	18.46	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	B	19.58	34.92	56%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	C	18.67	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	D	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	E	19.21	34.92	55%	Yes	No	No	6'-5.5" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	F	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1

3506R COLTON

INDEX

SHEET	CONTENT
C1-0	INDEX AND COVER SHEET

ELEVATION SPECIFIC SHEETS

ELEVATION "A"

S1-1a	SLAB FOUNDATION PLAN "A"
A1-1a	FIRST FLOOR PLAN "A"
A1-2a	SECOND FLOOR PLAN "A"
A2-0a	FRONT ELEVATION AND ROOF PLAN "A"
A2-1a	RIGHT & LEFT ELEVATIONS "A"
A2-2a	RIGHT & LEFT W/ OPT BRICK ELEVATIONS "A"
A2-3a	RIGHT & LEFT W/ OPT FULL BRICK ELEVATIONS "A"
A2-4a	REAR ELEVATION "A" W/ OPT. HALF BRICK & OPT. FULL BRICK
E1-1a	FIRST FLOOR ELECTRICAL PLAN "A"
E1-2a	SECOND FLOOR ELECTRICAL PLAN "A"

ELEVATION "B"

S1-1b	SLAB FOUNDATION PLAN "B"
A1-1b	FIRST FLOOR PLAN "B"
A1-2b	SECOND FLOOR PLAN "B"
A2-0b	FRONT ELEVATION AND ROOF PLAN "B"
A2-1b	RIGHT & LEFT ELEVATIONS "B"
A2-2b	RIGHT & LEFT W/ OPT BRICK ELEVATIONS "B"
A2-3b	RIGHT & LEFT W/ OPT FULL BRICK ELEVATIONS "B"
A2-4b	REAR ELEVATION "B" W/ OPT. HALF BRICK & OPT. FULL BRICK
E1-2b	SECOND FLOOR ELECTRICAL PLAN "B"

ELEVATION "C"

S1-1c	SLAB FOUNDATION PLAN "C"
A1-1c	FIRST FLOOR PLAN "C"
A1-2c	SECOND FLOOR PLAN "C"
A2-0c	FRONT ELEVATION AND ROOF PLAN "C"
A2-1c	RIGHT & LEFT ELEVATIONS "C"
A2-2c	RIGHT & LEFT W/ OPT BRICK ELEVATIONS "C"
A2-3c	RIGHT & LEFT W/ OPT BRICK ELEVATIONS "C"
A2-4c	REAR ELEVATION "C" W/ OPT. HALF BRICK & OPT. FULL BRICK
E1-1c	FIRST FLOOR ELECTRICAL PLAN "C"
E1-2c	SECOND FLOOR ELECTRICAL PLAN "C"

ELEVATION "D"

S1-1d	SLAB FOUNDATION PLAN "D"
A1-1d	FIRST FLOOR PLAN "D"
A1-2d	SECOND FLOOR PLAN "D"
A2-0d	FRONT & REAR ELEVATIONS AND ROOF PLAN "D"
A2-1d	RIGHT & LEFT ELEVATIONS "D"
E1-1d	FIRST FLOOR ELECTRICAL PLAN "D"
E1-2d	SECOND FLOOR ELECTRICAL PLAN "D"

ELEVATION "E"

S1-1e	SLAB FOUNDATION PLAN "E"
A1-1e	FIRST FLOOR PLAN "E"
A1-2e	SECOND FLOOR PLAN "E"
A2-0e	FRONT & REAR ELEVATIONS AND ROOF PLAN "E"
A2-1e	RIGHT & LEFT ELEVATIONS "E"
E1-1e	FIRST FLOOR ELECTRICAL PLAN "E"
E1-2e	SECOND FLOOR ELECTRICAL PLAN "E"

ELEVATION "F"

S1-1f	SLAB FOUNDATION PLAN "F"
A1-1f	FIRST FLOOR PLAN "F"
A1-2f	SECOND FLOOR PLAN "F"
A2-0f	FRONT & REAR ELEVATIONS AND ROOF PLAN "F"
A2-1f	RIGHT & LEFT ELEVATIONS "F
E1-1f	FIRST FLOOR ELECTRICAL PLAN "F"
E1-2f	SECOND FLOOR ELECTRICAL PLAN "F"

GENERAL SHEETS

A3-0	INTERIOR ELEVATIONS I
A3-1	INTERIOR ELEVATIONS II
A4-0	PLAN OPTIONS I
A4-1	PLAN OPTIONS II
A4-2	PLAN OPTIONS III
S2-0	WALL SECTIONS I
D5-0	FIRE-RATED SOFFIT DETAILS

GENERAL NOTES:

1. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO TO THE BUILDER FOR JUSTIFICATION AND/OR CORRECTION BEFORE CONTINUING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED TO THE BUILDER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOAD. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC.
9. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES TO INSURE A QUALITY AND SAFE STRUCTURE.

REVISION LOG

REV.	DESCRIPTION	DRAWN BY	DATE	SHEETS AFFECTED	BROCHURE REQUIRED	ENGINEERING REQUIRED
1.	ELEVATION REVISIONS "A" THRU "F"	MSD	12-11-2020		Y	Y
2.	ELEVATION REVISIONS "A" THRU "F"	COPR	28-12-2020	ALL	N	Y

BRICK AREA TABULATIONS OPT. FULL BRICK (SQ. FT.)

SELECTED OPTIONS	PLAN OPTIONS	TOTAL LIVING	1st FLOOR LIVING	2nd FLOOR LIVING	GARAGE	PORCH / PATIO	TOTAL SLAB
—	ELEV. "A"	2410	1067	1343	433	19 / 103	1622
—	ELEV. "B"	2410	1067	1343	433	19 / 103	1622
—	ELEV. "C"	2410	1067	1343	433	47 / 103	1650
—	ELEV. "D"	–	–	–	–	–	–
—	ELEV. "E"	–	–	–	–	–	–
—	ELEV. "F"	–	–	–	–	–	–

FRAMING AREA TABULATIONS (SQ. FT.)

SELECTED OPTIONS	PLAN OPTIONS	TOTAL FRAMING	1st FLOOR FRAMING	2nd FLOOR FRAMING	GARAGE	PORCH / PATIO	TOTAL SLAB
—	ELEV. "A"	2295	1014	1281	414	21 / 96	1545
—	ELEV. "B"	2295	1014	1281	414	21 / 96	1545
—	ELEV. "C"	2295	1014	1281	414	51 / 96	1575
—	ELEV. "D"	2295	1014	1281	414	21 / 96	1545
—	ELEV. "E"	2291	1014	1277	414	31 / 96	1555
—	ELEV. "F"	2295	1014	1281	414	21 / 96	1545

BRICK AREA TABULATIONS (SQ. FT.)

SELECTED OPTIONS	PLAN OPTIONS	TOTAL LIVING	1sFLOOR LIVING	2 FLOOR LIVING	GARAGE	PORCH / PATIO	TOTAL SLAB
—	ELEV. "A"	2314	1023	1291	424	19 / 96	1562
—	ELEV. "B"	2314	1023	1291	424	19 / 96	1562
—	ELEV. "C"	2314	1023	1291	424	47 / 96	1590
—	ELEV. "D"	2304	1023	1281	424	19 / 96	1562
—	ELEV. "E"	2299	1022	1277	405	29 / 96	1552
—	ELEV. "F"	2301	1020	1281	424	21 / 96	1561
	OPT. REAR BRICK COURSE	–	+16	–	–	–	–

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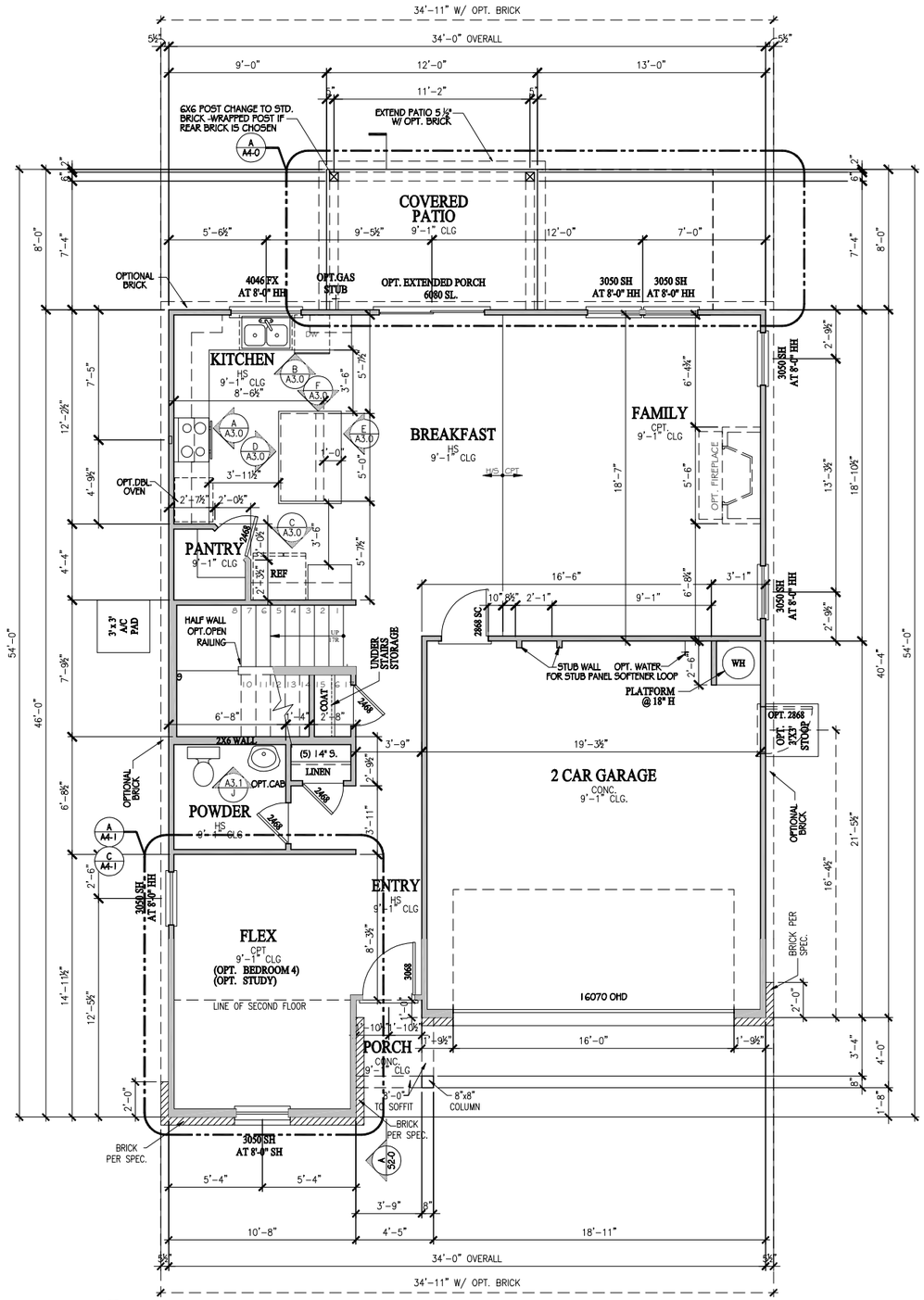
INDEX AND COVER SHEET

AUSTIN

SHEET C1-0



A / A1-1a FIRST FLOOR PLAN "A"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-6"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1023 SF
2nd FLOOR	1291 SF
TOTAL	2314 SF

AREAS (UNHEATED)	
GARAGE	424 SF
PATIO	96 SF
PORCH	19 SF
	539 SF

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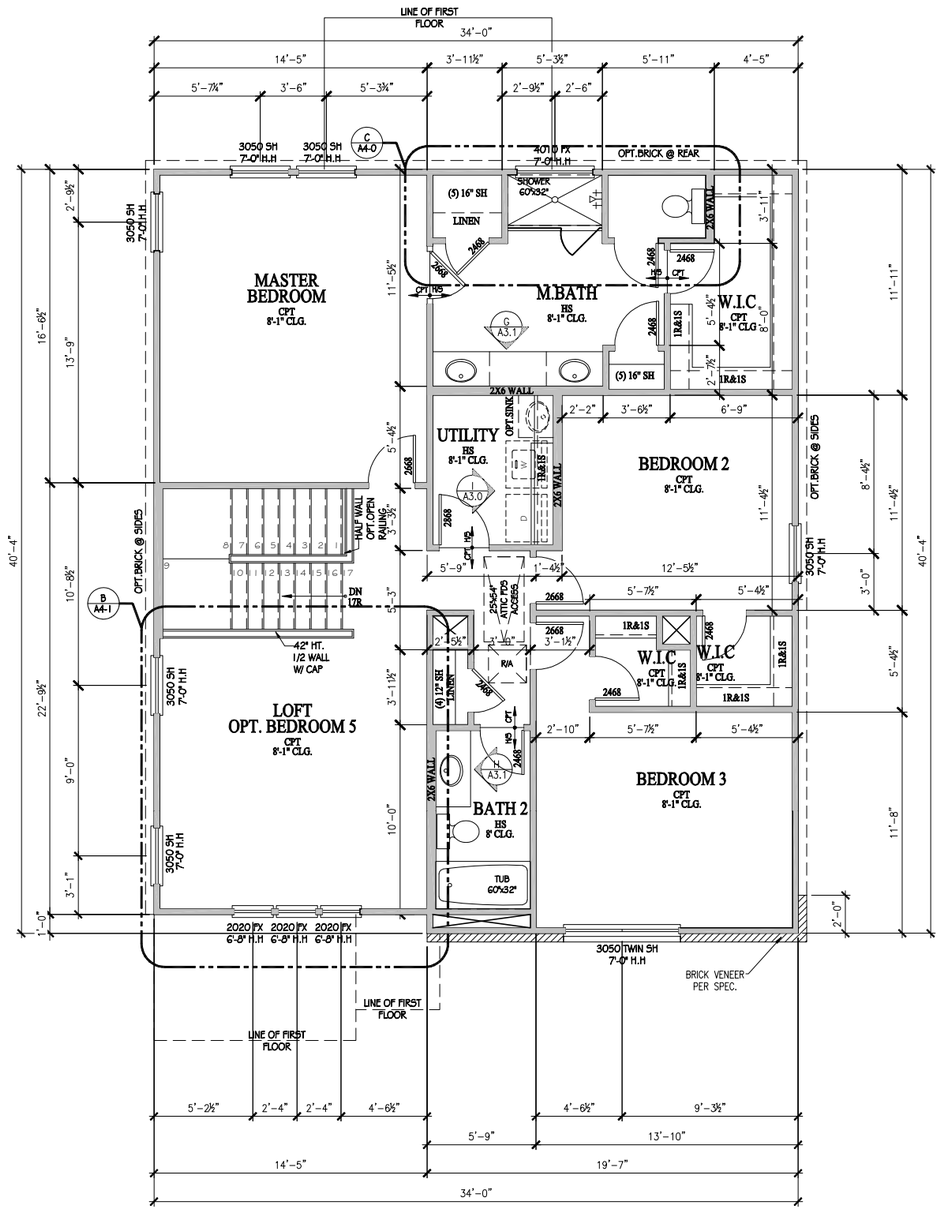
FIRST FLOOR PLAN "A"

AUSTIN

SHEET
A1-1c



A
A1-2a

SECOND FLOOR PLAN "A"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

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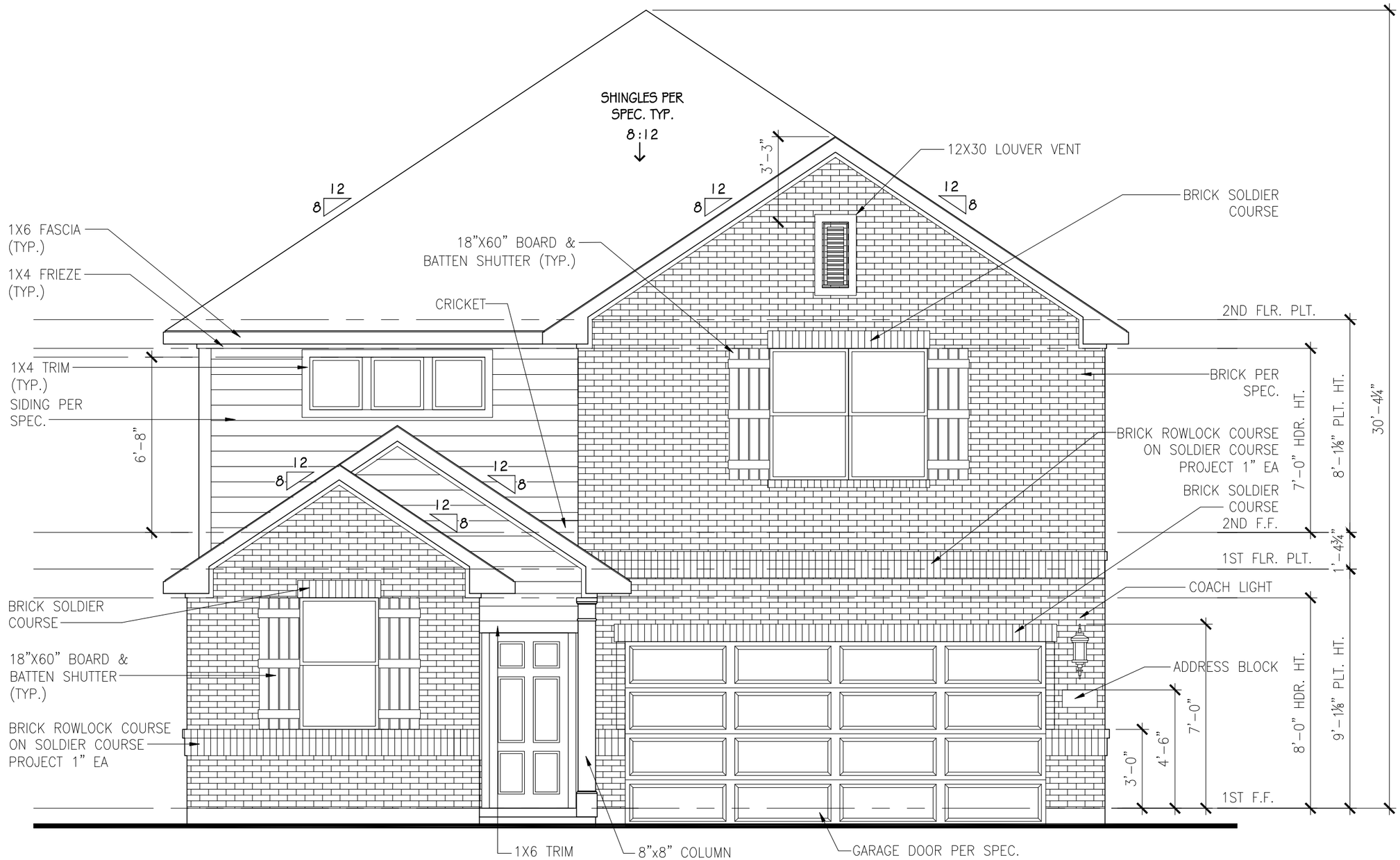
SECOND FLOOR PLAN "A"

AUSTIN

SHEET
A1-2a



A / A2-0a **FRONT ELEVATION "A"**
SCALE: 1/4" = 1'-0"

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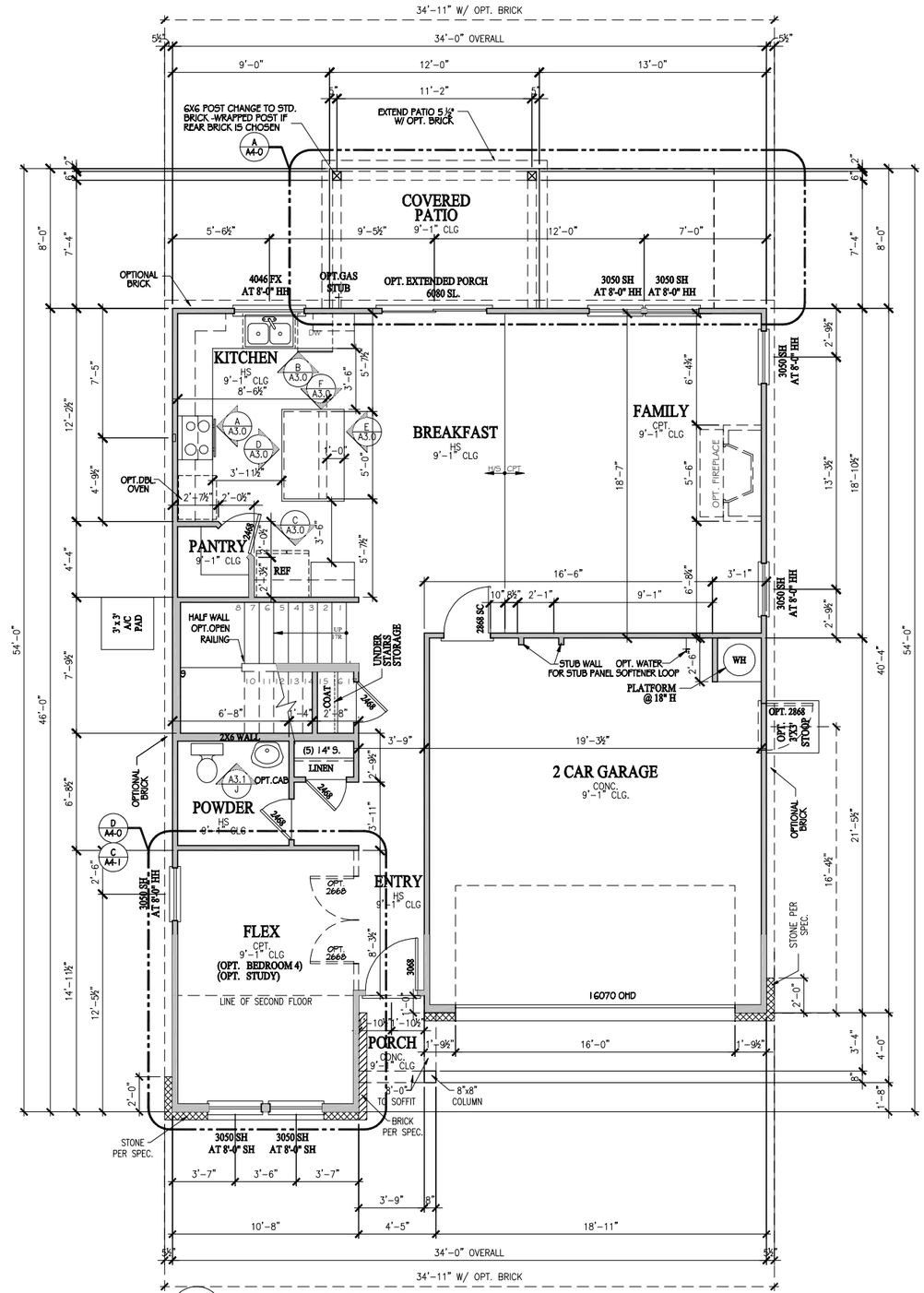
FRONT ELEVATION & ROOF PLAN "A"

AUSTIN

SHEET
A2-0a



A
A1-1b
FIRST FLOOR PLAN "B"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-6"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1023 SF
2nd FLOOR	1291 SF
TOTAL	2314 SF

AREAS (UNHEATED)	
GARAGE	424 SF
PATIO	96 SF
PORCH	19 SF
	539 SF

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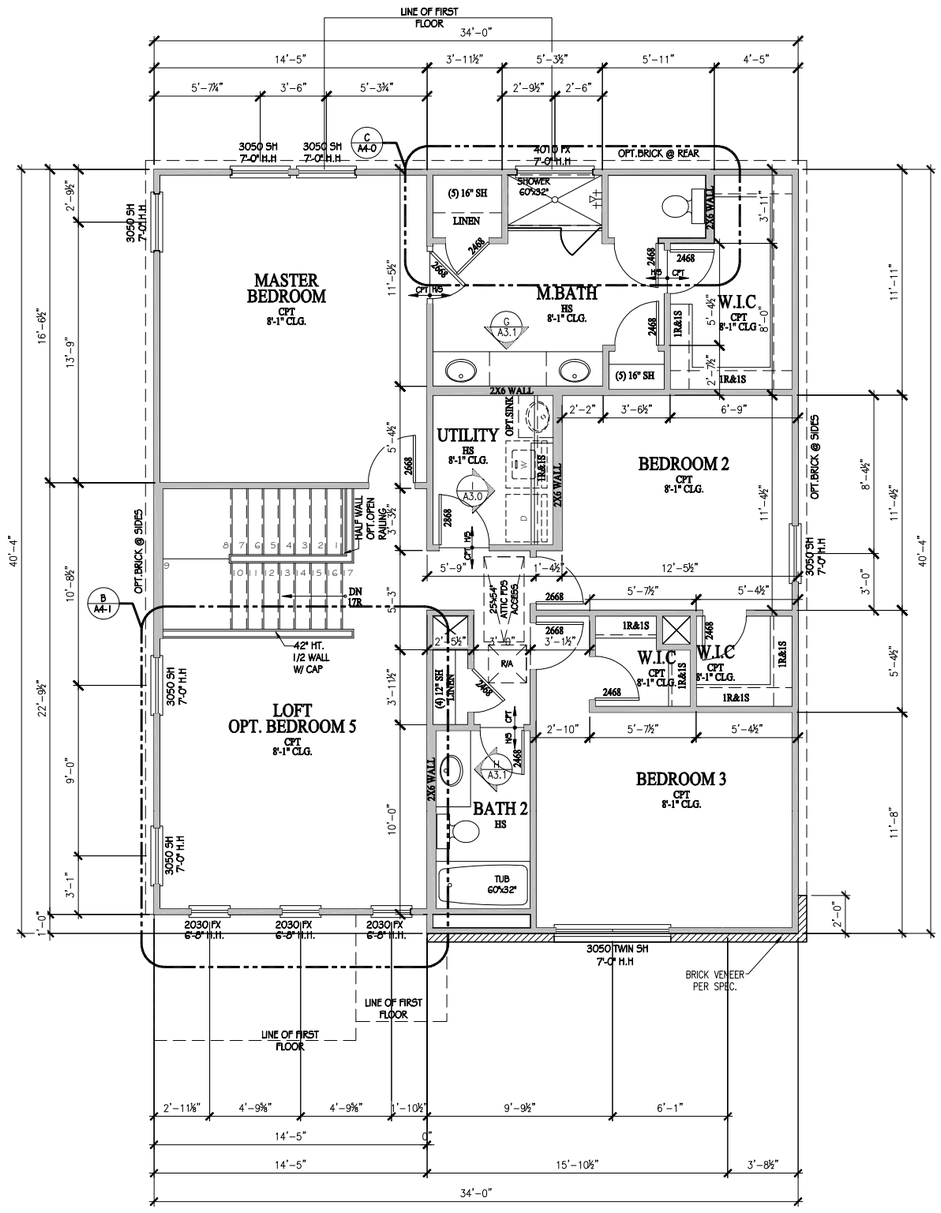
FIRST FLOOR PLAN "B"

AUSTIN

SHEET
A1-1b



A
A1-2b

SECOND FLOOR PLAN "B"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

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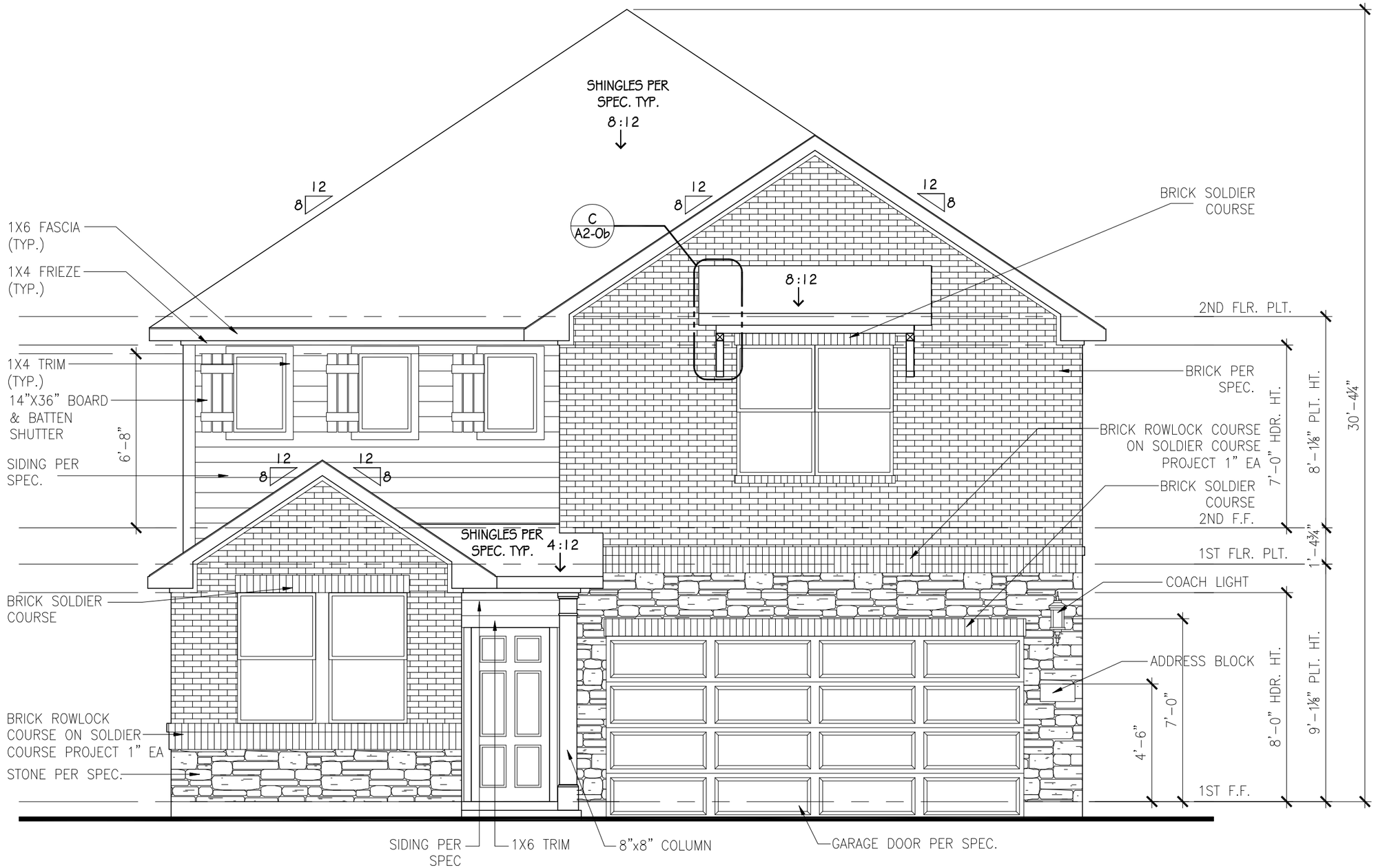
SECOND FLOOR PLAN "B"

AUSTIN

SHEET
A1-2b



A
A2-0b

FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"

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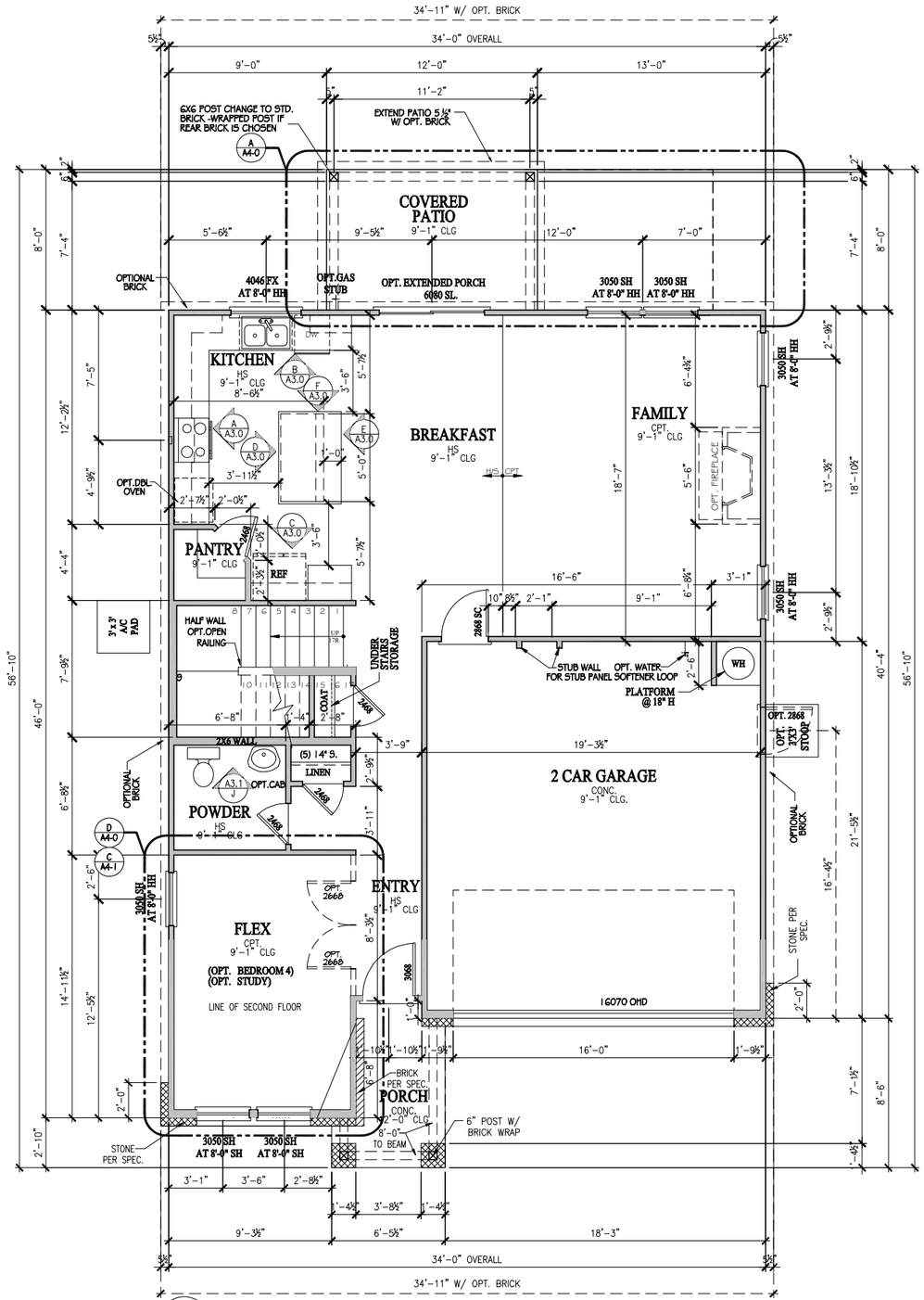
FRONT ELEVATION & ROOF PLAN "B"

AUSTIN

SHEET
A2-0b



A — FIRST FLOOR PLAN "C"
A1-1c — SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-6"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1023 SF
2nd FLOOR	1291 SF
TOTAL	2314 SF

AREAS (UNHEATED)	
GARAGE	424 SF
PATIO	96 SF
PORCH	47 SF
	567 SF

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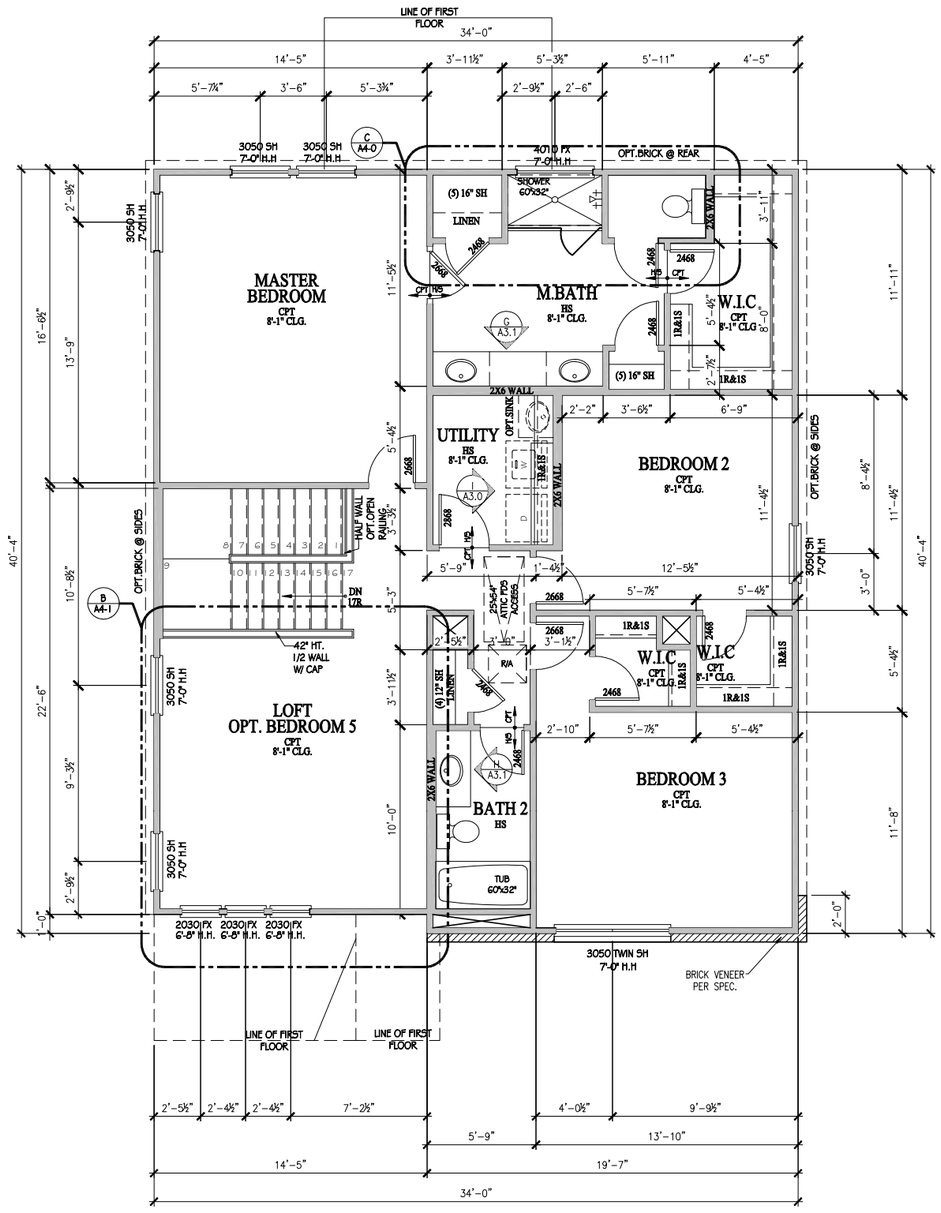
3506R COLTON

FIRST FLOOR PLAN "C"

AUSTIN

SHEET
A1-1c



A / A1-2c SECOND FLOOR PLAN "C"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

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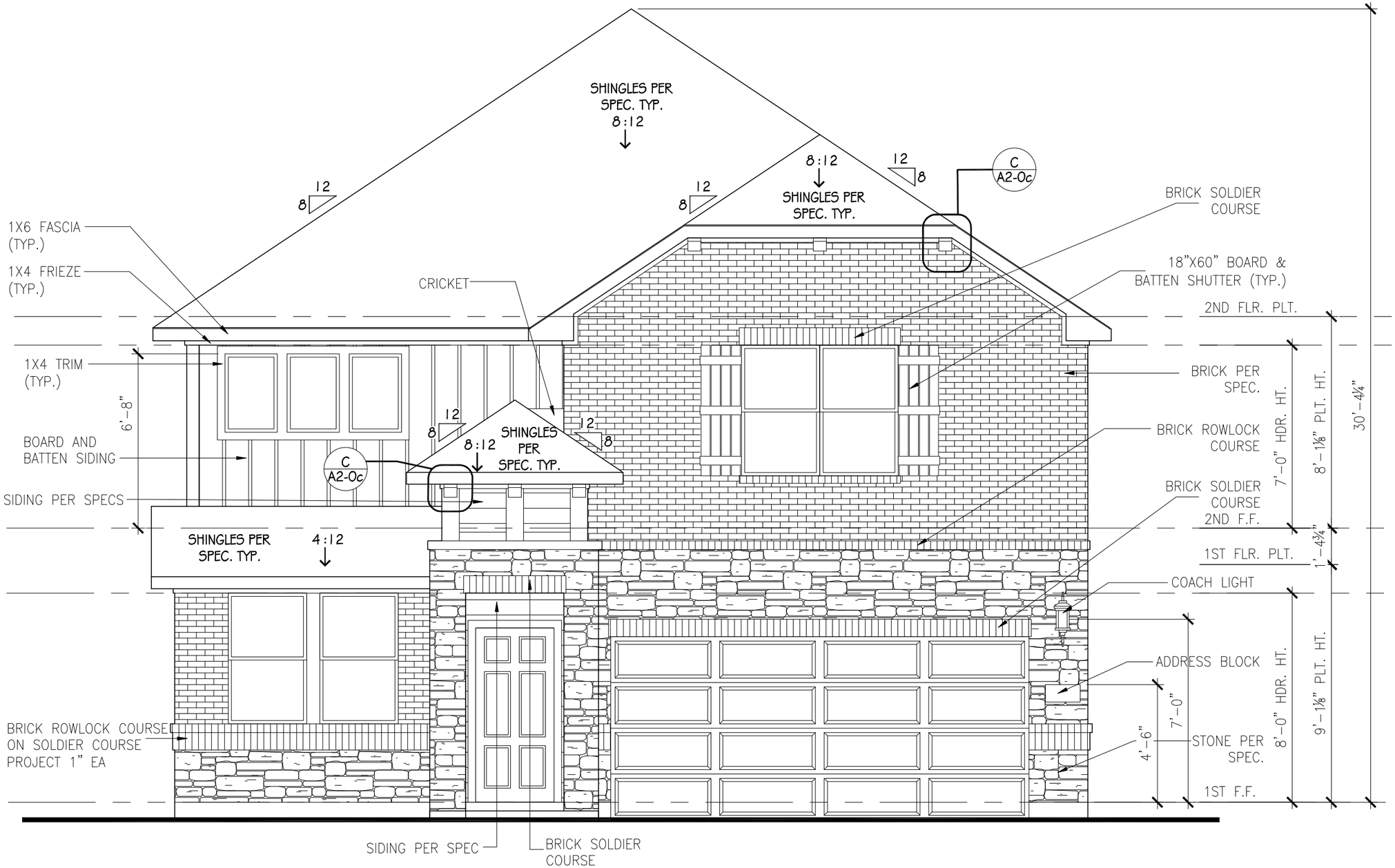
3506R COLTON

SECOND FLOOR PLAN "C"

AUSTIN

SHEET
A1-2c



A / A2-0c **FRONT ELEVATION "C"**
SCALE: 1/4" = 1'-0"

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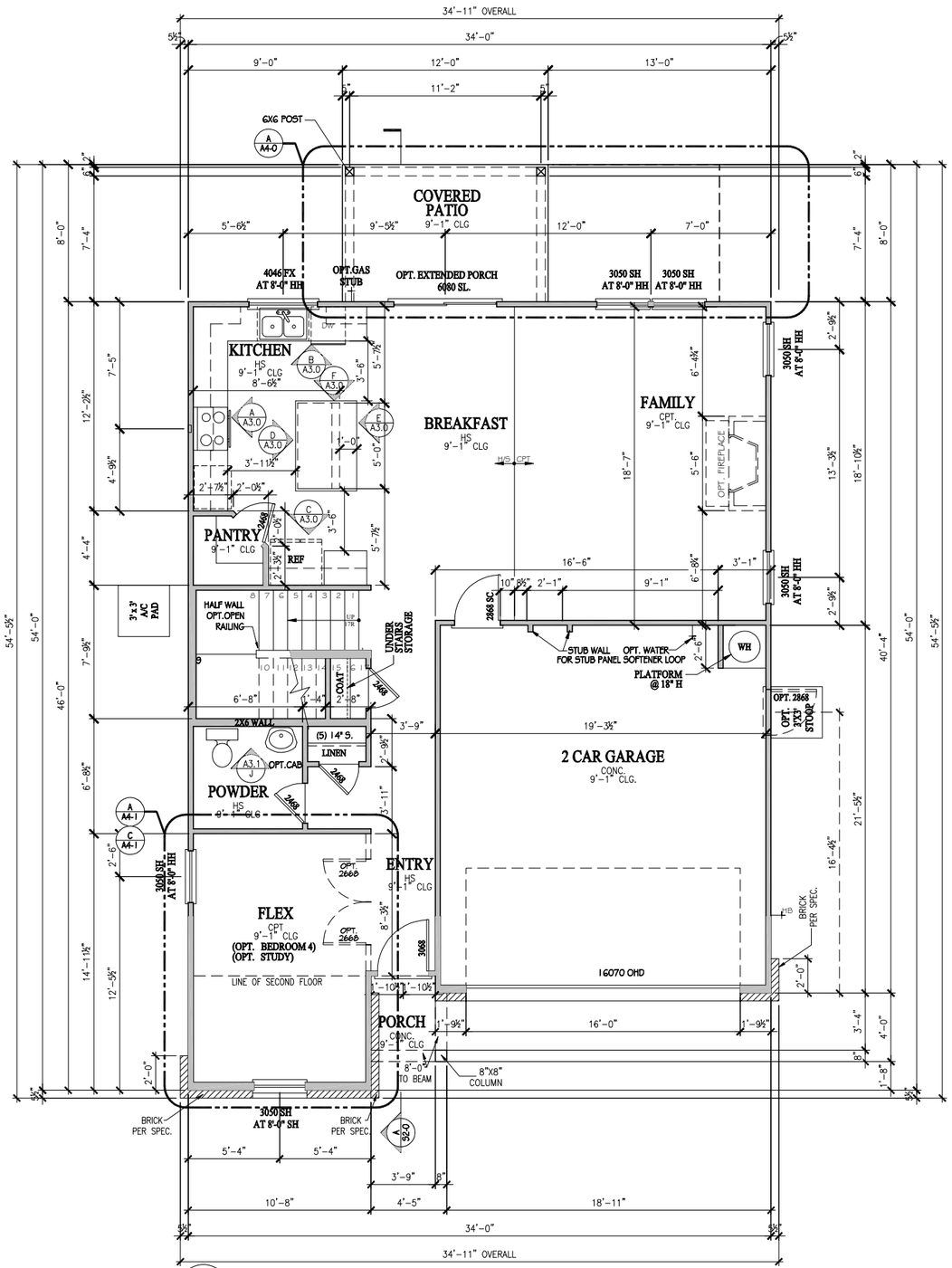
3506R COLTON

FRONT ELEVATION & ROOF PLAN "C"

AUSTIN

SHEET
A2-0c



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-6"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1023 SF
2nd FLOOR	1281 SF
TOTAL	2304 SF

AREAS (UNHEATED)	
GARAGE	424 SF
PATIO	96 SF
PORCH	19 SF
	539 SF

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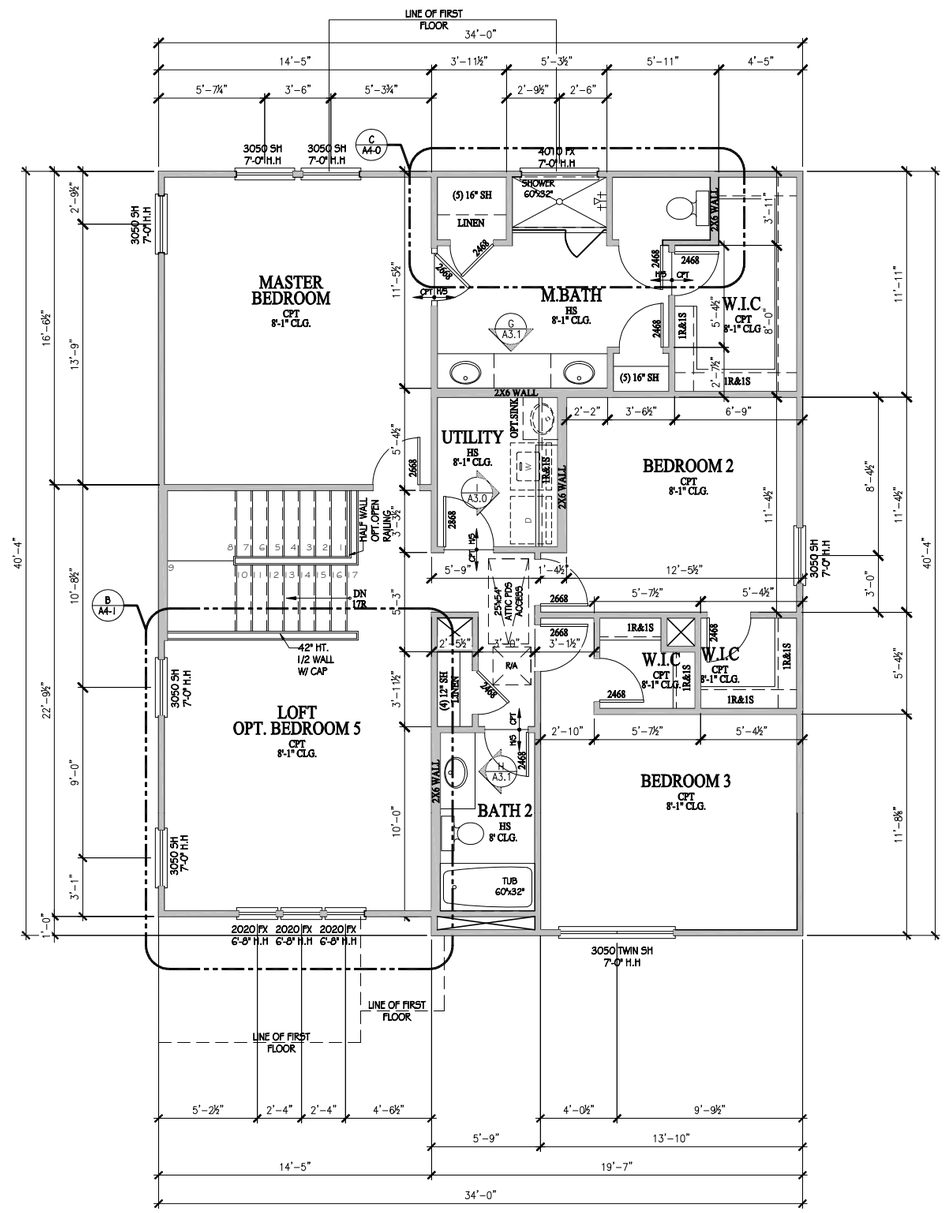
FIRST FLOOR PLAN "D"

AUSTIN

SHEET
A1-1c



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

A / A1-2d SECOND FLOOR PLAN "D"
SCALE: 1/8" = 1'-0"

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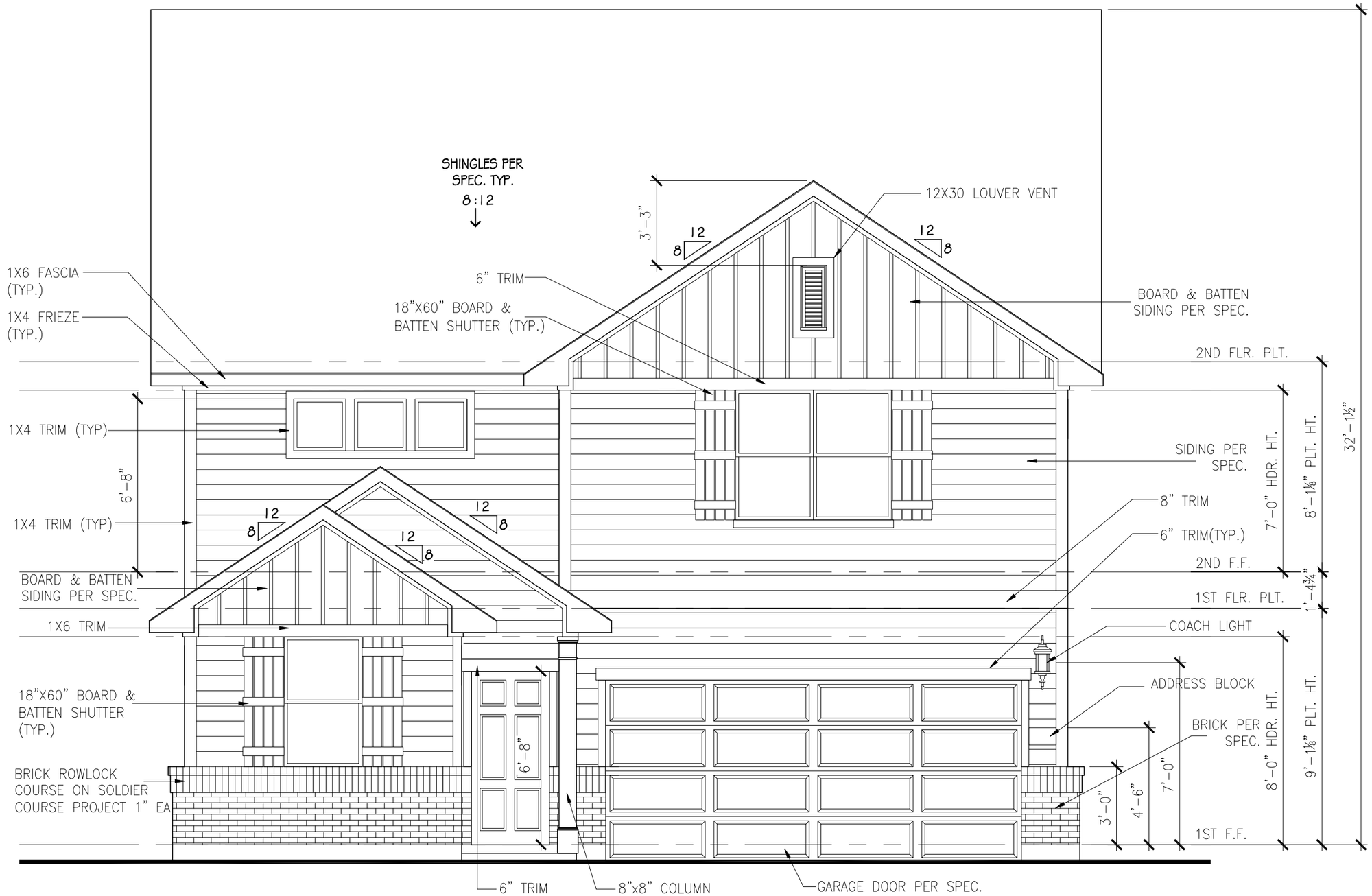
3506R COLTON
SECOND FLOOR PLAN "D"

AUSTIN

SHEET
A1-2d



A / A2-0d **FRONT ELEVATION "D"**
SCALE: 1/4" = 1'-0"

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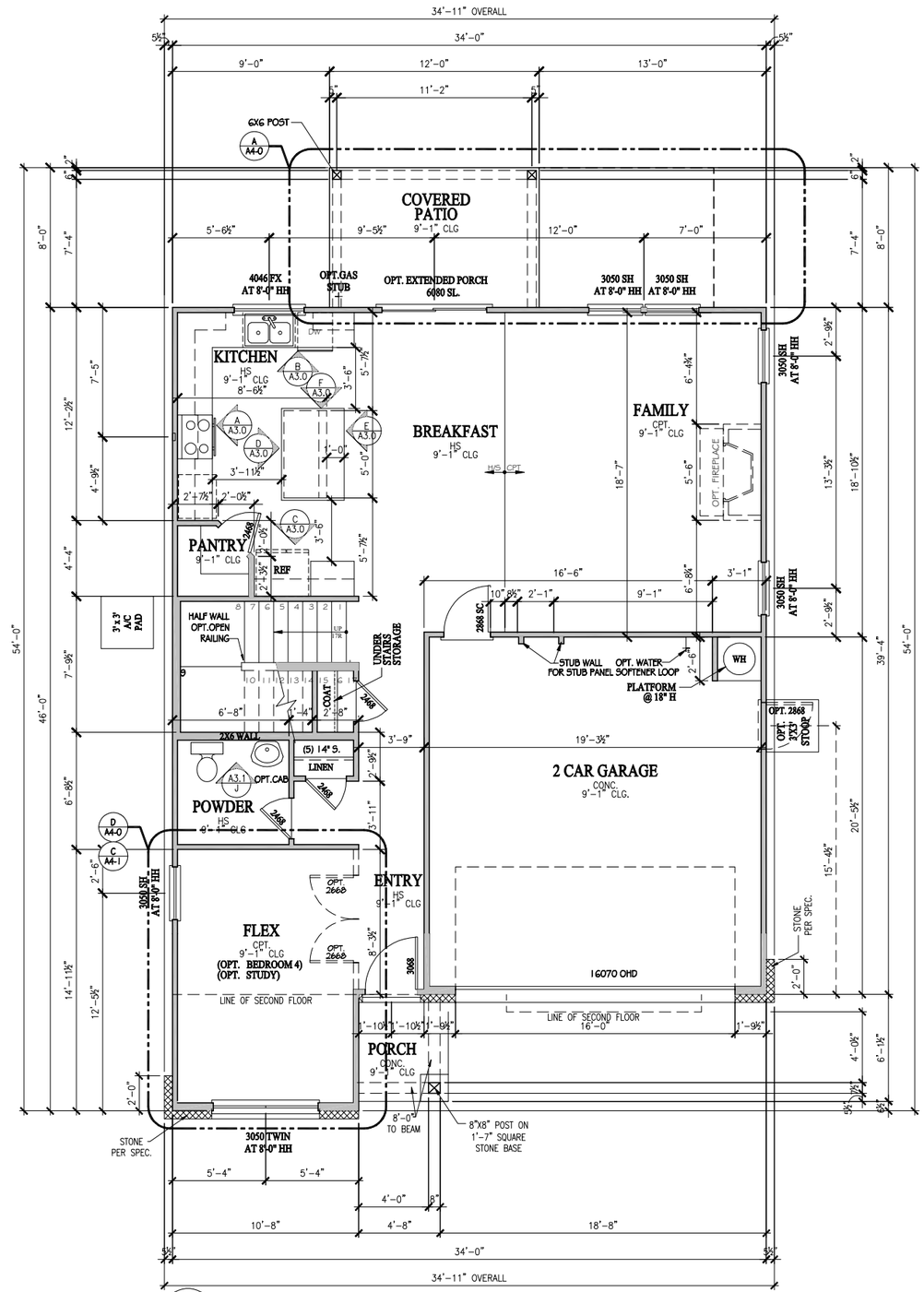
FRONT & REAR ELEV. & ROOF PLAN "D"

AUSTIN

SHEET A2-0d



A — FIRST FLOOR PLAN "E"
A1-1e — SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-6"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1022 SF
2nd FLOOR	1277 SF
TOTAL	2299 SF

AREAS (UNHEATED)	
GARAGE	405 SF
PATIO	96 SF
PORCH	29 SF
	530 SF

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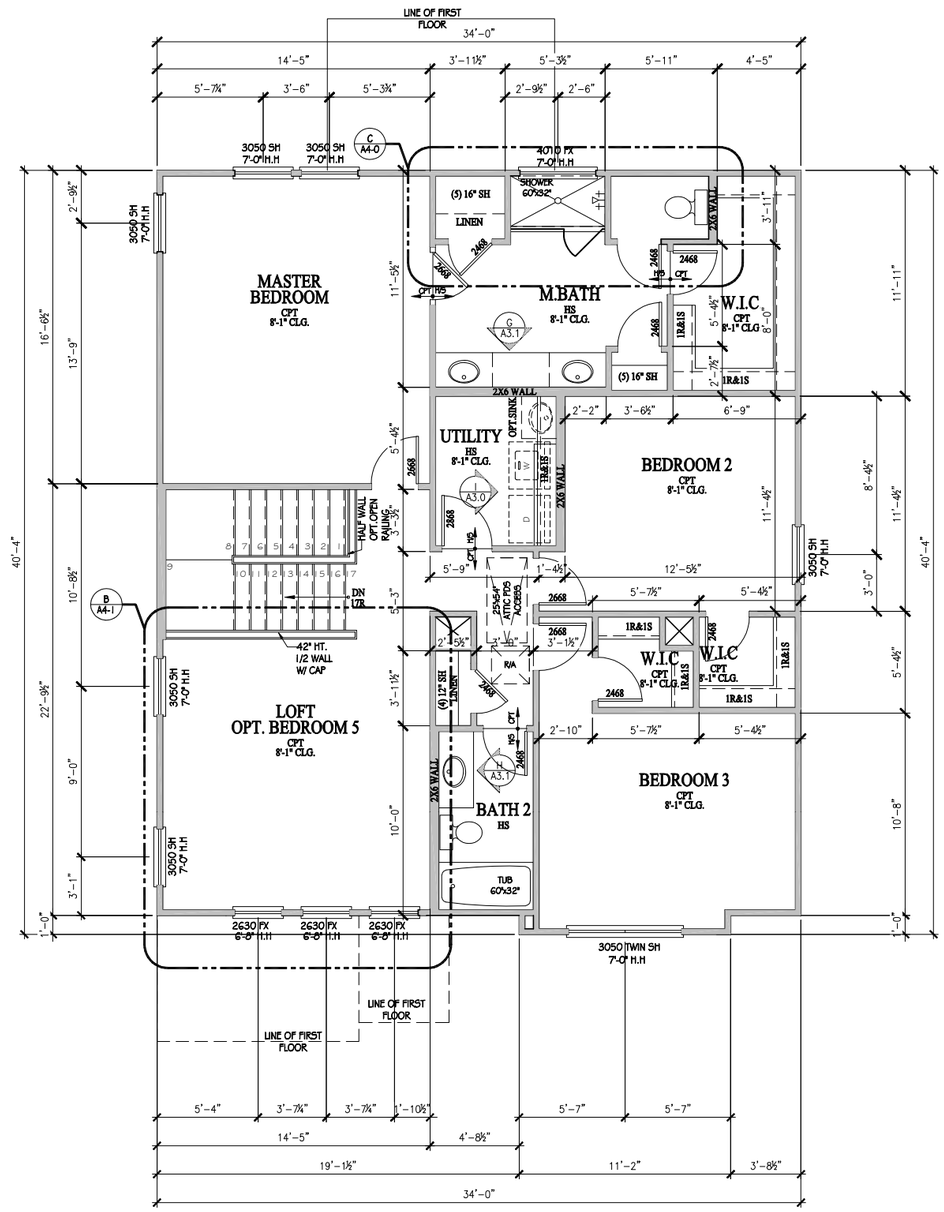
3506R COLTON

FIRST FLOOR PLAN "E"

AUSTIN

SHEET
A1-1e



A
A1-2e

SECOND FLOOR PLAN "E"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

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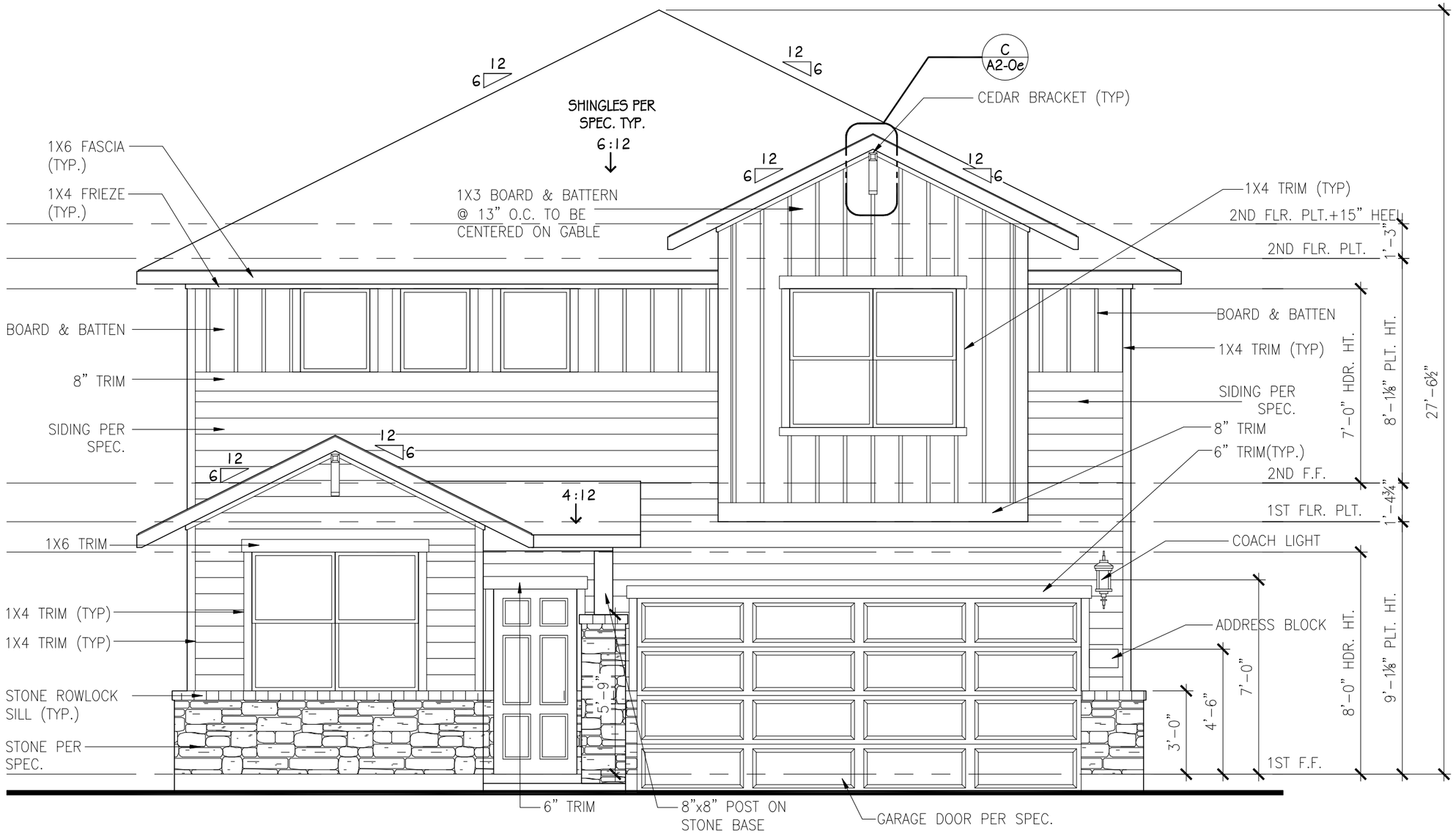
SECOND FLOOR PLAN "E"

AUSTIN

SHEET
A1-2e



A / A2-0e **FRONT ELEVATION "E"**
SCALE: 1/4" = 1'-0"

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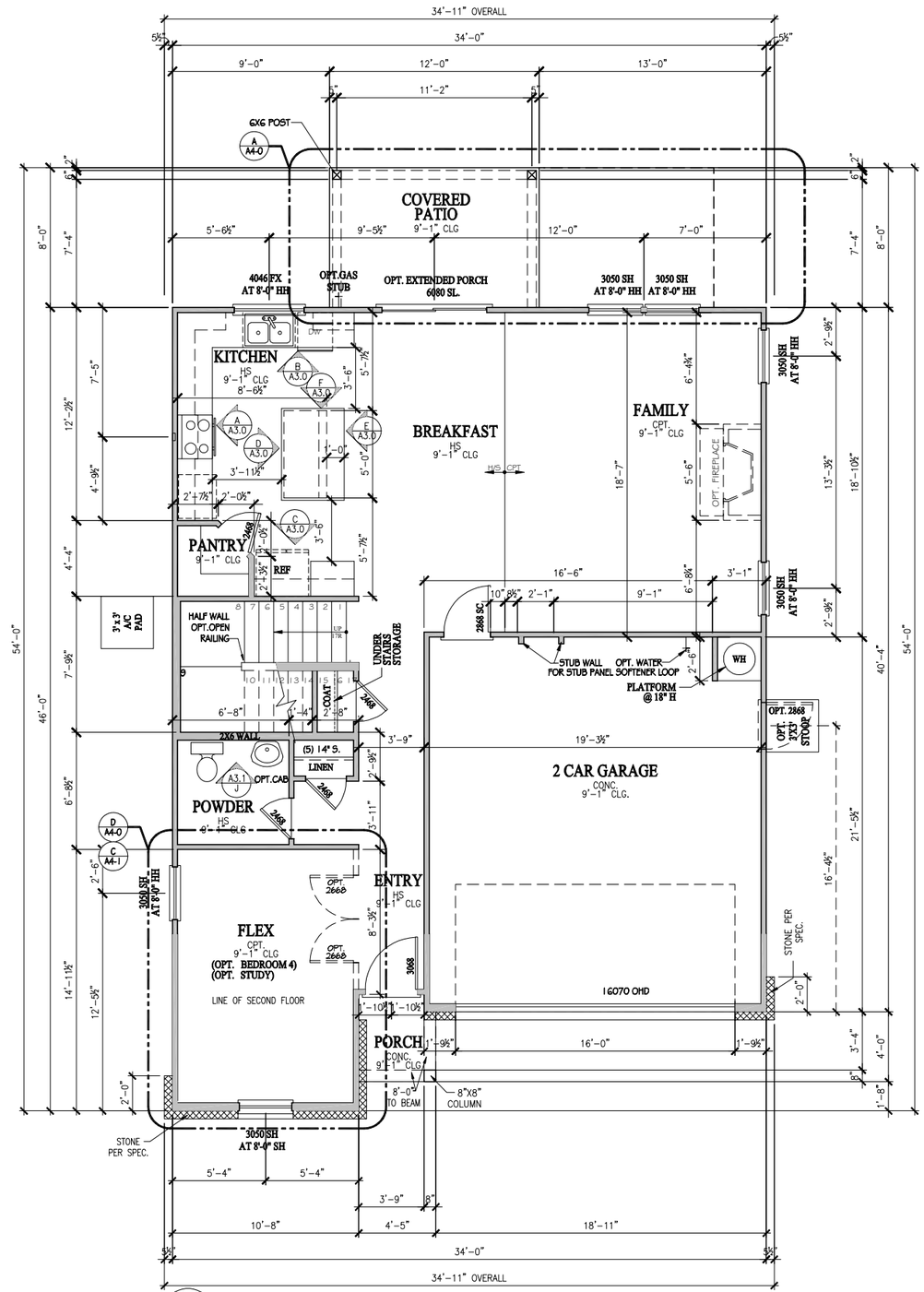
FRONT & REAR ELEV & ROOF PLAN "E"

AUSTIN

SHEET
A2-0e



A / A1-1f — FIRST FLOOR PLAN "F"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-6"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1020 SF
2nd FLOOR	1281 SF
TOTAL	2301 SF

AREAS (UNHEATED)	
GARAGE	424 SF
PATIO	96 SF
PORCH	21 SF
	541 SF

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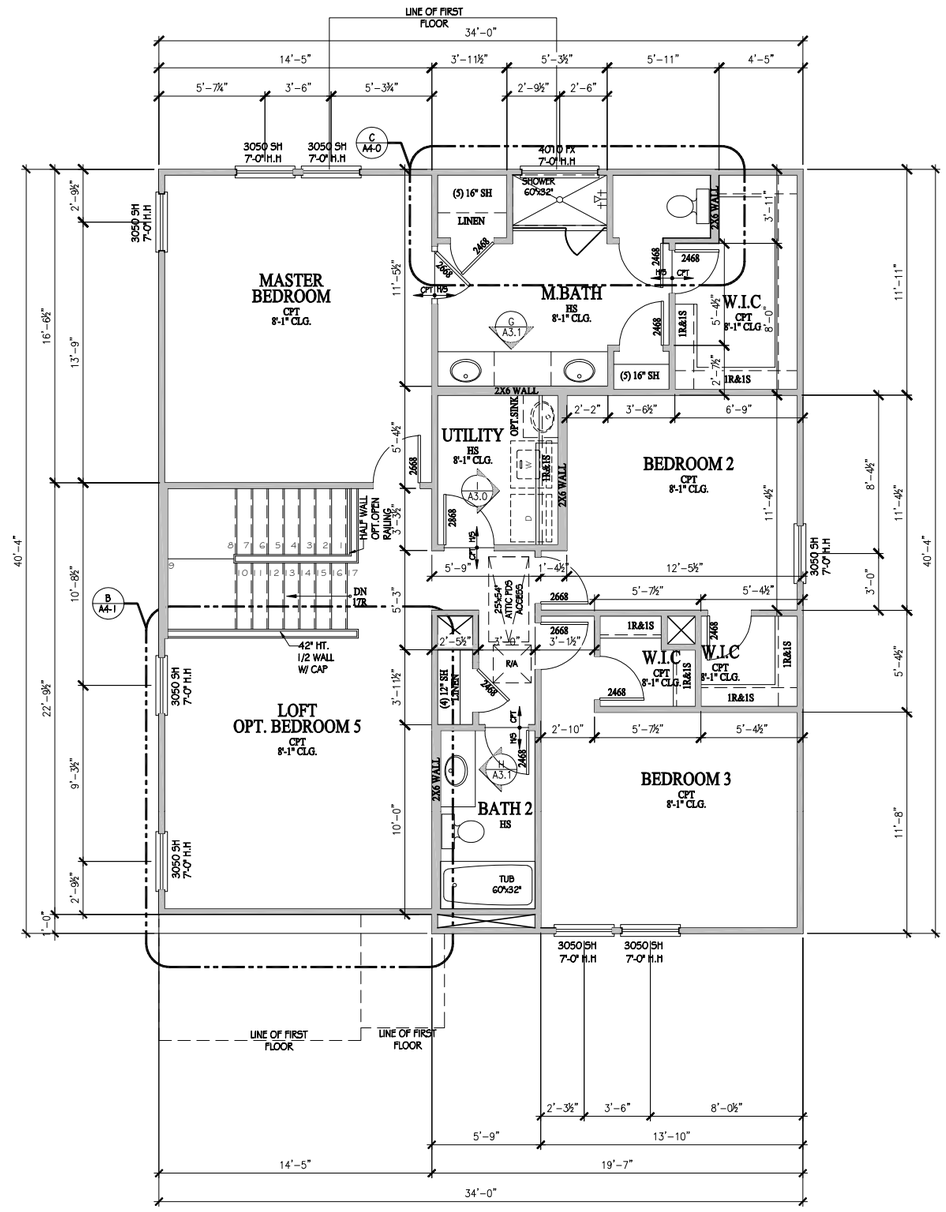
FIRST FLOOR PLAN "F"

AUSTIN

SHEET
A1-1f



A
A1-2f

SECOND FLOOR PLAN "F"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

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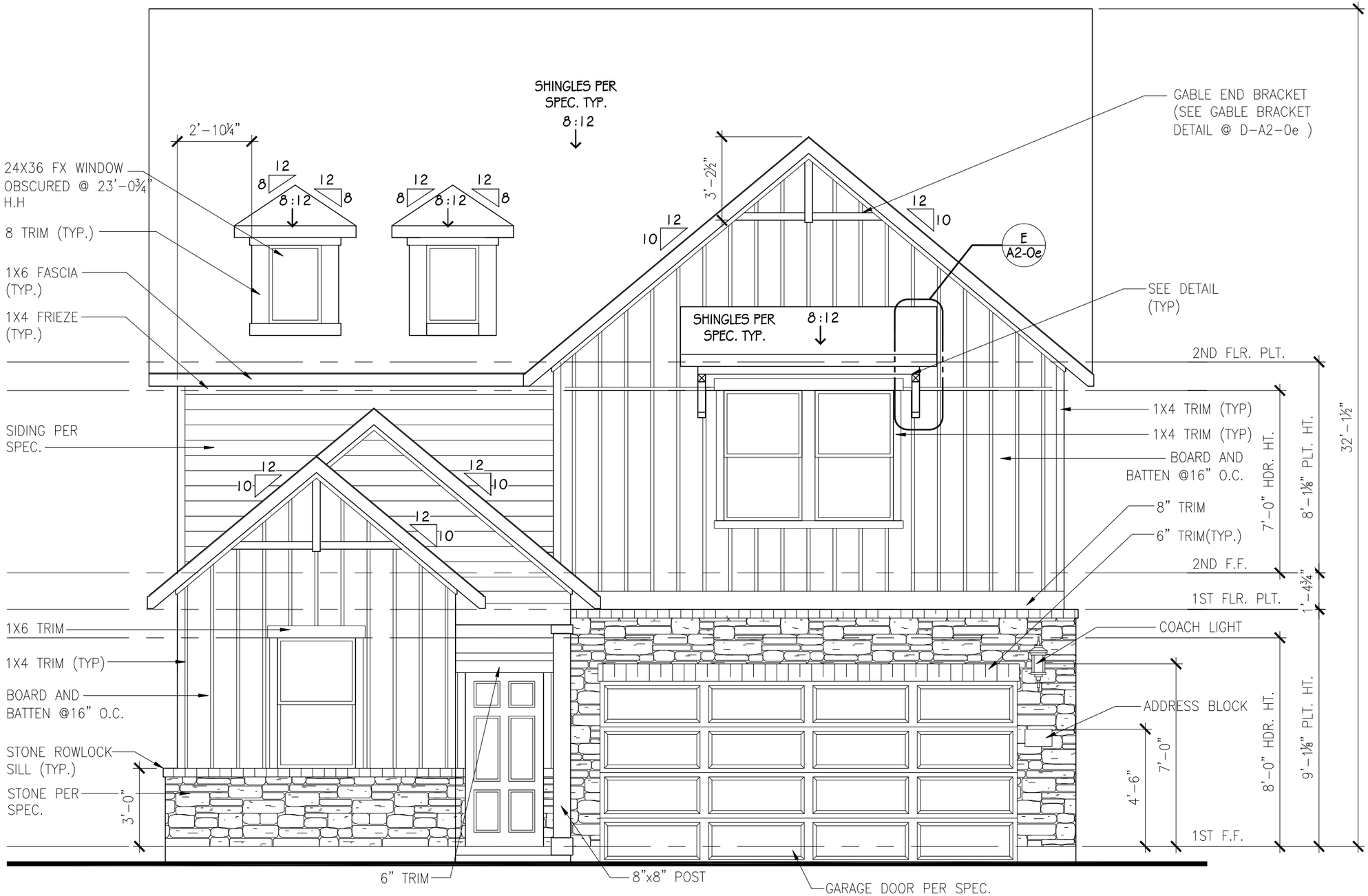
SECOND FLOOR PLAN "F"

AUSTIN

SHEET
A1-2f



A / A2-0f **FRONT ELEVATION "F"**
SCALE: 1/4" = 1'-0"

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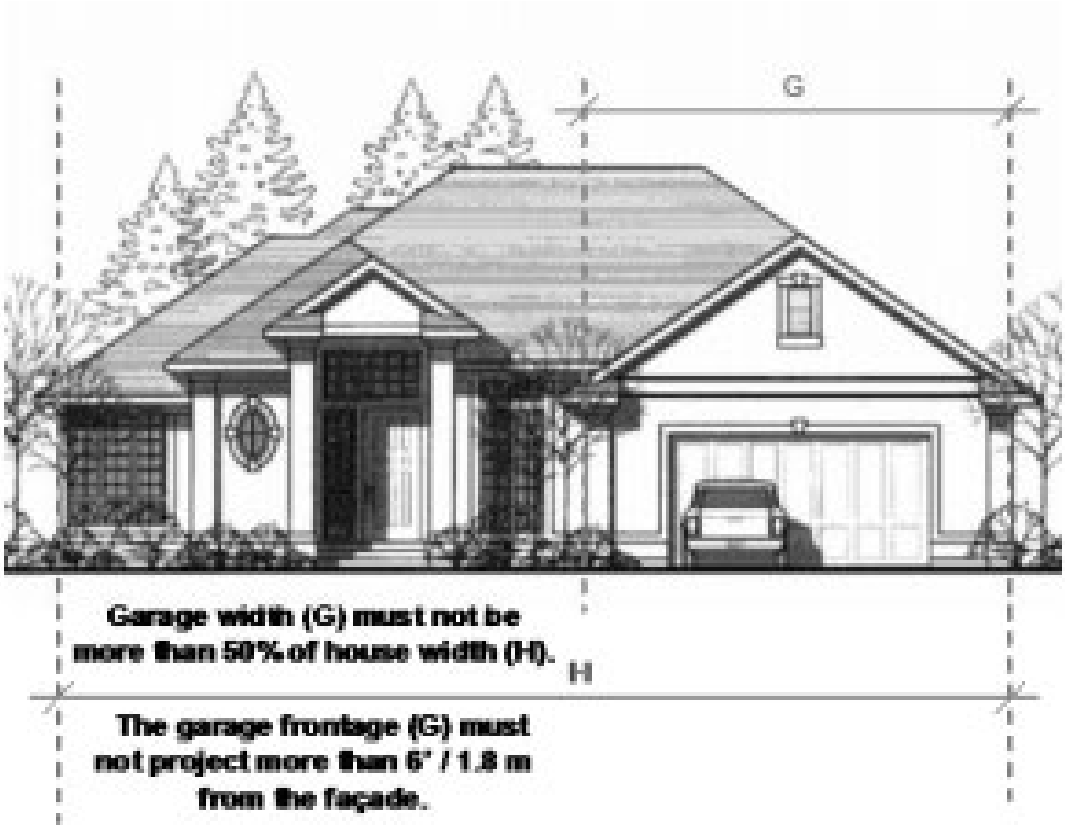
FRONT & REAR ELEV & ROOF PLAN "F"

AUSTIN

SHEET
A2-0f

10.406.3.3.1 Front-loading garages

New housing development must avoid front elevations resulting in a streetscape dominated by the sight of garage doors. A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.



From:	Ashley Lumpkin
To:	Steven Pierce; Paul Kenney; Brendon Newman
Cc:	Yvette Glover; Keith Pearson; Keith Pearson
Subject:	RE: Covered Bridge - Ashton Woods Plan Submittal
Date:	Thursday, September 23, 2021 9:23:00 AM
Attachments:	image003.png image004.png image006.png

Steven,

The UDC is not a contradiction, the other 45-foot lots the homes were all within PUDs. The issue is with straight zoning staff has no discretion to provide any alternatives. The other project, Wilco Ranch, that we have worked on had different standards as part of the Development Agreement. So, its waived portion of the ordinance as you had already gotten some entitlements through the county.

I'll have Angel reach out with some availability. My calendar is about two weeks out currently.

Thanks,
Ashley

From: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Sent: Thursday, September 23, 2021 9:19 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Yvette Glover <Yvette.Glover@HuttoTX.gov>; Keith Pearson <keith.pearson@ashtonwoods.com>; Keith Pearson <keith.pearson@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal
Importance: High

Ashley,

This contradicts what the city has approved on other projects with 45' lots. There are no alleys in this project, so rear load garages are not feasible. One note I'd like to point out - there is no requirement in the UDC requiring space for two car garages, and we're trying to avoid having to go to a single car garage product that doesn't meet the intent of the code and is not what buyers are looking for.

I think we need to meet with you in person to discuss this further. Please let me know your availability.

Thank you,

ASHTON WOODS
HOME TO INSPIRATION.

Steven Pierce
Director of Land Acquisition & Development
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
C **512 809 4413**

steven.pierce@ashtonwoods.com | **ashtonwoods.com**

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sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey.

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Thursday, September 23, 2021 9:02 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Paul,

I need the matrix filled out with the building widths and garage plus surround, per 10.406.3.3.1. The code does not only state the 16ft garage door, but it's the garage door and up to 4ft of a surround. There are no other compliance measures in the UDC, in part because the desire in the code was to have alley-loaded lots for the smaller product, which removes any possibility of the garage width issue. I don't think any of the plans submitted meet the minimum UDC requirements because the lots are narrow and you're proposed front entry garages.

You'll also need to ensure with each lot that you're in compliance with 10.405.8.4 – the smaller lots are often not able to meet this requirement either.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Thursday, September 23, 2021 8:52 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Checking in this week to see if you've had a chance to review the questions below and matrix provided?

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Paul Kenney
Sent: Thursday, September 16, 2021 11:01 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <steven.pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Thank you for your response. I've attached a compliance Matrix for the plans being submitted to facilitate the process. Additionally, renderings are now in each folder so you & the team can have a sense of what the homes will look like when finished.

Below is the link if you need it again:

- https://ashtonwoods.egnyte.com/fl/TgSHKzeEYL

We did have a few questions:

- Since the garage door is 16'-0", we are close to infringing on the 50% rule of section 10.406.3.3.1. Are there certain elements of an elevation that we could modify to help offset some of the additional frontage that is included in the calculation?
    - Ashton Woods is happy to alter these elevations to meet city requirements.
- Once the plans have been reviewed, would you be willing to meeting with myself and Brendon Newman, our purchasing director to discuss the approvals / rejections of the plans and ensure we are all aligned with next steps?

Please let me know if you need any additional information.

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 14, 2021 2:15 PM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Great, I'll check with Yvette for the check. I didn't see the overall tracking of how the homes meet the ordinance. Keep in mind this is strictly UDC and there is a menu of sorts of options to meet the minimum standards.

10.406.3.3.1 Front-loading garages – plans don't appear to meet this section
10.406.3.5 Required elements – please call these out in the aforementioned sheet for the submitted plans – one of the options must be included as a minimum.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

This email, plus any attachments, may constitute a public record of the City of Hutto and may be subject to public disclosure under the Texas Public Information Act. Improper disclosure of the content of this email or its content may constitute a violation of the Texas Penal Code.

From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Monday, September 13, 2021 9:45 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

The $500 check was signed last Friday and should be in the mail. Just checking in to see if we can get an ETA on this Master Review.

Thank You,

Brendon Newman
Director of Purchasing
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 7, 2021 9:41 AM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Thanks for the email. City Council recently updated the fee schedule to include a review fee of $500 per masterplan submittal. Also, please review the Covered Bridge zoning of SF-1, there is no PUD for that tract so I'm not sure if the homes you were approved for within the Development Agreement for Wilco Ranch will meet the minimum UDC requirements.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

This email, plus any attachments, may constitute a public record of the City of Hutto and may be subject to public disclosure under the Texas Public Information Act. Improper disclosure of the content of this email or its content may constitute a violation of the Texas Penal Code.

From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Tuesday, September 7, 2021 9:30 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

I just wanted to touch base on this to see if we can expect a follow up by 9/15, or sooner. Please let us know.

Thank You,

Brendon Newman
Director of Purchasing

Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Wednesday, September 1, 2021 4:09 PM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Brendon Newman <brendon.newman@ashtonwoods.com>; Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: Covered Bridge - Ashton Woods Plan Submittal

Good afternoon Ashley,

Ashton Woods has another development opportunity in Hutto which we would like to submit a lineup for master plan approval.

- Development Name: Covered Bridge
- The plan sets are identical to the ones sent to you for the Wilco Ranch development, but we have included a few more elevations.
- Would you mind reviewing these plans?
    - Link for plans: https://ashtonwoods.egnyte.com/fl/ua4WjQhtGi

Please let me know if you have any questions or concerns, I am happy to assist.

Sincerely,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512 623 1728 C 409 201 9843
paul.kenney@ashtonwoods.com | ashtonwoods.com

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AGENDA ITEM REPORT
4.8.

To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3507R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

Meeting: Tuesday, January 25, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

The Covered Bridge Subdivision is approximately 49.95 acres and includes 230 residential lots, and 1 open space/drainage lot. The preliminary plat was approved by City Council on October 15, 2020 per Resolution No. R-2020-093. Phase 1 Final Plat was approved on June 1, 2021, and Phase 2 Final Plat was approved December 7, 2021. They are both awaiting recording.

The zoning for the property is SF-1. The approved lots are 45’ wide and 115’ deep, typical. The setbacks required are 5’ for interior side yards and 15’ side yards for corner lots. The front and rear setbacks are 20' in depth.

The Covered Bridge project’s preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. This zoning permits 45’ wide front-entry lots. The Covered Bridge project includes 177 lots that are 45’ wide. With 5’ side setbacks required by zoning ordinance, the maximum width of a house on a 45’ lot is 35’ wide.

Garage doors are standardized in the home building industry at 16’ wide, which is below the 50% threshold until the additional 4’ is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4’ added, it is not possible to have a house with a two-car garage on a front-entry 45’ lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city allowed, via a separate development agreement, the company is building in Cottonwood Farms, also in Hutto. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45’ wide lots. However, the Development Agreement was provided because the majority of the other development was entitled through Williamson County which does not have the garage width ordinance. All other by-right developments in the city (i.e. not a Planned Unit Development) follow the existing garage width as specified in the ordinance. In an email to the developer, staff explained the differences and advised about the by-right zoning being different than

the Cottonwood Farms development standards in September 2021.

House plan 3501R Width 34.92’ – percentage of frontage 57%
House plan 3502R Width 34.92’ – percentage of frontage 57%
House plan 3503R Width 34.92’ – percentage of frontage 57%
House plan 3504R Width 34.92’ – percentage of frontage 55-57%
House plan 3505R Width 35’ – percentage of frontage 56-57%
House plan 3506R Width 34.92’ – percentage of frontage 53-56%
House plan 3507R Width 34.92’ – percentage of frontage 57%
House plan 3508R Width 34.92’ – percentage of frontage 53-56%

SUMMARY OF REQUEST:

111 notifications were sent out to property owners within 200’ of this site. To date we have received one in opposition.

Variance Criteria 10.203.24.3

A variance may be granted if all the following findings are made.

- There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is the minimum necessary to grant relief.

STAFF REVIEW:

Variance Evaluation and Recommendation

The proposed request does not meet the variance approval criteria. There are *no* unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

- Strict application of this code *does not* deprive the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request *are* self-created by disregard or ignorance of this code.
- The variance *would* confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is *not* the minimum necessary to grant relief.

Variance Approval conditions
Staff Recommends denial of the proposed variance request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. RequestLetter(12-28-21)
2. Application(12-28-21)
3. R-2020-093 Covered Bridge Revised Prelim Plat 10-15-20
4. Covered Bridge_Compliance Matrix.xlsx
5. 3507R Knox BASE_CB Submission
6. RE_ Covered Bridge - Ashton Woods Plan Submittal
7. Code Section

ASHTON WOODS

December 21, 2021

City of Hutto
Development Services Department
500 W. Live Oak St.
Hutto, TX 78634

Re: Covered Bridge Subdivision; Garage Frontage Variance Request – UDC 10.406.3.3.1

Ashton Woods Homes is requesting a variance from section 10.406.3.3.1 of the City of Hutto's Unified Development Code related to garage frontage percentages for the Covered Bridge subdivision. Per the UDC, "A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage..."

Ashton Woods is seeking a variance for the Covered Bridge subdivision that would allow up to 58% of house front elevations on 45' wide front-entry lots to be garage frontage as defined in the UDC.

The Covered Bridge project's preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. Under this zoning, 45' wide front-entry lots are permitted and of its 230 total lots, 177 are 45' wide. With 5' side setbacks required by zoning ordinance, the maximum width of a house on a 45' lot is 35' wide. Garage doors are standardized in the home building industry at 16' wide, which is below the 50% threshold until the additional 4' is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4' added, it is not possible to have a house with a two-car garage on a front-entry 45' lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city has approved, and the company is actively building in a different Hutto subdivision called Cottonwood Farms. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45' wide lots.

Should you have any questions or require any additional information, please contact me at steven.pierce@ashtonwoods.com or (512) 809-4413.

Sincerely,

Steven Pierce
Director of Land Acquisition and Development

ashtonwoods.com
10721 Research Blvd., Bldg. B, Suite 210 | Austin, TX 78759
P 512 610 7000 F 512 610 7004

Variance Request Application

Must be accompanied by a Master Application

May 2019

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Covered Bridge

PROPERTY ADDRESS: 747 CR 138, Hutto, TX 78634

**** Pre-application meeting with Development Services staff. (Required for all Variance Applications.) ****

Variance Type (Check One)

☑ **Site Design Standards** ☐ **Subdivision Standards** ☐ **Sign Standards** ☐ _____

FEES: Required at application submittal. Fees may be provided by cash, credit card or check made payable to: *City of Hutto (See: City of Hutto Development Fees)*

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8½" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

- Detailed site plan of property showing north arrow, scale, dimensions, setbacks, and property lines.
- List of all property owners (from WCAD) within 200-ft of subject property.
- Photographs to support request.
- Copy of final plat related to the request.

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8 ½" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.
6. The variance is the minimum necessary to grant relief.

PROCESSING:

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/website notification).
- Notification is required 16 days prior to your scheduled meeting date (mailed notice: Site Design/Subdivision only).
- Approved variance is valid for one (1) year from date of approval.
- Documents are to be recorded with the Williamson County Clerk, fees may apply (Zoning Board of Adjustment only).

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Mtg. date

MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: COVERED BRIDGE

APPLICATION TYPE: VARIANCE REQUEST

APPLICANT INFORMATION (*property owner or authorized agent*) this will be the City's official contact.

Name: STEVEN PIERCE

Company Name: ASHTON AUSTIN RESIDENTIAL

Address: 10721 RESEARCH BLVD, SUITE B210, AUSTIN, TX 78759

Phone: 512-623-1683 Email: STEVEN.PIERCE@ASHTONWOODS.COM

PROPERTY INFORMATION

Address: 747 CR-138, HUTTO, TX 78634

Legal Description: Deed Lot(s)____ Block____ Subdivision ENTIRE COVERED BRIDGE PRELIM - 230 SINGLE-FAMILY LOTS

Reference: Volume____ Page(s) ____ or Document No. 2021084347

City Limits ☑ ETJ ☐ Current Zoning District: SF-1 VILLAGE

PROPERTY OWNER INFORMATION

Name:

Company Name: ARROYO CAP II-1, LLC

Address: 18575 JAMBOREE RD, SUITE 300, IRVINE, CA 92612

Phone: 949-272-1172 Email: JBROUELETTE@ARROYOCAPITAL.COM

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Property Owner Signature | STEVEN PIERCE Property Owner Printed Name AGENT | 12/21/21 Date

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared STEVEN PIERCE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 21st day of December, 2021

Notary Public Signature | Melissa Derting Notary Public Printed Name

(Seal) MELISSA DERTING Notary Public, State of Texas My Commission Expires October 17, 2023 NOTARY ID 13040371-2

If there are multiple property owners attach separate page(s) with notarized signature(s)

RESOLUTION NO. R-2020-093

A RESOLUTION APPROVING THE PLAT KNOWN AS "COVERED BRIDGE REVISED PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

that the Hutto City Council hereby approves the resolution for the plat known as "Covered Bridge Revised Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **15th** day of the month **October, 2020.**

THE CITY OF HUTTO, TEXAS

~~Doug Gaul, Mayor~~

Mike Snyder Mayor Pro Tem

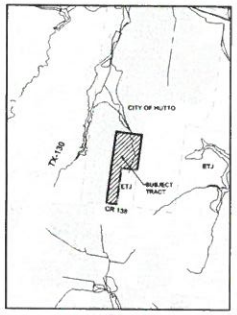
ATTEST:

Holly Nagy, City Secretary

THE CITY OF HUTTO INCORPORATED 1911

COVERED BRIDGE

PRELIMINARY PLAT



LOCATION MAP
N.T.S.

SHEET INDEX

NO.	TITLE
1	OVERALL PRELIMINARY PLAT
2	GENERAL NOTES

TREE TABLE

TAG NO.	DESCRIPTION
1000	18" M. HONEYLOCUST
1001	12" CEDAR
1002	11" BUR OAK
1003	8" BLACK WILLOW
1004	8" BLACK WILLOW
1005	8" BLACK WILLOW
1006	20" BLACK WILLOW
1007	13" BLACK WILLOW
1008	17" BLACK WILLOW
1009	8" BLACK WILLOW
1010	11" BLACK WILLOW
1011	8" MULBERRY
1012	8" MULBERRY

OWNER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

ENGINEER:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

DEVELOPER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

SURVEYOR:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

TOTAL NO. OF LOTS:

NO. OF BLOCKS: 8
NO. OF SINGLE FAMILY LOTS: 230
NO. OF DETENTION LOTS: 1
NO. OF OPEN SPACE LOTS: 9
NO. OF ROW DEDICATION LOTS: 1
TOTAL LOTS: 241

LINEAR FOOTAGE OF STREETS: 8,627 LF
ACREAGE OF LOTS: 35.71 AC
ACREAGE OF R.O.W.: 11.33 AC
ACREAGE OF R.O.W. DEDICATION: 2.91 AC
TOTAL ACREAGE: 48.95 AC

NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES.

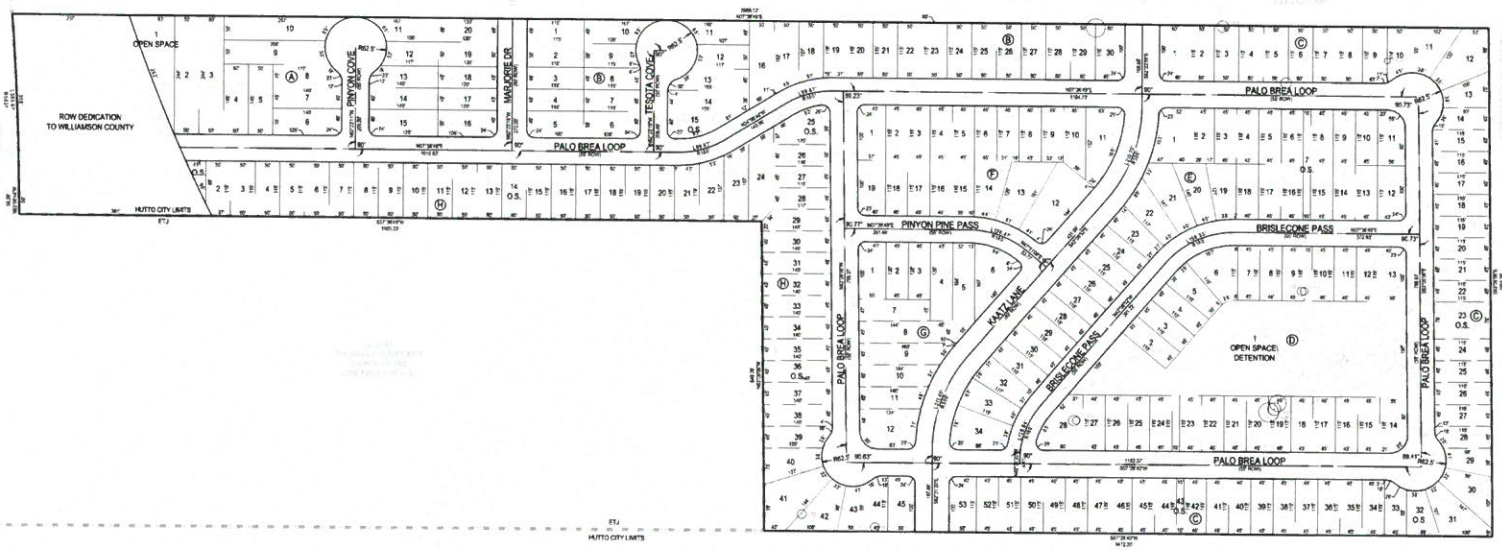
ALL OUT-BOUNDARY CORNERS ARE 5/8" IRON RODS FOUND UNLESS OTHERWISE NOTED.

Received 09/29/2020

0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 70 PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- CITY LIMITS BOUNDARY



REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

BGE

BGE, Inc.
TBPE Firm F-1046 | TBPLS Firm No. 10124500
7000 North MoPac Expressway, Suite 330
Austin, Texas 78731
TEL: 512-879-0400 | www.bgeinc.com
TBPE Registration No. F-1046

COVERED BRIDGE

OVERALL PRELIMINARY PLAT

SHEET 1 OF 2

G:\1ECP\projects\14_Development\1944-06-Covered_Bridge\CIVIL\CADD\01_Drawings\Plan Set\01-PLAT\01-PRELIM.dwg Layout: Layout1 Plotted: 9/29/2020 4:06:19 PM

COVERED BRIDGE

PRELIMINARY PLAT

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. EXCEPTIONS WILL BE ALLOWED WHERE LIMITING FACTORS EXIST, AND THERE ARE OPTIONS AVAILABLE TO ENSURE THAT DRY UTILITY SERVICE CAN BE ACCOMMODATED SUCH AS JOINT TRENCHING OF UTILITIES IN A SINGLE EASEMENT.
3. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE U.D.C. REQUIREMENTS.
6. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN ACCORDANCE WITH THE CITY OF HUTTO UDC.
7. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
8. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
   WATER: MANVILLE WATER SUPPLY CORPORATION
   WASTEWATER: CITY OF HUTTO
   ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY
   GAS: ATMOS ENERGY CORPORATION
10. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515F, EFFECTIVE 12/20/2019.
11. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE U.D.C.
13. THE SUBDIVISION IS ZONED: SF-1
14. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
15. "FIRE LANE TOW AWAY ZONE" SIGNAGE WILL BE POSTED ON ONE SIDE OF EVERY PROPOSED STREET WITH A 30 FOOT WIDTH.
16. BUILDING SETBACK MINIMUMS ARE PER AS SHOW BELOW.
17. ANY MITIGATION OR REQUIRED IMPROVEMENTS CONTAINED WITHIN THE TIA REPORT WILL BE SATISFIED AT FINAL PLAT/CONSTRUCTION PLAN STAGE.

STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	CURB AND GUTTER
BRISLECONE PASS	55'	1,062 LF	30' FACE TO FACE	5'	LOCAL	YES
KAATZ LANE	69'	1,190 LF	44' FACE TO FACE	5'	COLLECTOR	YES
MARJORIE DRIVE	60'	272 LF	30' FACE TO FACE	5'	LOCAL	YES
PALO BREA LOOP	55'	5,237 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON PINE PASS	55'	432 LF	30' FACE TO FACE	5'	LOCAL	YES
TESOTA COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES

LEGAL DESCRIPTION OF LAND

A TRACT OF LAND SITUATED WITHIN THE JOHN KELSEY SURVEY, ABSTRACT NUMBER 377, WILLIAMSON COUNTY TEXAS, AND BEING A PORTION OF A CALLED 73.35 ACRE TRACT OF LAND CONVEYED TO THE CENTRAL ASSEMBLY OF GOD (NOW KNOWN AS THE BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD) BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2007046774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND, ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 136, FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK B-1 OF LAKESIDE ESTATES, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET T AT SLIDES 19-21 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF A CALLED 1.210 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2009062023 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 07 DEGREES 36 MINUTES 49 SECONDS EAST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION TWO AND THE ABOVE-MENTIONED 73.350 ACRE TRACT, PASSING AT 984.87 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 16 IN SAID BLOCK B-1, PASSING AT 1,044.63 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK E OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION 2 AND CONTINUING ALONG SAID COMMON BOUNDARY LINE AND THE COMMON BOUNDARY LINE OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET W AT SLIDES 96 – 98 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, PASSING AT 2,254.73 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 21 IN BLOCK E OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 2,324.74 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, AND CONTINUING FOR A TOTAL DISTANCE OF 2,988.13 FEET TO A 1/2 INCH REBAR FOUND FOR A COMMON CORNER OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE;

THENCE SOUTH 83 DEGREES 06 MINUTES 46 SECONDS EAST, CONTINUING ALONG THE AFOREMENTIONED COMMON BOUNDARY LINE OF THE CALLED 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE, PASSING AT 238.46 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 17 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 290.39 FEET THE SOUTHWEST CORNER OF LOT 1 IN BLOCK J OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 445.14 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON SOUTH CORNER OF LOTS 1 AND 24 IN SAID BLOCK J AND CONTINUING FOR A TOTAL DISTANCE OF 1,061.39 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON EAST CORNER OF SAID 73.35ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ON THE WEST BOUNDARY LINE OF A 120.0 ACRE TRACT CONVEYED TO J.F. GIBNEY ET UX BY A DEED FILED FOR RECORD IN VOLUME 2726 AT PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 07 DEGREES 28 MINUTES 46 SECONDS WEST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED 73.35 ACRE TRACT AND THE AFOREMENTIONED GIBNEY TRACT, 1,472.30 FEET TO A POINT, IN AN EXISTING HEDGEROW, FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, FROM WHICH A 1/2 INCH REBAR FOUND FOR SOUTHEAST CORNER OF SAID 73.35 ACRE TRACT BEARS SOUTH 07 DEGREES 28 MINUTES 36 SECONDS WEST, 1,566.43 FEET;

THENCE NORTH 83 DEGREES 08 MINUTES 08 SECONDS WEST, PASSING AT 15.16 FEET A 1/2 INCH REBAR WITH A CAP MARKED "REF COR RPLS 4967" SET FOR A REFERENCE CORNER AND CONTINUING FOR A TOTAL DISTANCE OF 840.26 FEET A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 07 DEGREES 36 MINUTES 49 SECONDS WEST, 1,505.33 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET, ON THE ABOVE-MENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE ABOVE-MENTIONED CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT;

THENCE NORTH 83 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, 96.39 FEET TO A 5/8 INCH REBAR WITH A CAP MARKED "WILLIAMSON COUNTY" FOUND FOR A COMMON CORNER OF SAID 1.210 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTHWESTERLY, 355.51 FEET ALONG THE AFOREMENTIONED NORTH RIGHT-OF WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,830.63 FEET, A CENTRAL ANGLE OF 03 DEGREES 29 MINUTES 37 SECONDS AND A LONG CHORD WHICH BEARS NORTH 84 DEGREES 53 MINUTES 44 SECONDS WEST, 355.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 2,175,821 SQUARE FEET OR 49.950 ACRES, MORE OR LESS.

LOT TABLE

LOT #	AREA	BLOCK	USE
1	11786	A	OPEN SPACE
2	12225	A	SF
3	12225	A	SF
4	7280	A	SF
5	7250	A	SF
6	7862	A	SF
7	6300	A	SF
8	8016	A	SF
9	10798	A	SF
10	10879	A	SF
11	8039	A	SF
12	5388	A	SF
13	6018	A	SF
14	6300	A	SF
15	7652	A	SF
16	8563	A	SF
17	5400	A	SF
18	5400	A	SF
19	6000	A	SF
20	5830	A	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6862	B	SF
2	5750	B	SF
3	5475	B	SF
4	5475	B	SF
5	6277	B	SF
6	6277	B	SF
7	5475	B	SF
8	5475	B	SF
9	5363	B	SF
10	8028	B	SF
11	8037	B	SF
12	5498	B	SF
13	8522	B	SF
14	7388	B	SF
15	5637	B	O.S.
16	6375	B	SF
17	8907	B	SF
18	6012	B	SF
19	5750	B	SF
20	5750	B	SF
21	5750	B	SF
22	5750	B	SF
23	5750	B	SF
24	5750	B	SF
25	5750	B	SF
26	5750	B	SF
27	5750	B	SF
28	5750	B	SF
29	5750	B	SF
30	6862	B	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6862	C	SF
2	5750	C	SF
3	5750	C	SF
4	5750	C	SF
5	5750	C	SF
6	5750	C	SF
7	5750	C	SF
8	5750	C	SF
9	5747	C	SF
10	6067	C	SF
11	6601	C	SF
12	5673	C	SF
13	5236	C	SF
14	4647	C	SF
15	5158	C	SF
16	5175	C	SF
17	5175	C	SF
18	5175	C	SF
19	5175	C	SF
20	5175	C	SF
21	5175	C	SF
22	5175	C	SF
23	8788	C	O.S.
24	5175	C	SF
25	5175	C	SF
26	5175	C	SF
27	5175	C	SF
28	4937	C	SF
29	4640	C	SF
30	7348	C	SF
31	6308	C	SF
32	4941	C	O.S.
33	4773	C	SF
34	5175	C	SF
35	5175	C	SF
36	5175	C	SF
37	5175	C	SF
38	5175	C	SF
39	5175	C	SF
40	5175	C	SF
41	5175	C	SF
42	5175	C	SF
43	1725	C	O.S.
44	5175	C	SF
45	5175	C	SF
46	5175	C	SF
47	5175	C	SF
48	5175	C	SF
49	5175	C	SF
50	5175	C	SF
51	5175	C	SF
52	5175	C	SF
53	6277	C	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	100878	D	OPEN SPACE/ DETENTION
2	5175	D	SF
3	5475	D	SF
4	5175	D	SF
5	5888	D	SF
6	8331	D	SF
7	5475	D	SF
8	5475	D	SF
9	5175	D	SF
10	5175	D	SF
11	5175	D	SF
12	5175	D	SF
13	6362	D	SF
14	6124	D	SF
15	5475	D	SF
16	5175	D	SF
17	5475	D	SF
18	5175	D	SF
19	5175	D	SF
20	5475	D	SF
21	5475	D	SF
22	5475	D	SF
23	5175	D	SF
24	5175	D	SF
25	5175	D	SF
26	5475	D	SF
27	5175	D	SF
28	6248	D	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8498	E	SF
2	5175	E	SF
3	5175	E	SF
4	5175	E	SF
5	5175	E	SF
6	5175	E	SF
7	3460	E	O.S.
8	5175	E	SF
9	5175	E	SF
10	5175	E	SF
11	6964	E	SF
12	6526	E	SF
13	5175	E	SF
14	5175	E	SF
15	5175	E	SF
16	5175	E	SF
17	5175	E	SF
18	5175	E	SF
19	5883	E	SF
20	6784	E	SF
21	6163	E	SF
22	6622	E	SF
23	5561	E	SF
24	5175	E	SF
25	5175	E	SF
26	5175	E	SF
27	5175	E	SF
28	5175	E	SF
29	5175	E	SF
30	5175	E	SF
31	5175	E	SF
32	6791	E	SF
33	6959	E	SF
34	8486	E	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8640	F	SF
2	5175	F	SF
3	5175	F	SF
4	5175	F	SF
5	5175	F	SF
6	5175	F	SF
7	5175	F	SF
8	5175	F	SF
9	5175	F	SF
10	8008	F	SF
11	9765	F	SF
12	12435	F	SF
13	9840	F	SF
14	7048	F	SF
15	5178	F	SF
16	5175	F	SF
17	5175	F	SF
18	5175	F	SF
19	6967	F	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8646	G	SF
2	5400	G	SF
3	5400	G	SF
4	7387	G	SF
5	9863	G	SF
6	9046	G	SF
7	8863	G	SF
8	8809	G	SF
9	8117	G	SF
10	8816	G	SF
11	9813	G	SF
12	8379	G	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	1895	H	O.S.
2	9589	H	SF
3	5750	H	SF
4	5750	H	SF
5	5750	H	SF
6	5750	H	SF
7	6738	H	SF
8	5765	H	SF
9	5750	H	SF
10	5750	H	SF
11	5750	H	SF
12	5750	H	SF
13	5750	H	SF
14	5750	H	O.S.
15	5750	H	SF
16	5750	H	SF
17	5750	H	SF
18	5750	H	SF
19	5750	H	SF
20	5750	H	SF
21	5812	H	SF
22	6340	H	SF
23	7567	H	SF
24	6619	H	SF
25	7551	H	O.S.
26	5699	H	SF
27	6216	H	SF
28	5243	H	SF
29	6011	H	SF
30	6300	H	SF
31	6300	H	SF
32	6300	H	SF
33	5300	H	SF
34	5300	H	SF
35	6300	H	SF
36	5300	H	O.S.
37	5300	H	SF
38	6300	H	SF
39	5606	H	SF
40	6705	H	SF
41	10850	H	SF
42	7100	H	SF
43	4800	H	SF
44	4990	H	SF
45	6277	H	SF

Received 09/29/2020

HUTTO

REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: AC

REVIEWED BY: JK

DRAWN BY: AC

BGE

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101 WEST LOUIS HENNA BLVD
AUSTIN, TX 78728
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TBPE Registration No. F-1046

COVERED BRIDGE

GENERAL NOTES

SHEET 2 OF 2

G:\TXC\Projects\P4_Development\7948-00-Covered_Bridge\LD\01_CADD\01_Sht\Prelim Plans\C-SP-LAYO-PRELIM.dwg Layout: Layout2 Plotted: 9/29/2020 4:09:04 PM

											Section (10.406.3.5)				
Plan Number	Plan Name	Elevation	Garage Plus Surround (L.F.)	House Width (L.F.)	Percentage	Garage <6'-0" Protrusion	Garage Width Compliance - 10.406.3.3.1	Front Door on Same Plane as Garage?	House Façade Distance Offset from Garage	Compliance with 10.406.3.2	Side, Rear or Alley Garage	National Association of Home Builders National Green Building Program: ANSI ICC700-2008 National Green Building Standard	4' Masonry Wainscot surround -OR- Full Masonry	100SF Porch	Count
3501	Brodie	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3502	Cartwright	A	20.00	34.92	57%	Yes	No	No	3'-5.5" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	B	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	C	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	D	19.88	34.92	57%	Yes	No	No	7'-11.8" (Recessed)	Yes	0	1	1	1	3
3502	Cartwright	E	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3502	Cartwright	F	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3503	Livingston	A	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	B	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	C	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	1	0	2
3503	Livingston	D	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	0	0	1
3503	Livingston	E	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	0	0	1
3503	Livingston	F	20.00	34.92	57%	Yes	No	No	0 (Flush)	Yes	0	1	0	0	1
3504	Eleanor	A	19.88	34.92	57%	Yes	No	No	9'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	B	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	C	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	D	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	E	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	F	19.88	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	A	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	B	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	C	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	D	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	E	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	F	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3506	Colton	A	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	B	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	C	18.71	34.92	54%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	D	19.46	34.92	56%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	E	18.67	34.92	53%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	F	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3507	Knox	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3508	Wyatt	A	18.46	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	B	19.58	34.92	56%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	C	18.67	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	D	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	E	19.21	34.92	55%	Yes	No	No	6'-5.5" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	F	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1

3507R KNOX

INDEX

SHEET	CONTENT
C1-0	INDEX AND COVER SHEET

ELEVATION SPECIFIC SHEETS

ELEVATION "A"

S1-1a	SLAB FOUNDATION PLAN "A"
A1-1a	FIRST FLOOR PLAN "A"
A1-2a	SECOND FLOOR PLAN "A"
A2-0a	FRONT ELEVATION AND ROOF PLAN "A"
A2-1a	RIGHT & LEFT ELEVATIONS "A"
A2-2a	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "A"
A2-3a	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "A"
A2-4a	REAR ELEVATION "A"
E1-1a	FIRST FLOOR ELECTRICAL PLAN "A"
E1-2a	SECOND FLOOR ELECTRICAL PLAN "A"

ELEVATION "B"

S1-1b	SLAB FOUNDATION PLAN "B"
A1-1b	FIRST FLOOR PLAN "B"
A1-2b	SECOND FLOOR PLAN "B"
A2-0b	FRONT ELEVATION AND ROOF PLAN "B"
A2-1b	RIGHT & LEFT ELEVATIONS "B"
A2-2a	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "B"
A2-3a	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "B"
A2-4b	REAR ELEVATION "B"
E1-1b	FIRST FLOOR ELECTRICAL PLAN "B"
E1-2b	SECOND FLOOR ELECTRICAL PLAN "B"

ELEVATION "C"

S1-1c	SLAB FOUNDATION PLAN "C"
A1-1c	FIRST FLOOR PLAN "C"
A1-2c	SECOND FLOOR PLAN "C"
A2-0c	FRONT ELEVATION AND ROOF PLAN "C"
A2-1c	RIGHT & LEFT ELEVATIONS "C"
A2-2a	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "C"
A2-3a	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "C"
A2-4c	REAR ELEVATION "C"
E1-1c	FIRST FLOOR ELECTRICAL PLAN "C"
E1-2c	SECOND FLOOR ELECTRICAL PLAN "C"

ELEVATION "D"

S1-1d	SLAB FOUNDATION PLAN "D"
A1-1d	FIRST FLOOR PLAN "D"
A1-2d	SECOND FLOOR PLAN "D"
A2-0d	FRONT ELEVATION AND ROOF PLAN "D"
A2-1d	RIGHT & LEFT ELEVATIONS "D"
A2-2d	REAR ELEVATION "D"
A2-3d	LEFT, RIGHT & REAR W/OPT. BOX BAY ELEVATION "D"
E1-1d	FIRST FLOOR ELECTRICAL PLAN "D"
E1-2d	SECOND FLOOR ELECTRICAL PLAN "D"

ELEVATION "E"

S1-1e	SLAB FOUNDATION PLAN "E"
A1-1e	FIRST FLOOR PLAN "E"
A1-2e	SECOND FLOOR PLAN "E"
A2-0e	FRONT ELEVATION AND ROOF PLAN "E"
A2-1e	RIGHT & LEFT ELEVATIONS "E"
A2-2e	REAR ELEVATION "E"
E1-1e	FIRST FLOOR ELECTRICAL PLAN "E"
E1-2e	SECOND FLOOR ELECTRICAL PLAN "E"

ELEVATION "F"

S1-1f	SLAB FOUNDATION PLAN "F"
A1-1f	FIRST FLOOR PLAN "F"
A1-2f	SECOND FLOOR PLAN "F"
A2-0f	FRONT ELEVATION AND ROOF PLAN "F"
A2-1f	RIGHT & LEFT ELEVATIONS "F"
A2-2f	REAR ELEVATION "F"
E1-1f	FIRST FLOOR ELECTRICAL PLAN "F"
E1-2f	SECOND FLOOR ELECTRICAL PLAN "F"

GENERAL SHEETS

A3-0	INTERIOR ELEVATIONS I
A3-1	INTERIOR ELEVATIONS II
A4-0	PLAN OPTIONS I
A4-1	OPT. BOX BAY ELEVATIONS I
A4-2	OPT. BOX BAY ELEVATIONS II
A4-3	OPT. BOX BAY ELEVATIONS III
S2-0	WALL SECTIONS I

GENERAL NOTES:

1. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO TO THE BUILDER FOR JUSTIFICATION AND/OR CORRECTION BEFORE CONTINUING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED TO THE BUILDER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOAD. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC.
9. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES TO INSURE A QUALITY AND SAFE STRUCTURE.

REVISION LOG

REV.	DESCRIPTION	DRAWN BY	DATE	SHEETS AFFECTED	BROCHURE REQUIRED	ENGINEERING REQUIRED
1.	DIVISION REDLINES 12-04-20		12-17-20	ALL	Y/N	Y/N
2.	PORCH LOCATION REVISIONS & BOX BAY ADDITIONS		07-13-21			

FRAME AREAS

	1ST FLOOR LIVING	2ND FLOOR LIVING	TOTAL FRAME LIVING S.F.	PORCH	GARAGE	PATIO	TOTAL FRAME S.F.
ELEVATION "A"	1697	1207	2904	81	419	116	3520
ELEVATION "B"	1697	1207	2904	85	419	116	3524
ELEVATION "C"	1697	1207	2904	80	419	116	3519
ELEVATION "D"	1697	1207	2904	80	419	116	3519
ELEVATION "E"	1697	1207	2904	80	419	116	3519
ELEVATION "F"	1697	1221	2918	80	419	116	3533

BRICK AREAS

	1ST FLOOR LIVING	2ND FLOOR LIVING	TOTAL BRICK LIVING S.F.	PORCH	GARAGE	PATIO	TOTAL BRICK S.F.	SLAB S.F.
ELEVATION "A"	1769	1259	3028	80	441	116	3665	2406
ELEVATION "B"	1769	1259	3028	83	441	116	3668	2409
ELEVATION "C"	1769	1259	3028	80	441	116	3665	2406
ELEVATION "D"	---	---	---	---	---	---	---	2312
ELEVATION "E"	1769	1241	3010	81	441	116	3648	2407
ELEVATION "F"	1769	1255	3024	81	441	116	3662	2407

OPTIONS

	OPT. 1ST FLR BRICK (SIDES)	OPT. 1ST FLR BRICK (REAR)	OPT. FULL BRICK
ELEVATION "A"	(+) 55	(+) 19	(+) 74
ELEVATION "B"	(+) 55	(+) 19	(+) 74
ELEVATION "C"	(+) 55	(+) 19	(+) 74
ELEVATION "D"	---	---	---
ELEVATION "E"	(+) 55	(+) 19	(+) 74
ELEVATION "F"	(+) 55	(+) 55	(+) 74

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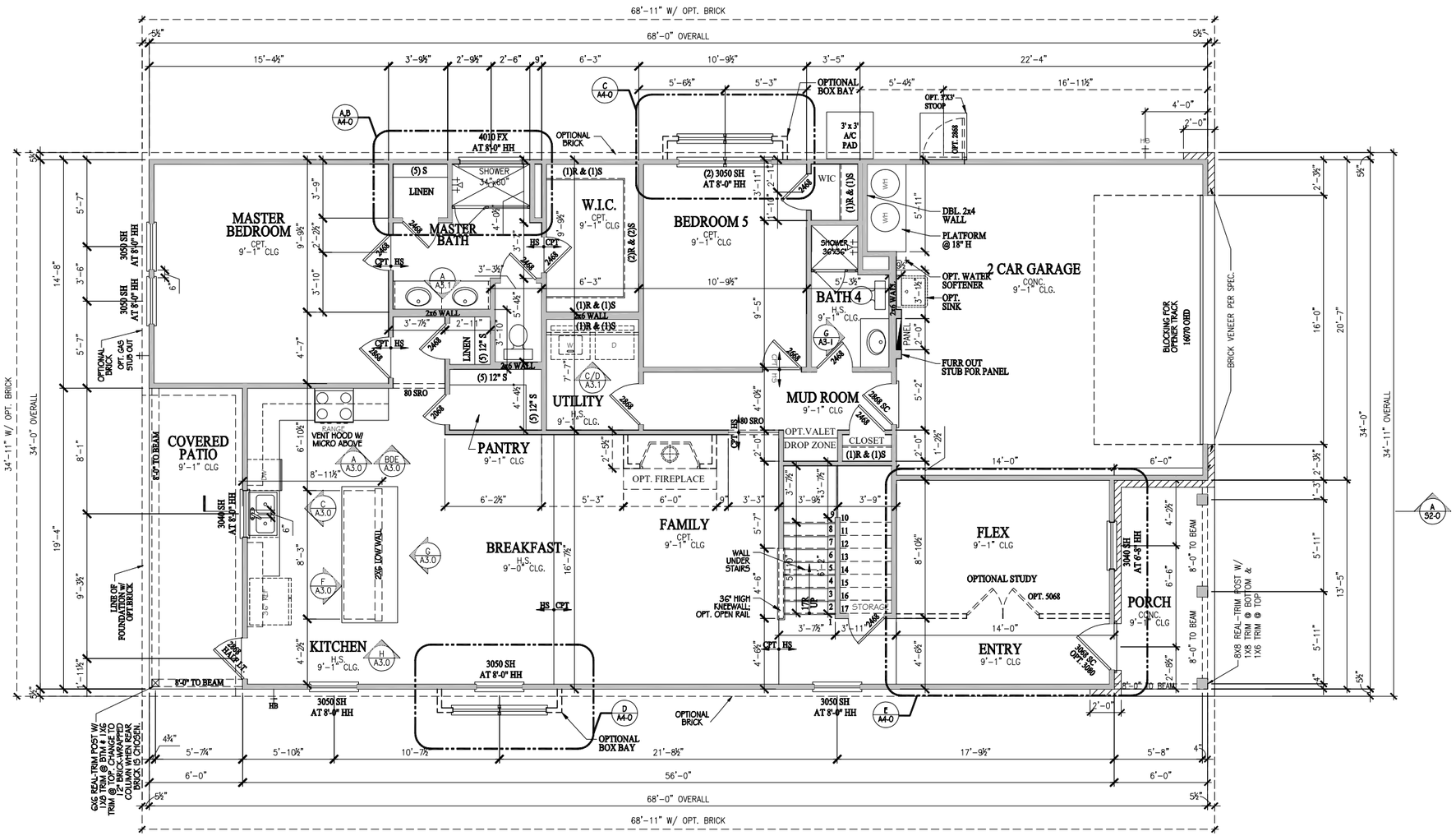
INDEX AND COVER SHEET

DIVISION

SHEET C1-0



A — FIRST FLOOR PLAN "A"
A1-1a — SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1697 SF
2nd FLOOR	1207 SF
TOTAL	2904 SF

AREAS (UNHEATED)	
GARAGE	419 SF
PATIO	116 SF
PORCH	81 SF
	616 SF

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PLOT DATE: XXXX/XX/XX

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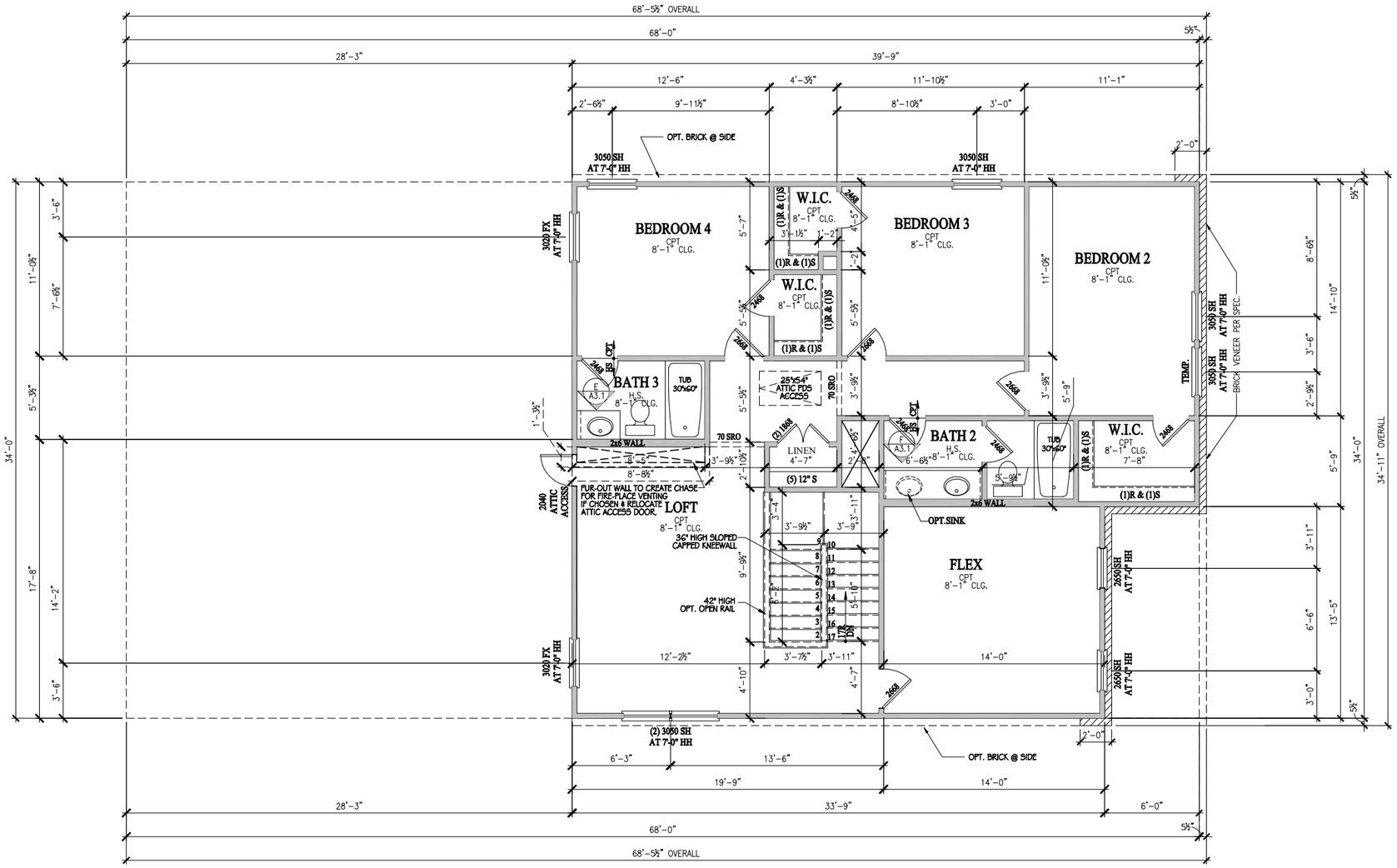
FIRST FLOOR PLAN "A"

DIVISION

SHEET
A1-1a



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

A / A1-2a — SECOND FLOOR PLAN "A"
SCALE: 1/8" = 1'-0"

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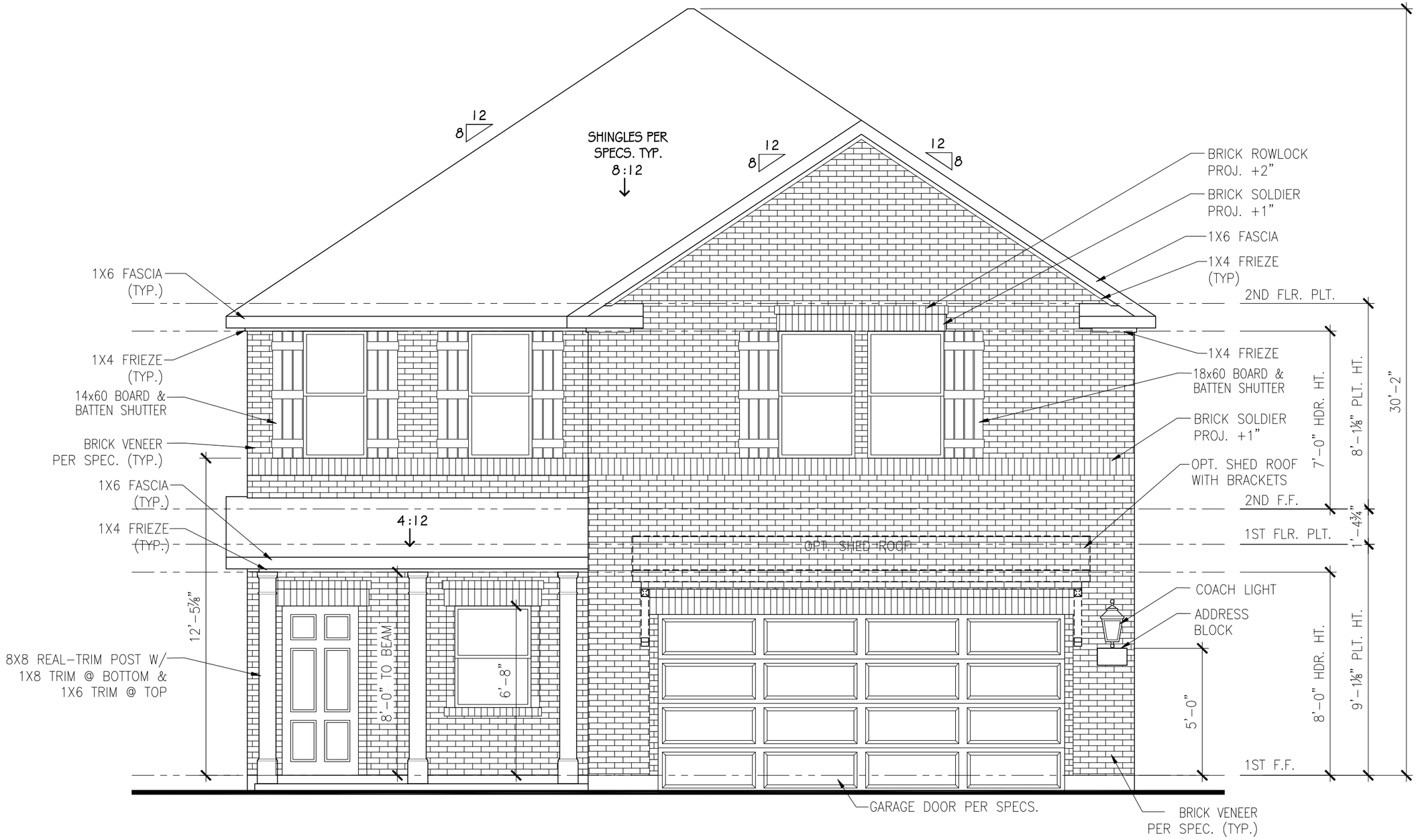
SECOND FLOOR PLAN "A"

DIVISION

SHEET A1-2a



A
A2-0a

FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"

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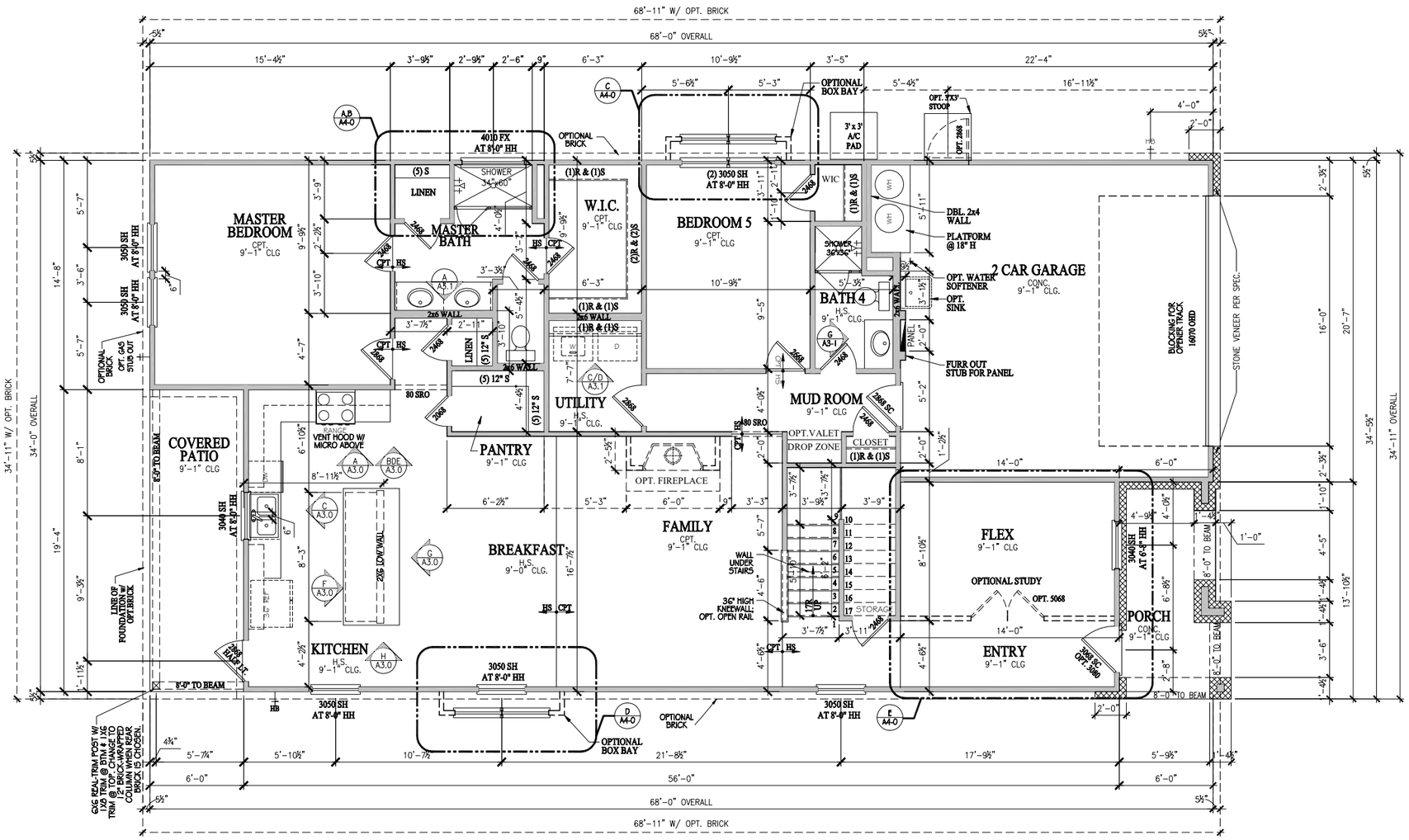
FRONT ELEVATION & ROOF PLAN "A"

DIVISION

SHEET
A2-0a



A — FIRST FLOOR PLAN "B"
A1-1b — SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1697 SF
2nd FLOOR	1207 SF
TOTAL	2904 SF

AREAS (UNHEATED)	
GARAGE	419 SF
PATIO	116 SF
PORCH	85 SF
	620 SF

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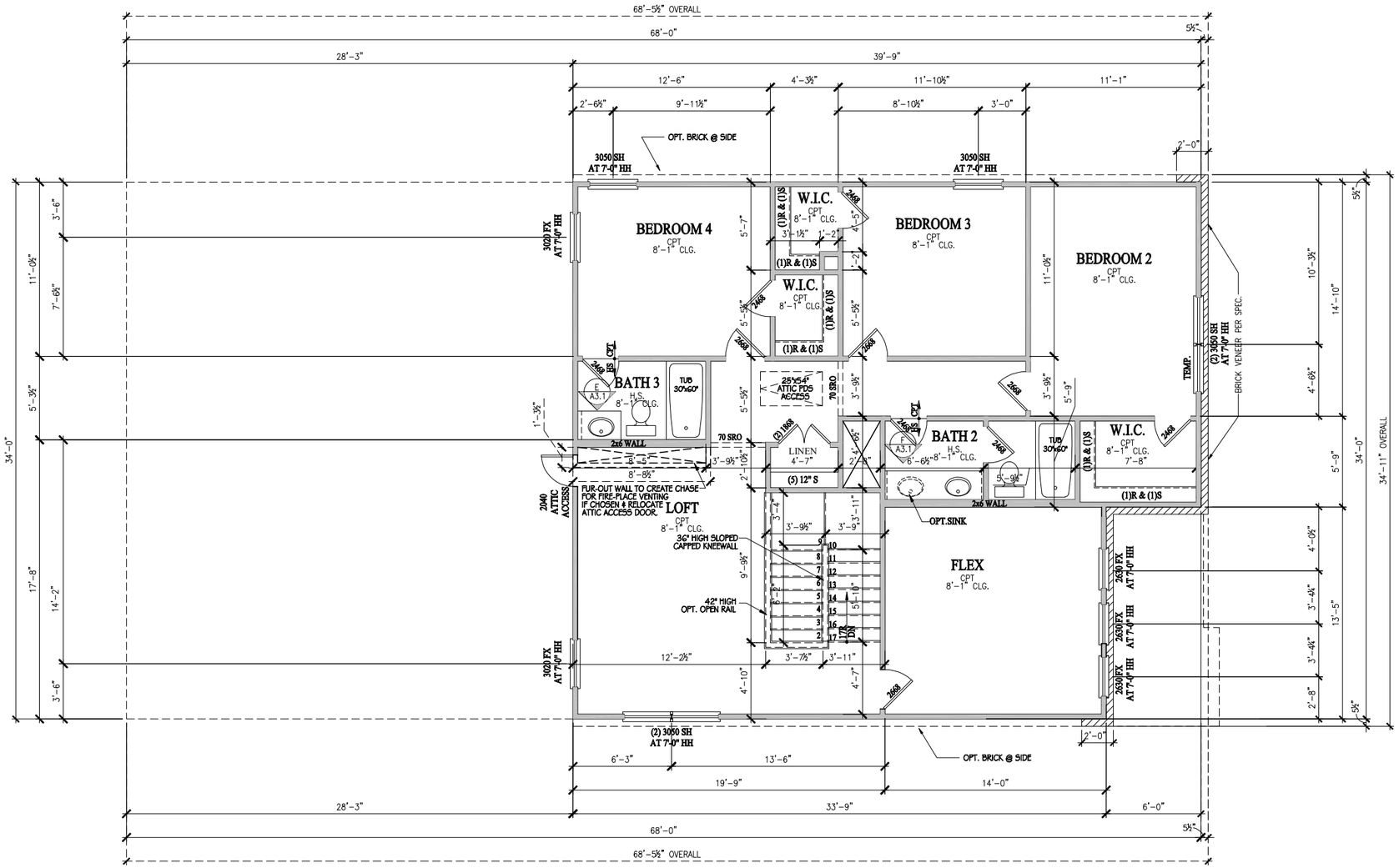
FIRST FLOOR PLAN "B"

DIVISION

SHEET A1-1b



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

A / A1-2b — SECOND FLOOR PLAN "B"
SCALE: 1/8" = 1'-0"

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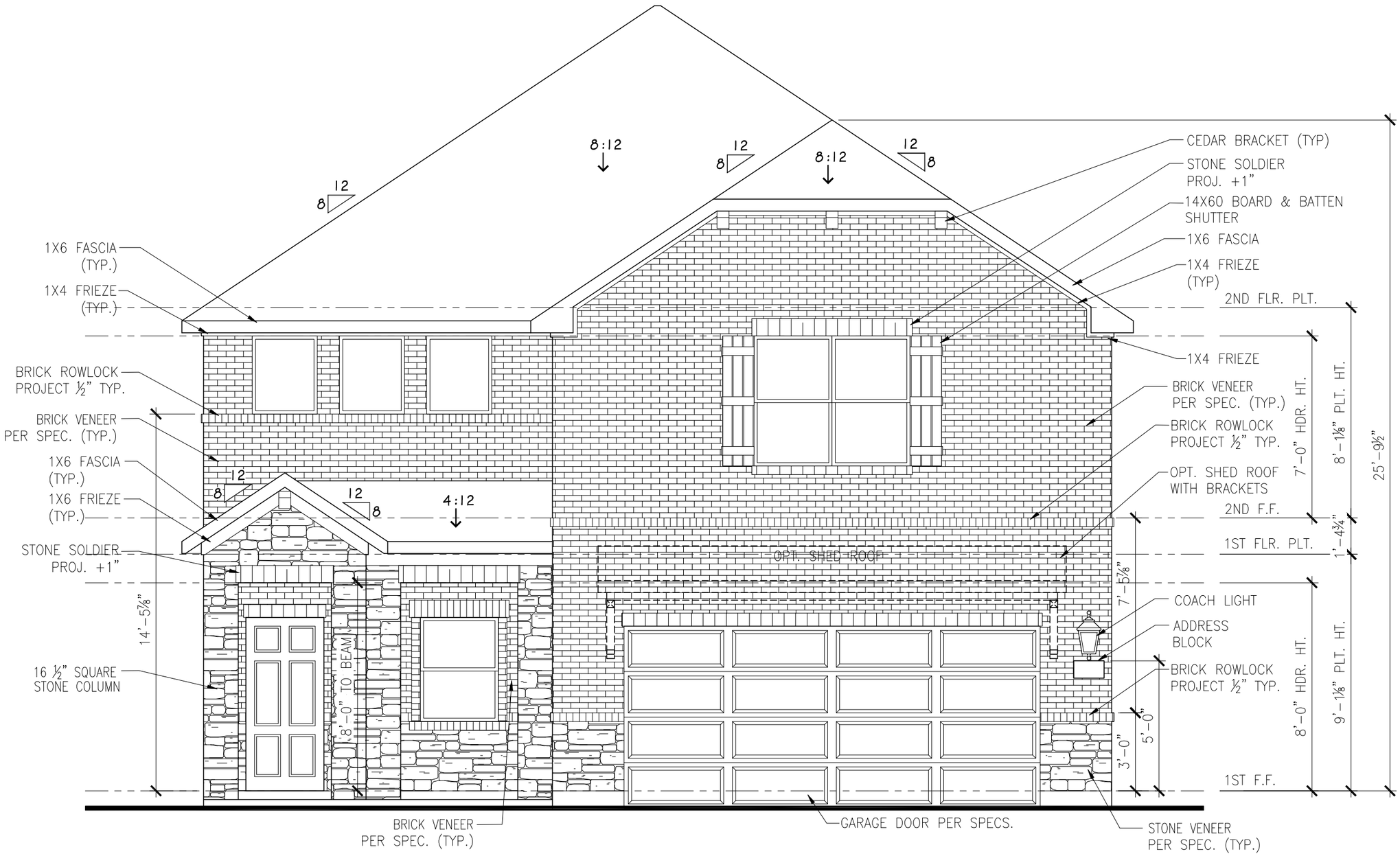
SECOND FLOOR PLAN "B"

DIVISION

SHEET
A1-2b



A
A2-0b

FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"

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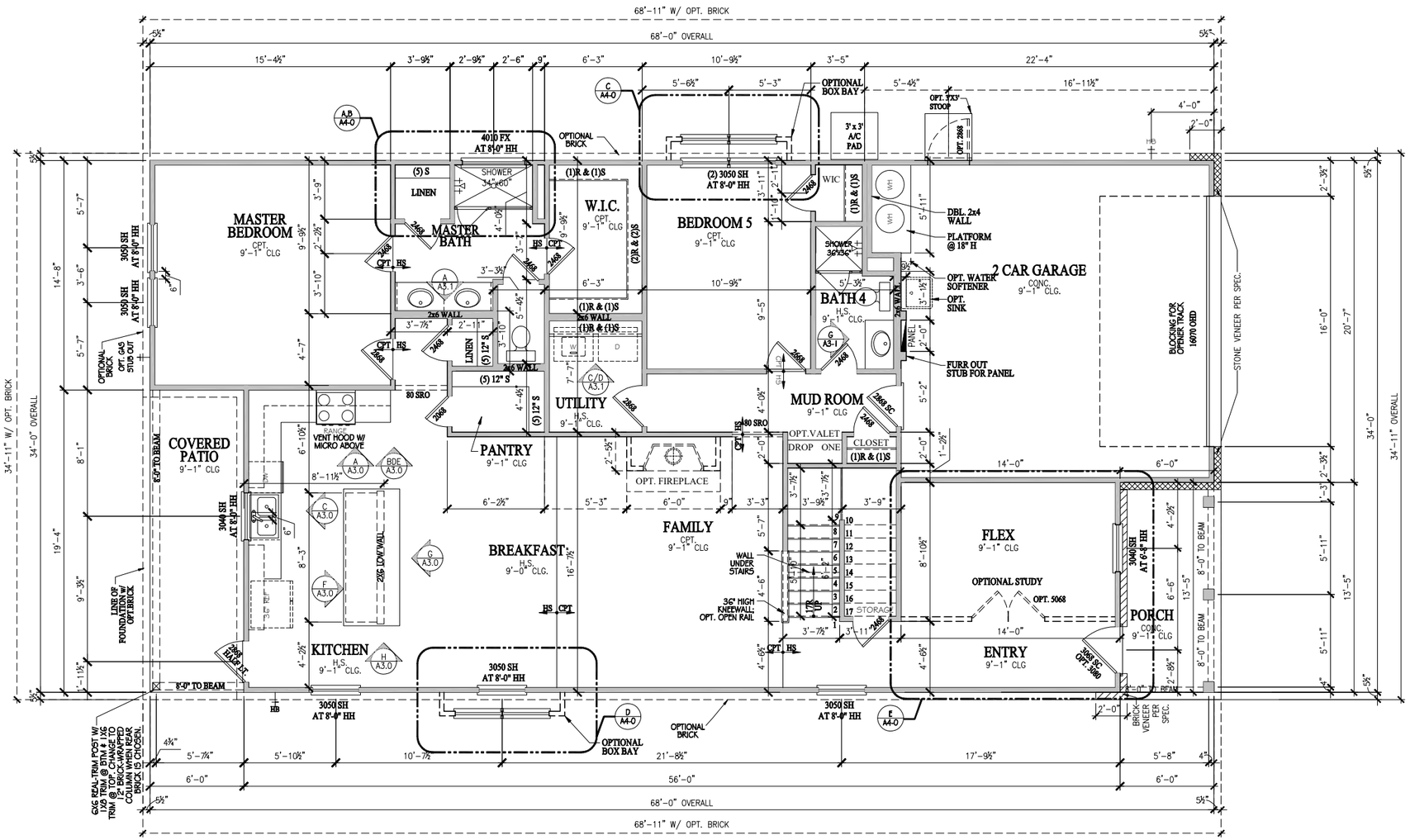
FRONT ELEVATION & ROOF PLAN "B"

DIVISION

SHEET
A2-0b



A / A1-1c — FIRST FLOOR PLAN "C"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1697 SF
2nd FLOOR	1207 SF
TOTAL	2904 SF

AREAS (UNHEATED)	
GARAGE	419 SF
PATIO	116 SF
PORCH	80 SF
	615 SF

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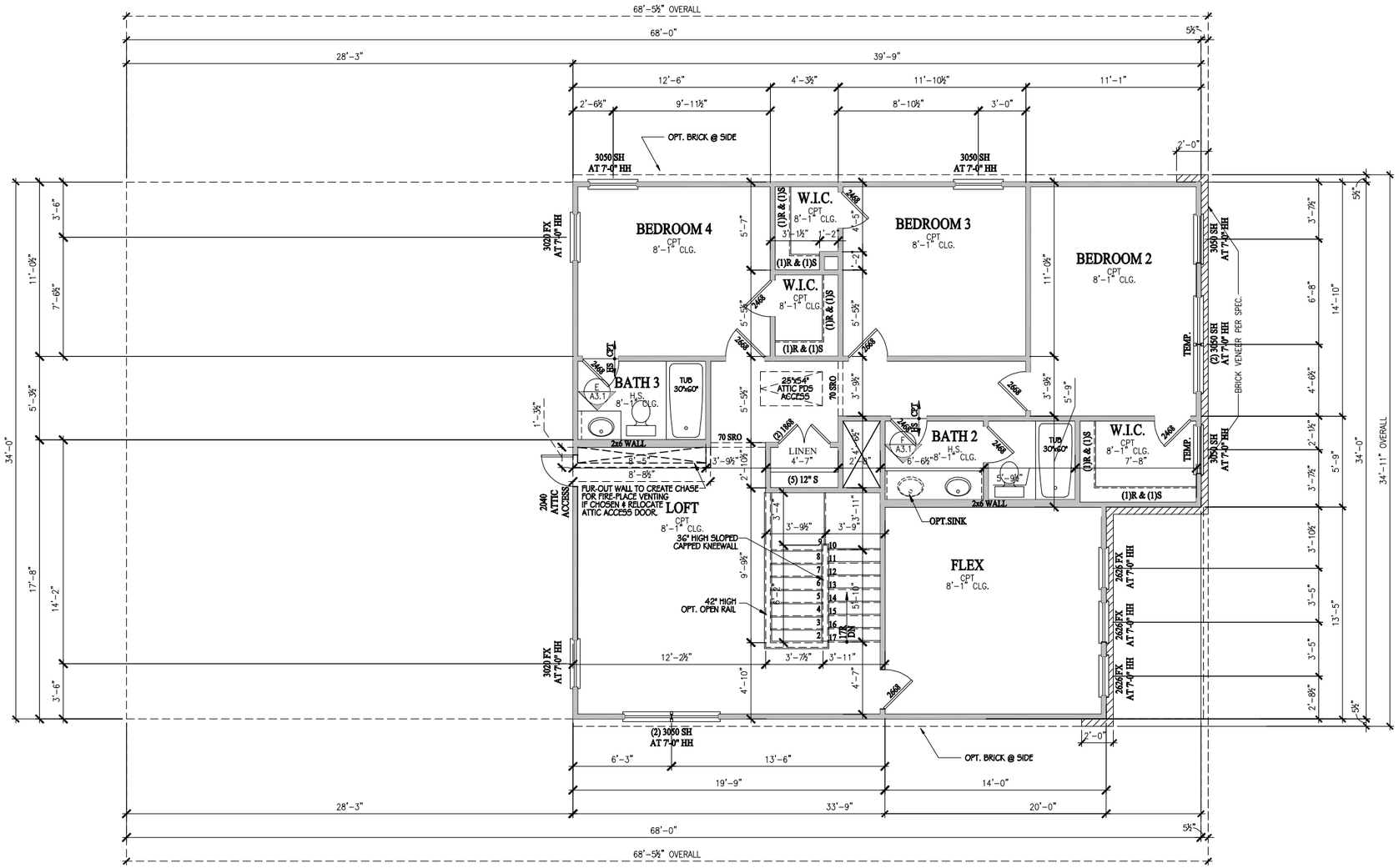
FIRST FLOOR PLAN "C"

DIVISION

SHEET A1-1c



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

A / A1-2c — SECOND FLOOR PLAN "C"
SCALE: 1/8" = 1'-0"

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SECOND FLOOR PLAN "C"

DIVISION

SHEET
A1-2c

A / A2-0c **FRONT ELEVATION "C"**
SCALE: 1/4" = 1'-0"

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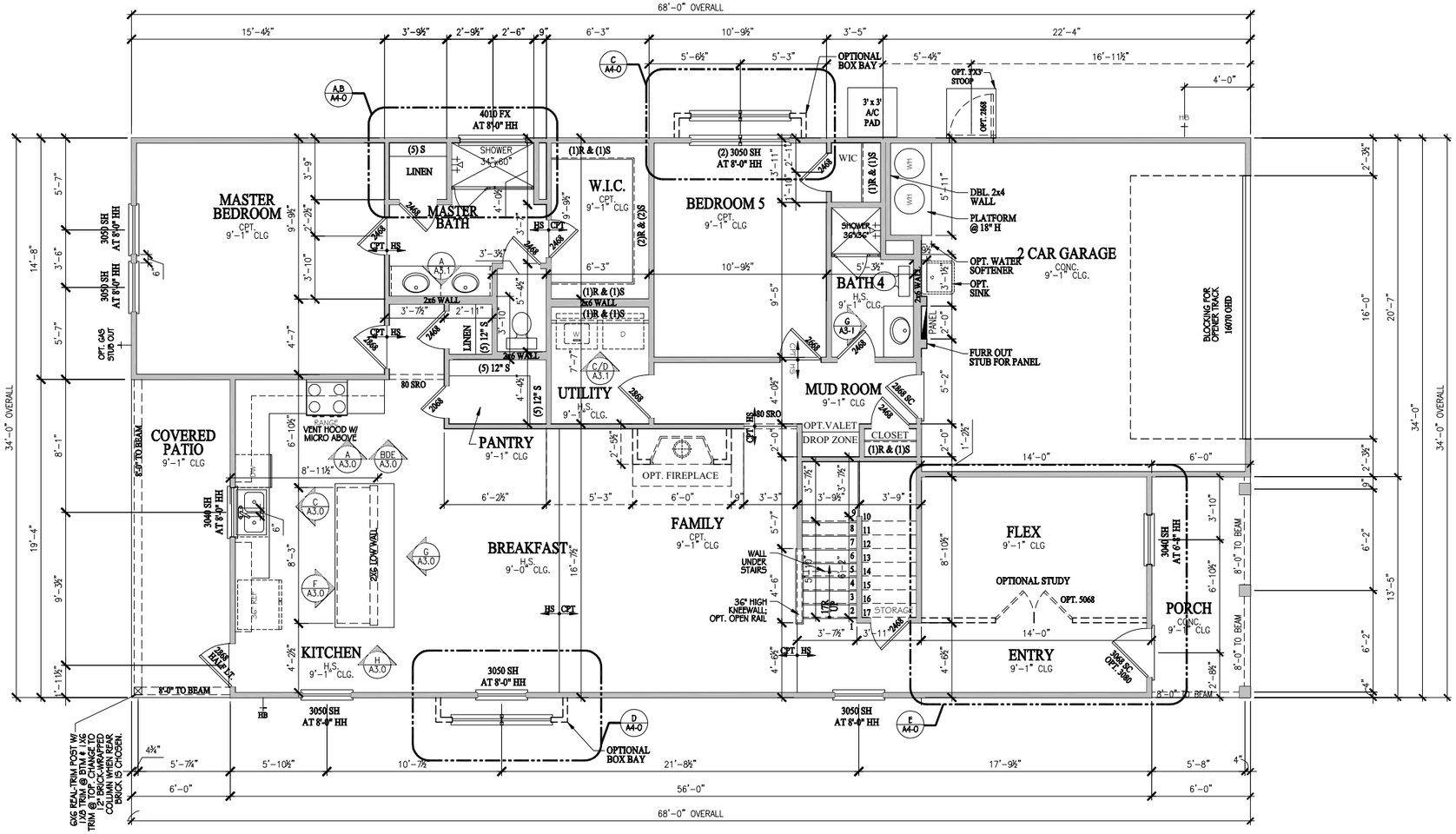
FRONT ELEVATION & ROOF PLAN "C"

DIVISION

SHEET
A2-0c



A
A1-1d
FIRST FLOOR PLAN "D"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1697 SF
2nd FLOOR	1207 SF
TOTAL	2904 SF

AREAS (UNHEATED)	
GARAGE	419 SF
PATIO	116 SF
PORCH	80 SF
	615 SF

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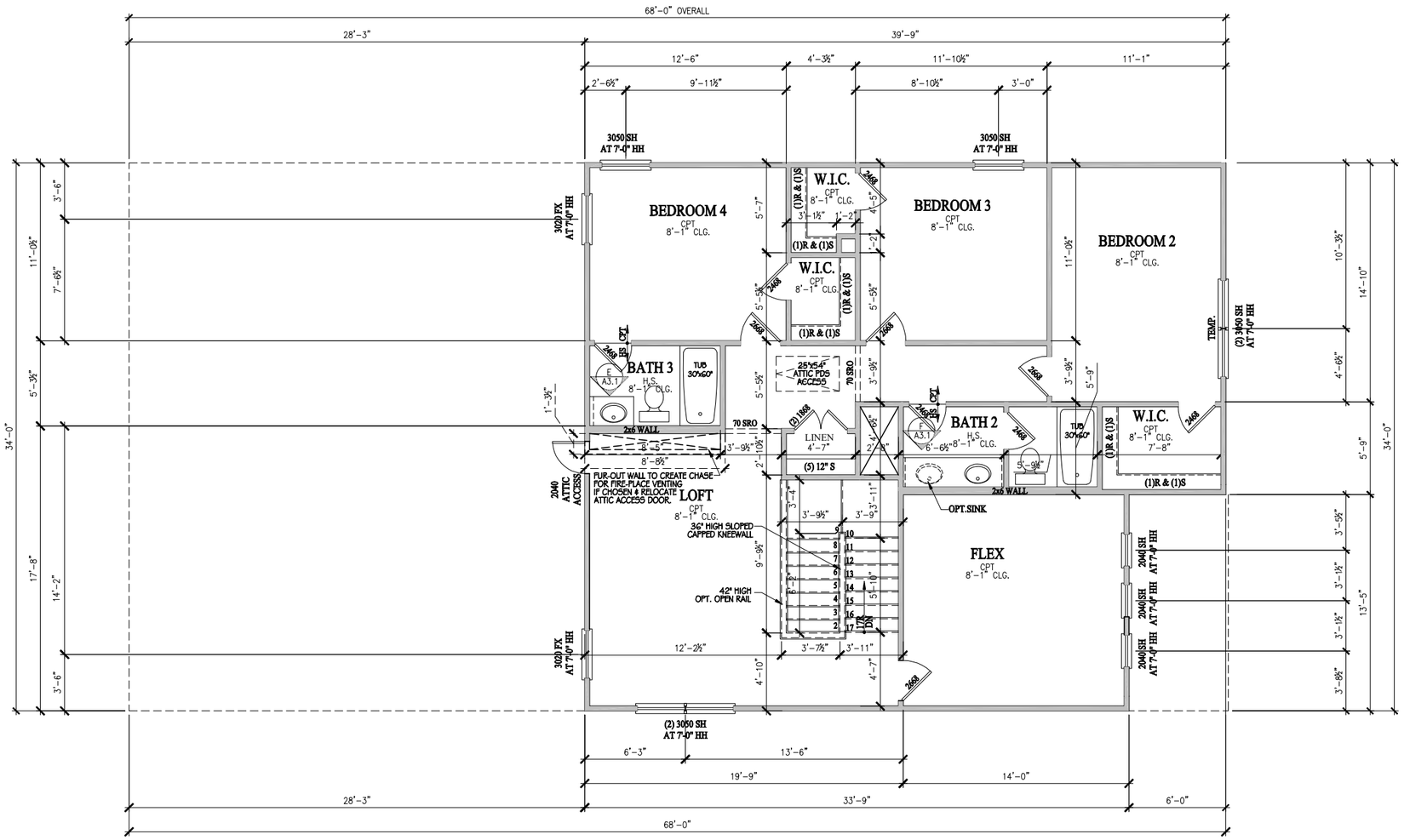
FIRST FLOOR PLAN "D"

DIVISION

SHEET
A1-1d



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

A / A1-2d SECOND FLOOR PLAN "D"
SCALE: 1/8" = 1'-0"

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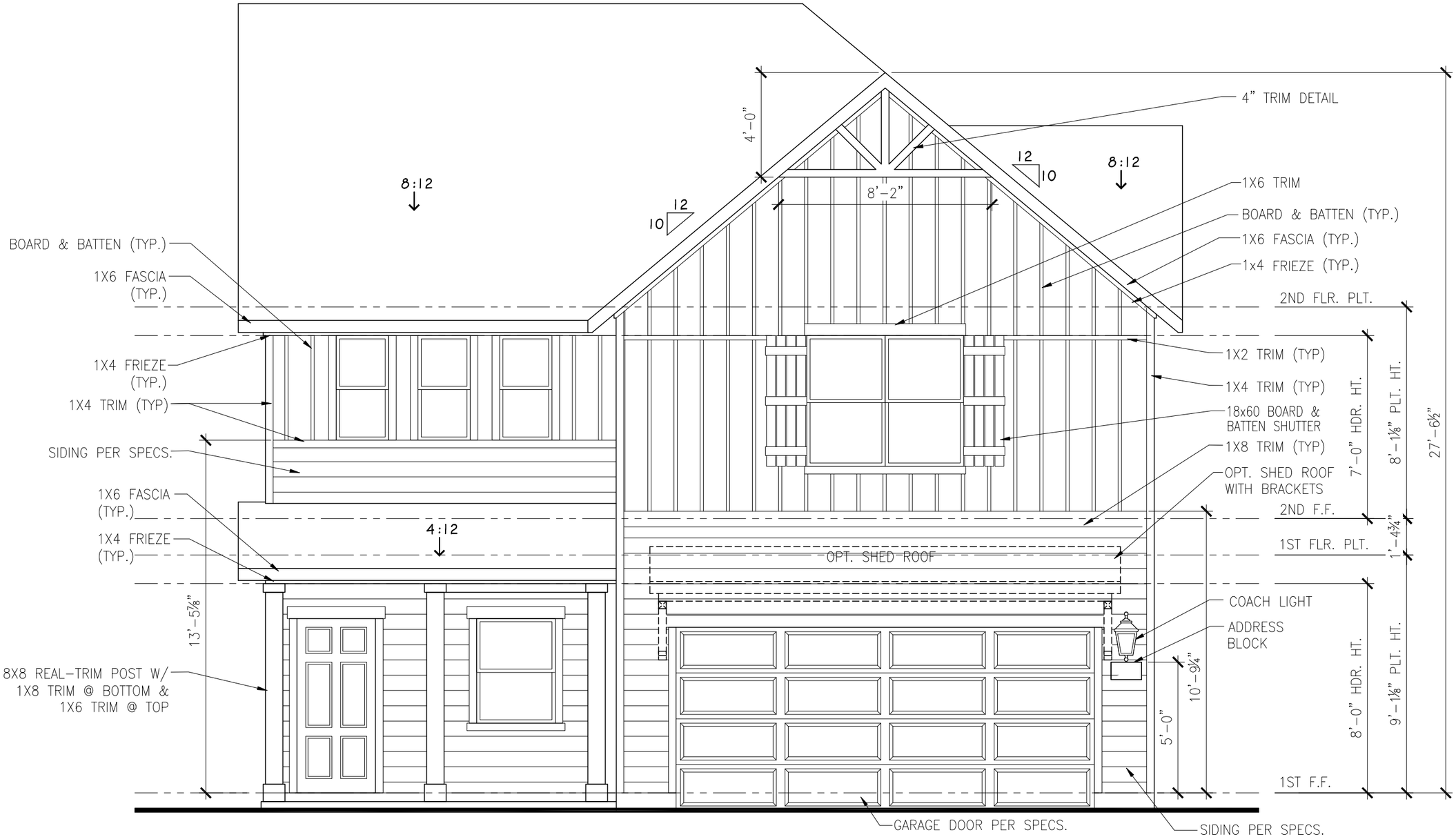
SECOND FLOOR PLAN "D"

DIVISION

SHEET A1-2d



A
A2-0d

FRONT ELEVATION "D"
SCALE: 1/4" = 1'-0"

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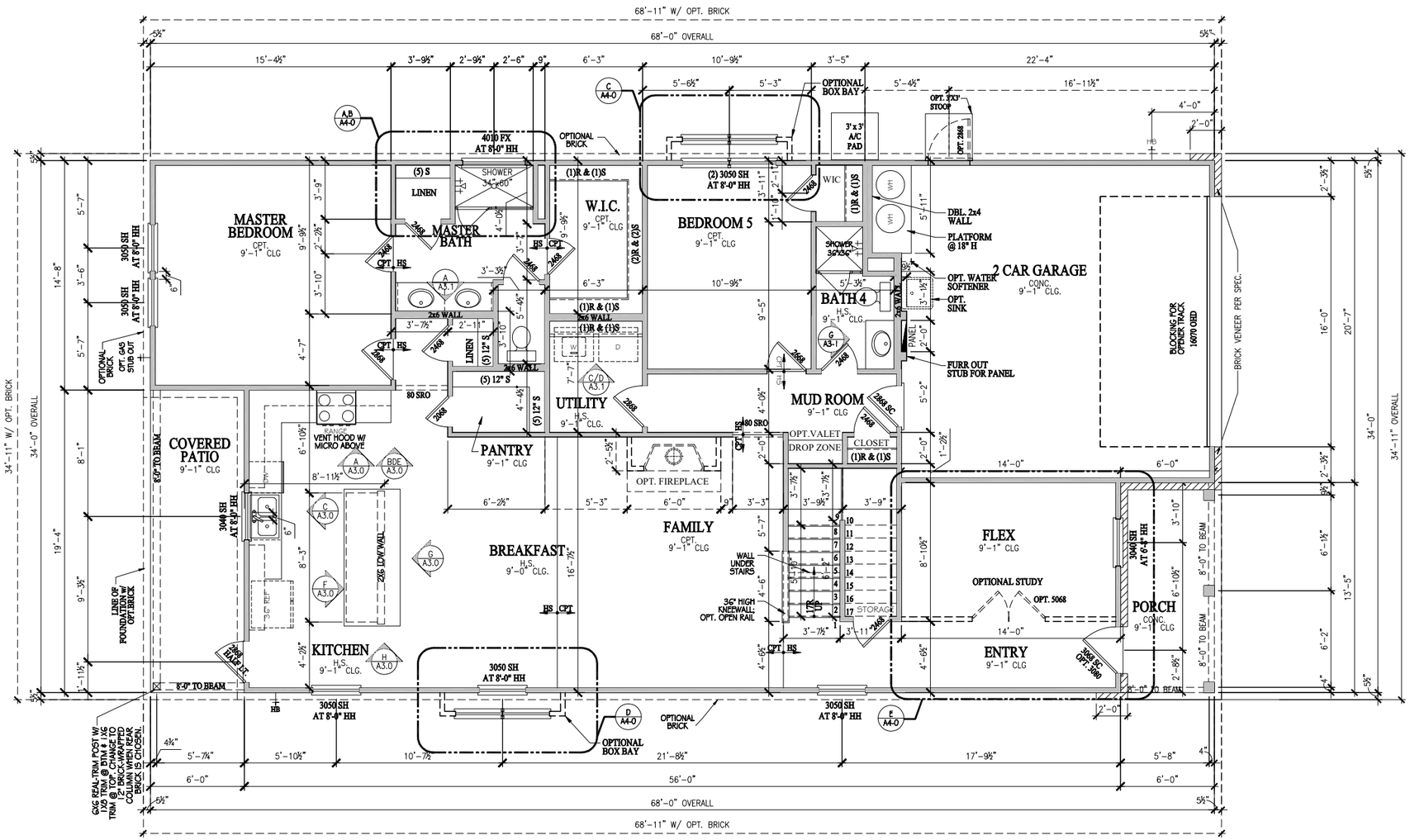
FRONT ELEVATION & ROOF PLAN "D"

DIVISION

SHEET
A2-0d



A FIRST FLOOR PLAN "E"
A1-1e SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1697 SF
2nd FLOOR	1207 SF
TOTAL	2904 SF

AREAS (UNHEATED)	
GARAGE	419 SF
PATIO	116 SF
PORCH	80 SF
	615 SF

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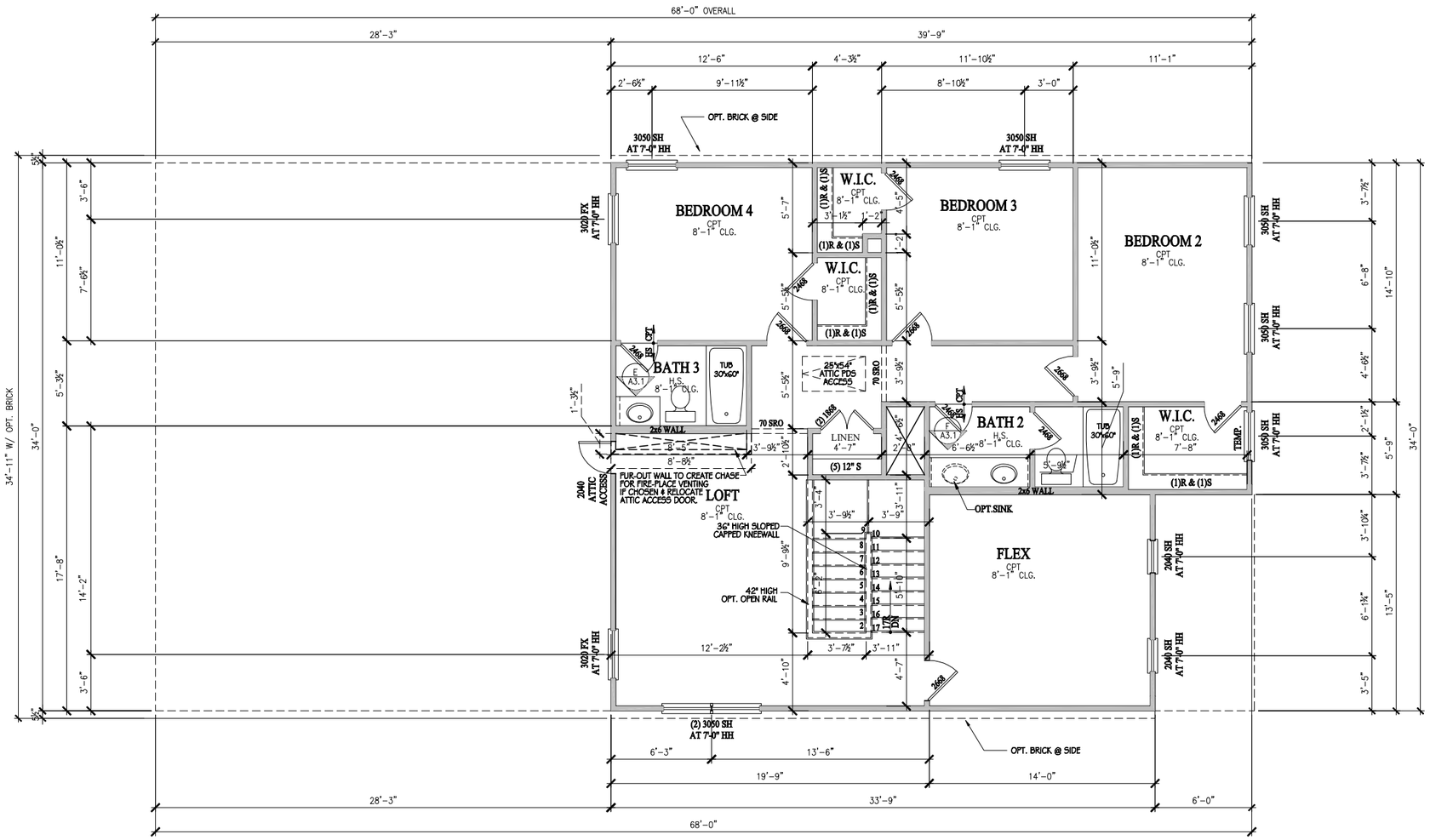
FIRST FLOOR PLAN "E"

DIVISION

SHEET
A1-1e



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

A / A1-2e — SECOND FLOOR PLAN "E"
SCALE: 1/8" = 1'-0"

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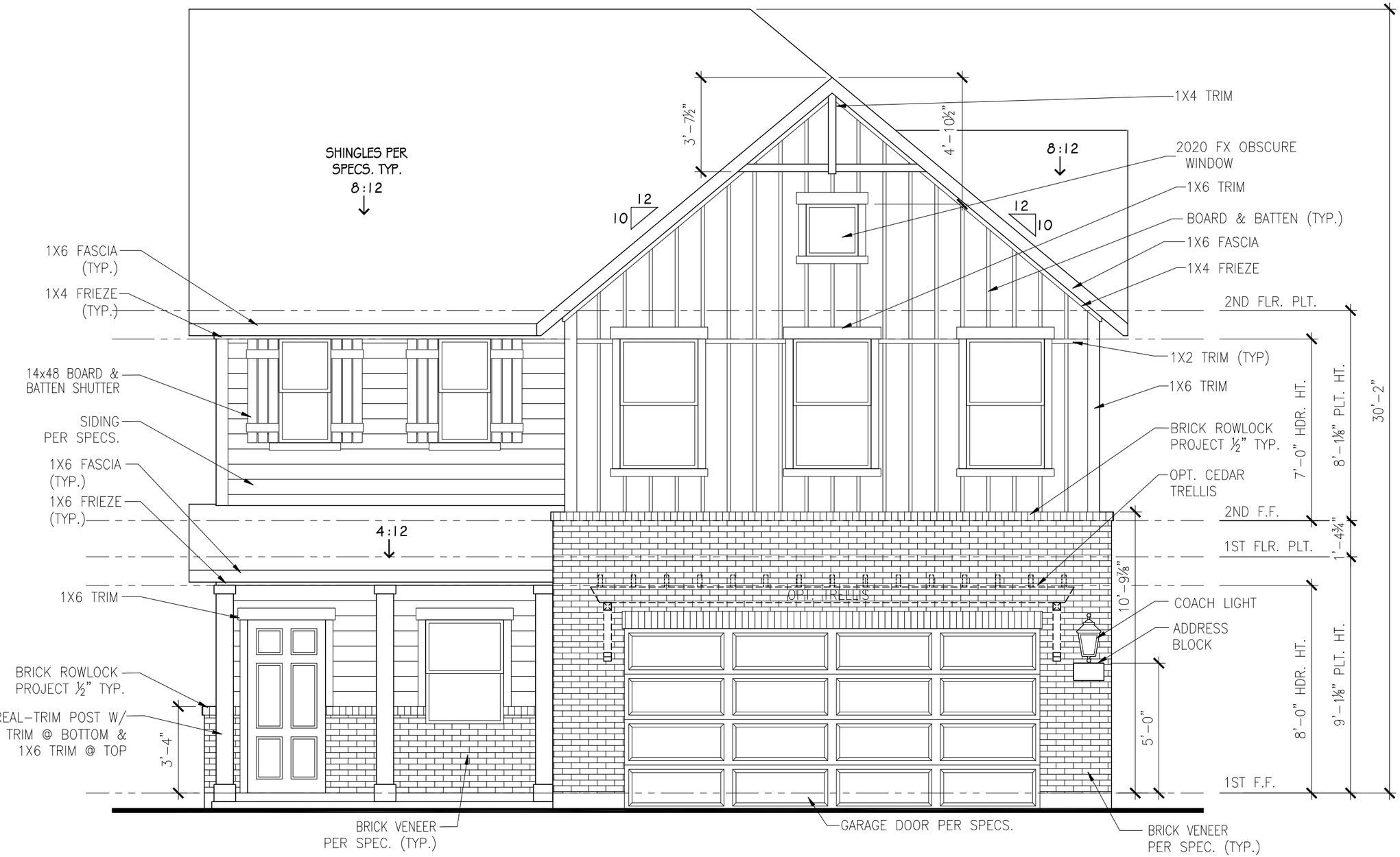
3507R Knox.dwg
Last Saved By:
DDwel 11/24/2021

3507R KNOX

SECOND FLOOR PLAN "E"

DIVISION

SHEET
A1-2e



A / A2-0e **FRONT ELEVATION "E"**
SCALE: 1/4" = 1'-0"

ASHTON WOODS ™

ISSUE DATE: 07/23/21 **FOR**
PERMIT

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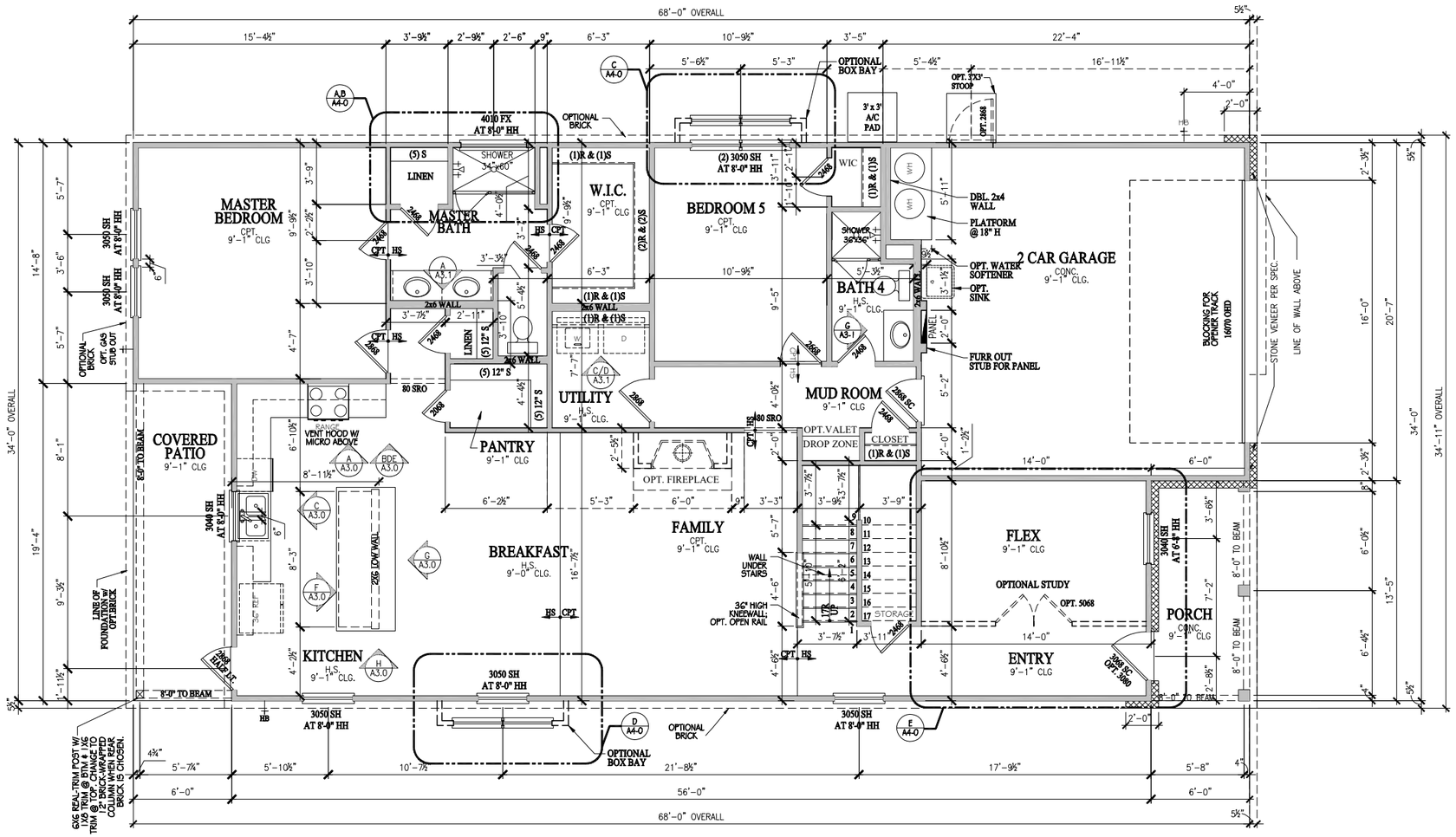
3507R KNOX

FRONT ELEVATION & ROOF PLAN "E"

DIVISION

SHEET
A2-0e



A / A1-1f — FIRST FLOOR PLAN "F"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1stFLOOR	1697 SF
2ndFLOOR	1221 SF
TOTAL	2918 SF

AREAS (UNHEATED)	
GARAGE	419 SF
PATIO	116 SF
1stFLPORCH	80 SF
2ndFLPORCH	80 SF
	695 SF

LAST REVISED BY: MRD DATE: 11/8/2021

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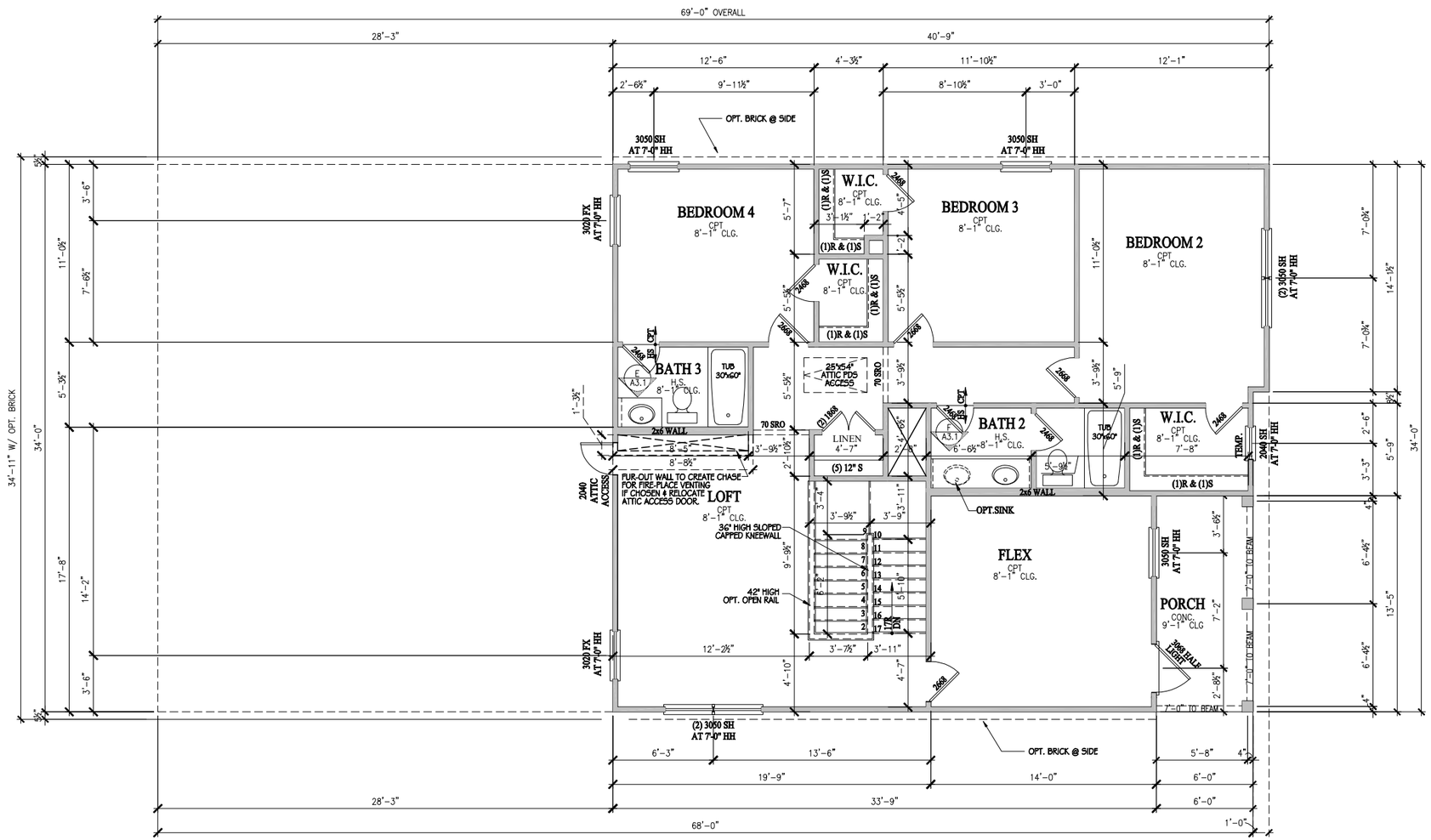
3507R KNOX

FIRST FLOOR PLAN "F"

DIVISION

SHEET A1-1f



A
A1-2f

SECOND FLOOR PLAN "F"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

AREAS (HEATED)		
1stFLOOR	1697	SF
2ndFLOOR	1221	SF
TOTAL	2918	SF

AREAS (UNHEATED)		
GARAGE	419	SF
PATIO	116	SF
1stFLPORCH	80	SF
2ndFLPORCH	80	SF
	695	SF

ASHTON WOODS ™

ISSUE DATE: 07/23/21 FOR
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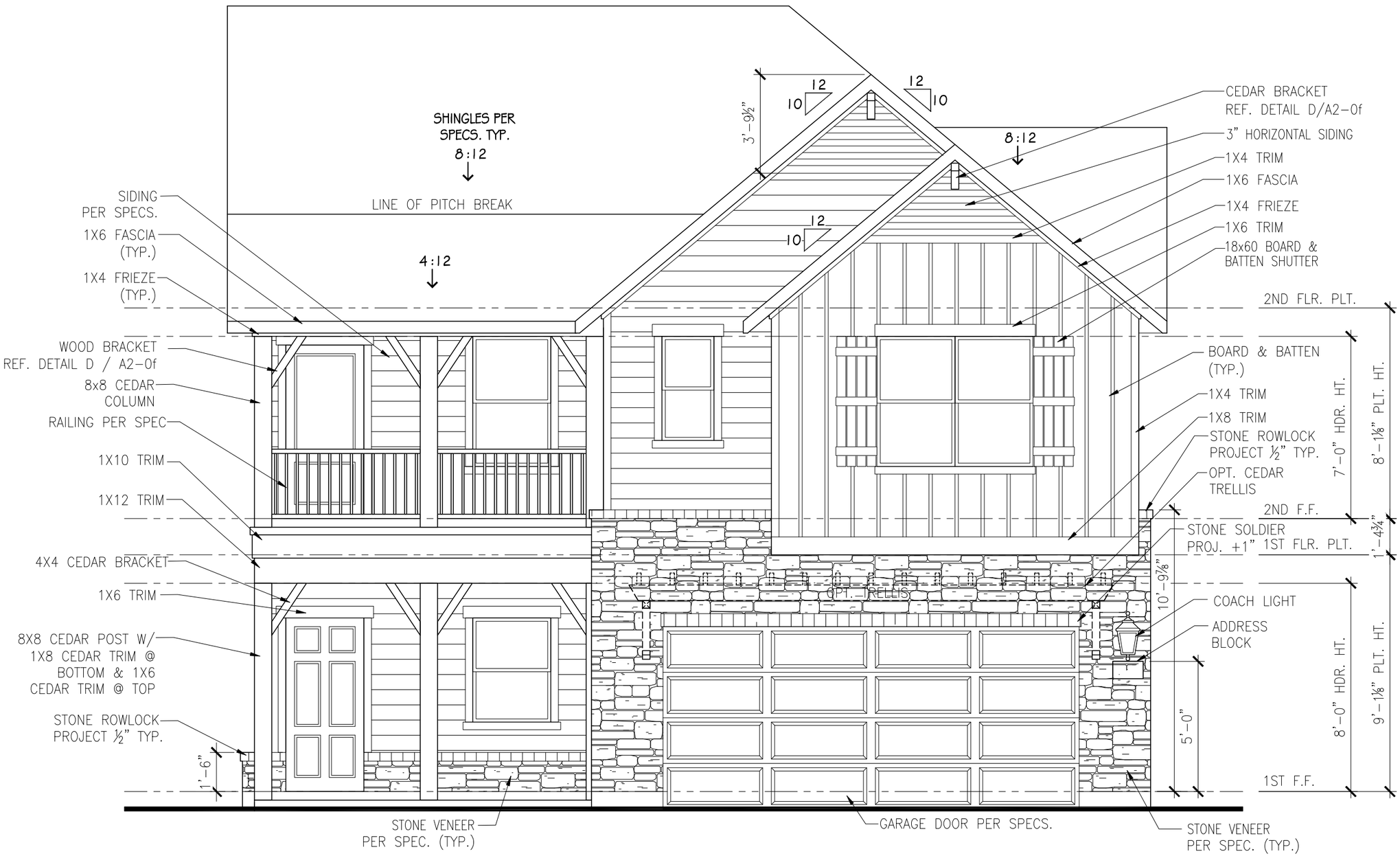
3507R KNOX

SECOND FLOOR PLAN "F"

DIVISION

SHEET
A1-2f



A / A2-0f **FRONT ELEVATION "F"**
SCALE: 1/4" = 1'-0"

ASHTON WOODS ™

ISSUE DATE: 07/23/21 **FOR**
PERMIT

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3507R KNOX

FRONT ELEVATION & ROOF PLAN "F"

DIVISION

SHEET
A2-0f

From:	Ashley Lumpkin
To:	Steven Pierce; Paul Kenney; Brendon Newman
Cc:	Yvette Glover; Keith Pearson; Keith Pearson
Subject:	RE: Covered Bridge - Ashton Woods Plan Submittal
Date:	Thursday, September 23, 2021 9:23:00 AM
Attachments:	image003.png image004.png image006.png

Steven,

The UDC is not a contradiction, the other 45-foot lots the homes were all within PUDs. The issue is with straight zoning staff has no discretion to provide any alternatives. The other project, Wilco Ranch, that we have worked on had different standards as part of the Development Agreement. So, its waived portion of the ordinance as you had already gotten some entitlements through the county.

I'll have Angel reach out with some availability. My calendar is about two weeks out currently.

Thanks,
Ashley

From: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Sent: Thursday, September 23, 2021 9:19 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Yvette Glover <Yvette.Glover@HuttoTX.gov>; Keith Pearson <keith.pearson@ashtonwoods.com>; Keith Pearson <keith.pearson@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal
Importance: High

Ashley,

This contradicts what the city has approved on other projects with 45' lots. There are no alleys in this project, so rear load garages are not feasible. One note I'd like to point out - there is no requirement in the UDC requiring space for two car garages, and we're trying to avoid having to go to a single car garage product that doesn't meet the intent of the code and is not what buyers are looking for.

I think we need to meet with you in person to discuss this further. Please let me know your availability.

Thank you,

ASHTON WOODS
HOME TO INSPIRATION.

Steven Pierce
Director of Land Acquisition & Development
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
C **512 809 4413**

steven.pierce@ashtonwoods.com | **ashtonwoods.com**

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sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey.

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Thursday, September 23, 2021 9:02 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Paul,

I need the matrix filled out with the building widths and garage plus surround, per 10.406.3.3.1. The code does not only state the 16ft garage door, but it's the garage door and up to 4ft of a surround. There are no other compliance measures in the UDC, in part because the desire in the code was to have alley-loaded lots for the smaller product, which removes any possibility of the garage width issue. I don't think any of the plans submitted meet the minimum UDC requirements because the lots are narrow and you're proposed front entry garages.

You'll also need to ensure with each lot that you're in compliance with 10.405.8.4 – the smaller lots are often not able to meet this requirement either.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Thursday, September 23, 2021 8:52 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Checking in this week to see if you've had a chance to review the questions below and matrix provided?

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Paul Kenney
Sent: Thursday, September 16, 2021 11:01 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <steven.pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Thank you for your response. I've attached a compliance Matrix for the plans being submitted to facilitate the process. Additionally, renderings are now in each folder so you & the team can have a sense of what the homes will look like when finished.

Below is the link if you need it again:

- https://ashtonwoods.egnyte.com/fl/TgSHKzeEYL

We did have a few questions:

- Since the garage door is 16'-0", we are close to infringing on the 50% rule of section 10.406.3.3.1. Are there certain elements of an elevation that we could modify to help offset some of the additional frontage that is included in the calculation?
    - Ashton Woods is happy to alter these elevations to meet city requirements.
- Once the plans have been reviewed, would you be willing to meeting with myself and Brendon Newman, our purchasing director to discuss the approvals / rejections of the plans and ensure we are all aligned with next steps?

Please let me know if you need any additional information.

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 14, 2021 2:15 PM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Great, I'll check with Yvette for the check. I didn't see the overall tracking of how the homes meet the ordinance. Keep in mind this is strictly UDC and there is a menu of sorts of options to meet the minimum standards.

10.406.3.3.1 Front-loading garages – plans don't appear to meet this section
10.406.3.5 Required elements – please call these out in the aforementioned sheet for the submitted plans – one of the options must be included as a minimum.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Monday, September 13, 2021 9:45 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

The $500 check was signed last Friday and should be in the mail. Just checking in to see if we can get an ETA on this Master Review.

Thank You,

Brendon Newman
Director of Purchasing
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 7, 2021 9:41 AM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Thanks for the email. City Council recently updated the fee schedule to include a review fee of $500 per masterplan submittal. Also, please review the Covered Bridge zoning of SF-1, there is no PUD for that tract so I'm not sure if the homes you were approved for within the Development Agreement for Wilco Ranch will meet the minimum UDC requirements.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Tuesday, September 7, 2021 9:30 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

I just wanted to touch base on this to see if we can expect a follow up by 9/15, or sooner. Please let us know.

Thank You,

Brendon Newman
Director of Purchasing

Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Wednesday, September 1, 2021 4:09 PM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Brendon Newman <brendon.newman@ashtonwoods.com>; Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: Covered Bridge - Ashton Woods Plan Submittal

Good afternoon Ashley,

Ashton Woods has another development opportunity in Hutto which we would like to submit a lineup for master plan approval.

- Development Name: Covered Bridge
- The plan sets are identical to the ones sent to you for the Wilco Ranch development, but we have included a few more elevations.
- Would you mind reviewing these plans?
    - Link for plans: https://ashtonwoods.egnyte.com/fl/ua4WjQhtGi

Please let me know if you have any questions or concerns, I am happy to assist.

Sincerely,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512 623 1728 C 409 201 9843
paul.kenney@ashtonwoods.com | ashtonwoods.com

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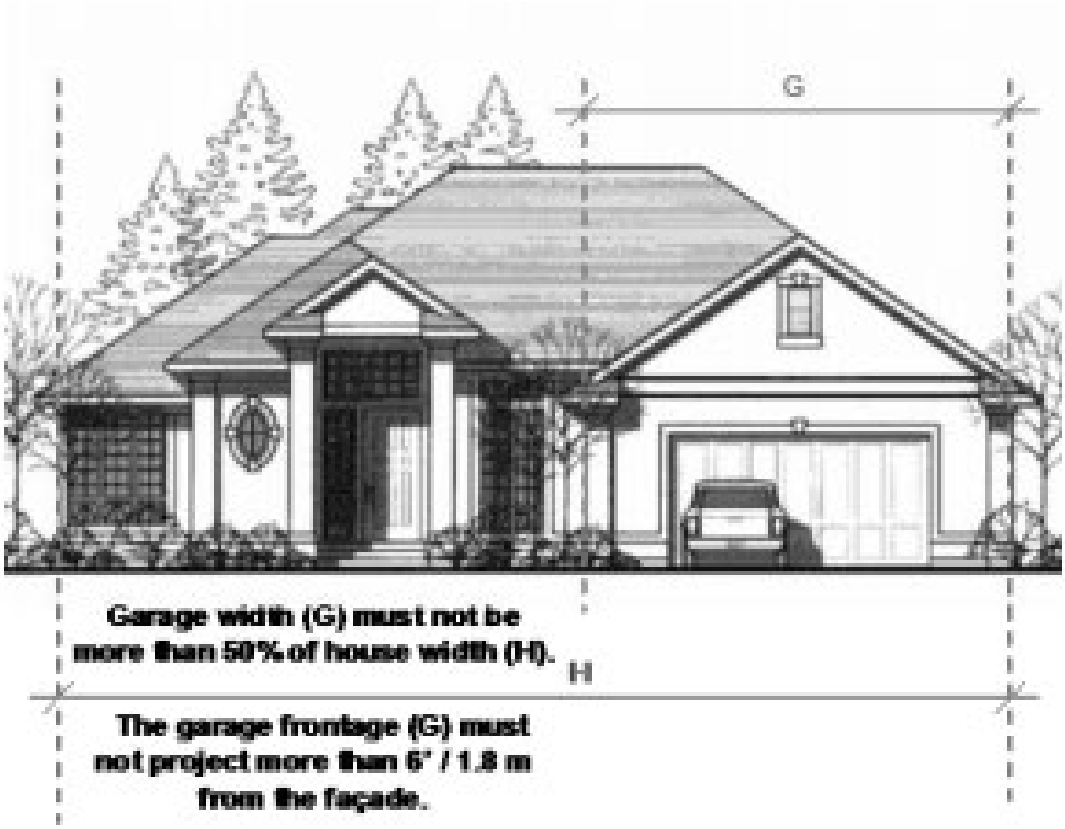
10.406.3.3.1 Front-loading garages

New housing development must avoid front elevations resulting in a streetscape dominated by the sight of garage doors. A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.



AGENDA ITEM REPORT
4.9.

To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 33508R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

Meeting: Tuesday, January 25, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

The Covered Bridge Subdivision is approximately 49.95 acres and includes 230 residential lots, and 1 open space/drainage lot. The preliminary plat was approved by City Council on October 15, 2020 per Resolution No. R-2020-093. Phase 1 Final Plat was approved on June 1, 2021, and Phase 2 Final Plat was approved December 7, 2021. They are both awaiting recording.

The zoning for the property is SF-1. The approved lots are 45’ wide and 115’ deep, typical. The setbacks required are 5’ for interior side yards and 15’ side yards for corner lots. The front and rear setbacks are 20' in depth.

The Covered Bridge project’s preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. This zoning permits 45’ wide front-entry lots. The Covered Bridge project includes 177 lots that are 45’ wide. With 5’ side setbacks required by zoning ordinance, the maximum width of a house on a 45’ lot is 35’ wide.

Garage doors are standardized in the home building industry at 16’ wide, which is below the 50% threshold until the additional 4’ is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4’ added, it is not possible to have a house with a two-car garage on a front-entry 45’ lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city allowed, via a separate development agreement, the company is building in Cottonwood Farms, also in Hutto. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45’ wide lots. However, the Development Agreement was provided because the majority of the other development was entitled through Williamson County which does not have the garage width ordinance. All other by-right developments in the city (i.e. not a Planned Unit Development) follow the existing garage width as specified in the ordinance. In an email to the developer, staff explained the differences and advised about the by-right zoning being different than

the Cottonwood Farms development standards in September 2021.

House plan 3501R Width 34.92’ – percentage of frontage 57%
House plan 3502R Width 34.92’ – percentage of frontage 57%
House plan 3503R Width 34.92’ – percentage of frontage 57%
House plan 3504R Width 34.92’ – percentage of frontage 55-57%
House plan 3505R Width 35’ – percentage of frontage 56-57%
House plan 3506R Width 34.92’ – percentage of frontage 53-56%
House plan 3507R Width 34.92’ – percentage of frontage 57%
House plan 3508R Width 34.92’ – percentage of frontage 53-56%

SUMMARY OF REQUEST:

111 notifications were sent out to property owners within 200’ of this site. To date we have received one in opposition.

Variance Criteria 10.203.24.3

A variance may be granted if all the following findings are made.

- There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is the minimum necessary to grant relief.

STAFF REVIEW:

Variance Evaluation and Recommendation

The proposed request does not meet the variance approval criteria. There are *no* unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

- Strict application of this code *does not* deprive the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.

- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request *are* self-created by disregard or ignorance of this code.
- The variance *would* confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is *not* the minimum necessary to grant relief.

Variance Approval conditions
Staff Recommends denial of the proposed variance request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. RequestLetter(12-28-21)
2. Application(12-28-21)
3. R-2020-093 Covered Bridge Revised Prelim Plat 10-15-20
4. Covered Bridge_Compliance Matrix.xlsx
5. 3508R Wyatt BASE_CB Submission
6. Code Section
7. RE_ Covered Bridge - Ashton Woods Plan Submittal

ASHTON WOODS

December 21, 2021

City of Hutto
Development Services Department
500 W. Live Oak St.
Hutto, TX 78634

Re: Covered Bridge Subdivision; Garage Frontage Variance Request – UDC 10.406.3.3.1

Ashton Woods Homes is requesting a variance from section 10.406.3.3.1 of the City of Hutto's Unified Development Code related to garage frontage percentages for the Covered Bridge subdivision. Per the UDC, "A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage..."

Ashton Woods is seeking a variance for the Covered Bridge subdivision that would allow up to 58% of house front elevations on 45' wide front-entry lots to be garage frontage as defined in the UDC.

The Covered Bridge project's preliminary plan was approved in October 2020 with 230 total single-family lots zoned under the SF-1 Village classification. Under this zoning, 45' wide front-entry lots are permitted and of its 230 total lots, 177 are 45' wide. With 5' side setbacks required by zoning ordinance, the maximum width of a house on a 45' lot is 35' wide. Garage doors are standardized in the home building industry at 16' wide, which is below the 50% threshold until the additional 4' is added to the width of the garage door opening. Due to the standard size of garage doors plus the additional 4' added, it is not possible to have a house with a two-car garage on a front-entry 45' lot with an area less than 50% unless structural modifications are made that reduce the integrity and livability of the house design.

Ashton Woods is seeking the variance in order to construct homes that the city has approved, and the company is actively building in a different Hutto subdivision called Cottonwood Farms. The Cottonwood Farms project has a development agreement that allows for up to 75% of the front elevation to be garage frontage, and the house plans Ashton Woods is building in Cottonwood Farms are also on front-entry 45' wide lots.

Should you have any questions or require any additional information, please contact me at steven.pierce@ashtonwoods.com or (512) 809-4413.

Sincerely,

Steven Pierce
Director of Land Acquisition and Development

ashtonwoods.com
10721 Research Blvd., Bldg. B, Suite 210 | Austin, TX 78759
P 512 610 7000 F 512 610 7004

Variance Request Application

Must be accompanied by a Master Application

May 2019

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Covered Bridge

PROPERTY ADDRESS: 747 CR 138, Hutto, TX 78634

**** Pre-application meeting with Development Services staff. (Required for all Variance Applications.) ****

Variance Type (Check One)

☑ **Site Design Standards** ☐ **Subdivision Standards** ☐ **Sign Standards** ☐ _____

FEES: Required at application submittal. Fees may be provided by cash, credit card or check made payable to: *City of Hutto (See: City of Hutto Development Fees)*

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8½" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

- Detailed site plan of property showing north arrow, scale, dimensions, setbacks, and property lines.
- List of all property owners (from WCAD) within 200-ft of subject property.
- Photographs to support request.
- Copy of final plat related to the request.

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8 ½" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.
6. The variance is the minimum necessary to grant relief.

PROCESSING:

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/website notification).
- Notification is required 16 days prior to your scheduled meeting date (mailed notice: Site Design/Subdivision only).
- Approved variance is valid for one (1) year from date of approval.
- Documents are to be recorded with the Williamson County Clerk, fees may apply (Zoning Board of Adjustment only).

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Mtg. date

MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Covered Bridge

APPLICATION TYPE: Variance Request

APPLICANT INFORMATION (*property owner or authorized agent*) this will be the City's official contact.

Name: Steven Pierce

Company Name: Ashton Austin Residential

Address: 10721 Research Blvd, Suite B210, Austin, TX 78759

Phone: 512-623-1683 Email: Steven.Pierce@AshtonWoods.com

PROPERTY INFORMATION

Address: 747 CR-138, Hutto, TX 78634

Legal Description: Deed Lot(s)____ Block____ Subdivision Entire Covered Bridge Prelim - 230 Single-Family lots

Reference: Volume____ Page(s) ____ or Document No. 2021084347

City Limits ☑ ETJ ☐ Current Zoning District: SF-1 Village

PROPERTY OWNER INFORMATION

Name:

Company Name: Arroyo Cap II-1, LLC

Address: 18575 Jamboree Rd, Suite 300, Irvine, CA 92612

Phone: 949-272-1172 Email: JBrouelette@ArroyoCapital.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Property Owner Signature | Steven Pierce Property Owner Printed Name Agent | 12/21/21 Date

THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Steven Pierce, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 21st day of December, 2021

Notary Public Signature | Melissa Derting Notary Public Printed Name

(Seal) MELISSA DERTING Notary Public, State of Texas My Commission Expires October 17, 2023 NOTARY ID 13040371-2

If there are multiple property owners attach separate page(s) with notarized signature(s)

RESOLUTION NO. R-2020-093

A RESOLUTION APPROVING THE PLAT KNOWN AS "COVERED BRIDGE REVISED PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

that the Hutto City Council hereby approves the resolution for the plat known as "Covered Bridge Revised Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **15th** day of the month **October, 2020.**

THE CITY OF HUTTO, TEXAS

~~Doug Gaul, Mayor~~

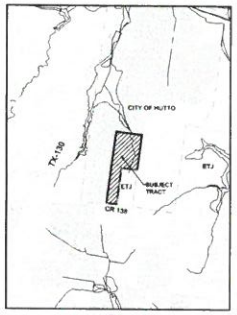
Mike Snyder Mayor Pro Tem

ATTEST:

Holly Nagy, City Secretary

COVERED BRIDGE

PRELIMINARY PLAT



LOCATION MAP
N.T.S.

SHEET INDEX

NO.	TITLE
1	OVERALL PRELIMINARY PLAT
2	GENERAL NOTES

TREE TABLE

TAG NO.	DESCRIPTION
1000	18" M. HACKBERRY(G.M)
1001	12" CEDAR
1002	11" ELMELEA TREE(G.M.S.F)
1003	8" BUNCH ASHE(G.M)
1004	8" BUNCH ASHE(G.M.S.F)
1005	8" BUNCH SWEETGUM(G.M.F)
1006	20" BLACK WILLOW(N.12")
1007	13" BLACK WILLOW
1008	17" BLACK WILLOW(G.S.F)
1009	8" BLACK WILLOW
1010	11" BLACK WILLOW
1011	8" MULBERRY(S.S.G.F)
1012	8" MULBERRY(G.S.S.S.F)

OWNER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

ENGINEER:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

DEVELOPER:
NEXUS PRIVATE CAPITAL, LLC
809 S. LAMAR BLVD., SUITE D
AUSTIN, TX, 78704

SURVEYOR:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

TOTAL NO. OF LOTS:

NO. OF BLOCKS: 8
NO. OF SINGLE FAMILY LOTS: 230
NO. OF DETENTION LOTS: 1
NO. OF OPEN SPACE LOTS: 9
NO. OF ROW DEDICATION LOTS: 1
TOTAL LOTS: 241

LINEAR FOOTAGE OF STREETS: 8,627 LF
ACREAGE OF LOTS: 35.71 AC
ACREAGE OF R.O.W.: 11.33 AC
ACREAGE OF R.O.W. DEDICATION: 2.91 AC
TOTAL ACREAGE: 48.95 AC

NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES.

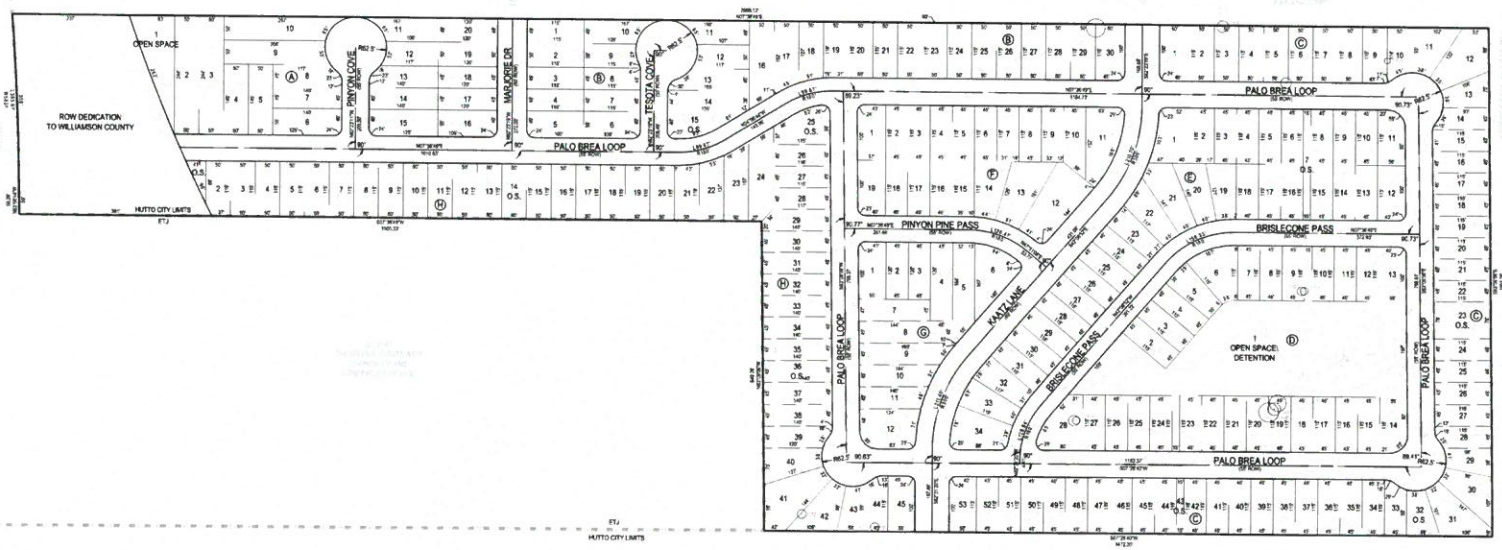
ALL OUT-BOUNDARY CORNERS ARE 5/8" IRON RODS FOUND UNLESS OTHERWISE NOTED.

Received 09/29/2020

0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 70 PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- CITY LIMITS BOUNDARY



REV	DESCRIPTION	DATE

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

BGE, Inc.
7000 N. MOPAC EXPY, STE 330
AUSTIN, TX 78731
TEL: 512-879-0400 www.bgeinc.com
TBPE Registration No. F-1046

COVERED BRIDGE

OVERALL PRELIMINARY PLAT

SHEET 1 OF 2

COVERED BRIDGE
PRELIMINARY PLAT

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. EXCEPTIONS WILL BE ALLOWED WHERE LIMITING FACTORS EXIST, AND THERE ARE OPTIONS AVAILABLE TO ENSURE THAT DRY UTILITY SERVICE CAN BE ACCOMMODATED SUCH AS JOINT TRENCHING OF UTILITIES IN A SINGLE EASEMENT.
3. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE U.D.C. REQUIREMENTS.
6. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN ACCORDANCE WITH THE CITY OF HUTTO UDC.
7. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
8. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
   WATER: MANVILLE WATER SUPPLY CORPORATION
   WASTEWATER: CITY OF HUTTO
   ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY
   GAS: ATMOS ENERGY CORPORATION
10. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515F, EFFECTIVE 12/20/2019.
11. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE U.D.C.
13. THE SUBDIVISION IS ZONED: SF-1
14. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
15. "FIRE LANE TOW AWAY ZONE" SIGNAGE WILL BE POSTED ON ONE SIDE OF EVERY PROPOSED STREET WITH A 30 FOOT WIDTH.
16. BUILDING SETBACK MINIMUMS ARE PER AS SHOW BELOW.
17. ANY MITIGATION OR REQUIRED IMPROVEMENTS CONTAINED WITHIN THE TIA REPORT WILL BE SATISFIED AT FINAL PLAT/CONSTRUCTION PLAN STAGE.

STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	CURB AND GUTTER
BRISLECONE PASS	55'	1,062 LF	30' FACE TO FACE	5'	LOCAL	YES
KAATZ LANE	60'	1,190 LF	44' FACE TO FACE	5'	COLLECTOR	YES
MARJORIE DRIVE	60'	272 LF	30' FACE TO FACE	5'	LOCAL	YES
PALO BREA LOOP	55'	5,237 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON PINE PASS	55'	432 LF	30' FACE TO FACE	5'	LOCAL	YES
TESOTA COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES

LEGAL DESCRIPTION OF LAND

A TRACT OF LAND SITUATED WITHIN THE JOHN KELSEY SURVEY, ABSTRACT NUMBER 377, WILLIAMSON COUNTY TEXAS, AND BEING A PORTION OF A CALLED 73.35 ACRE TRACT OF LAND CONVEYED TO THE CENTRAL ASSEMBLY OF GOD (NOW KNOWN AS THE BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD) BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2007046774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND, ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 136, FOR THE SOUTHEAST CORNER OF LOT 9 IN BLOCK B-1 OF LAKESIDE ESTATES, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET T AT SLIDES 19-21 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF A CALLED 1.210 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2008062923 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 07 DEGREES 36 MINUTES 49 SECONDS EAST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION TWO AND THE ABOVE-MENTIONED 73.358 ACRE TRACT, PASSING AT 984.87 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 16 IN SAID BLOCK B-1, PASSING AT 1,044.83 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK E OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION 2 AND CONTINUING ALONG SAID COMMON BOUNDARY LINE AND THE COMMON BOUNDARY LINE OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET W AT SLIDES 96 – 98 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, PASSING AT 2,254.73 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 21 IN BLOCK E OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 2,324.74 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, AND CONTINUING FOR A TOTAL DISTANCE OF 2,599.13 FEET TO A 1/2 INCH REBAR FOUND FOR A COMMON CORNER OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE;

THENCE SOUTH 83 DEGREES 06 MINUTES 46 SECONDS EAST, CONTINUING ALONG THE AFOREMENTIONED COMMON BOUNDARY LINE OF THE CALLED 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE, PASSING AT 238.46 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 17 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 290.39 FEET THE SOUTHWEST CORNER OF LOT 1 IN BLOCK J OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 445.14 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON SOUTH CORNER OF LOTS 1 AND 24 IN SAID BLOCK J AND CONTINUING FOR A TOTAL DISTANCE OF 1,061.39 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON EAST CORNER OF SAID 73.35ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ON THE WEST BOUNDARY LINE OF A 120.0 ACRE TRACT CONVEYED TO J.F. GIBNEY ET UX BY A DEED FILED FOR RECORD IN VOLUME 2726 AT PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 07 DEGREES 28 MINUTES 46 SECONDS WEST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED 73.35 ACRE TRACT AND THE AFOREMENTIONED GIBNEY TRACT, 1,472.30 FEET TO A POINT, IN AN EXISTING HEDGEROW, FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, FROM WHICH A 1/2 INCH REBAR FOUND FOR SOUTHEAST CORNER OF SAID 73.35 ACRE TRACT BEARS SOUTH 07 DEGREES 28 MINUTES 36 SECONDS WEST, 1,566.43 FEET;

THENCE NORTH 83 DEGREES 08 MINUTES 06 SECONDS WEST, PASSING AT 15.16 FEET A 1/2 INCH REBAR WITH A CAP MARKED "REF COR RPLS 4967" SET FOR A REFERENCE CORNER AND CONTINUING FOR A TOTAL DISTANCE OF 840.26 FEET A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 07 DEGREES 36 MINUTES 49 SECONDS WEST, 1,505.33 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET, ON THE ABOVE-MENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE ABOVE-MENTIONED CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT;

THENCE NORTH 83 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, 56.39 FEET TO A 5/8 INCH REBAR WITH A CAP MARKED "WILLIAMSON COUNTY" FOUND FOR A COMMON CORNER OF SAID 1.210 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTHWESTERLY, 355.51 FEET ALONG THE AFOREMENTIONED NORTH RIGHT-OF WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,830.63 FEET, A CENTRAL ANGLE OF 03 DEGREES 29 MINUTES 37 SECONDS AND A LONG CHORD WHICH BEARS NORTH 84 DEGREES 53 MINUTES 44 SECONDS WEST, 355.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 2,175,821 SQUARE FEET OR 49.950 ACRES, MORE OR LESS.

LOT TABLE

LOT #	AREA	BLOCK	USE
1	11786	A	OPEN SPACE
2	13225	A	SF
3	12225	A	SF
4	7390	A	SF
5	7350	A	SF
6	7862	A	SF
7	6300	A	SF
8	8018	A	SF
9	10798	A	SF
10	10879	A	SF
11	8029	A	SF
12	5300	A	SF
13	6018	A	SF
14	6300	A	SF
15	7862	A	SF
16	8563	A	SF
17	5400	A	SF
18	5400	A	SF
19	8000	A	SF
20	5630	A	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6862	B	SF
2	5750	B	SF
3	5475	B	SF
4	5475	B	SF
5	6277	B	SF
6	6277	B	SF
7	5475	B	SF
8	5475	B	SF
9	5363	B	SF
10	5529	B	SF
11	6037	B	SF
12	5498	B	SF
13	6522	B	SF
14	7389	B	SF
15	5637	B	O.S.
16	6375	B	SF
17	6907	B	SF
18	6012	B	SF
19	5750	B	SF
20	5750	B	SF
21	5750	B	SF
22	5750	B	SF
23	5750	B	SF
24	5750	B	SF
25	5750	B	SF
26	5750	B	SF
27	5750	B	SF
28	5750	B	SF
29	5750	B	SF
30	6862	B	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	6862	C	SF
2	5750	C	SF
3	5750	C	SF
4	5750	C	SF
5	5750	C	SF
6	5750	C	SF
7	5750	C	SF
8	5750	C	SF
9	5747	C	SF
10	6067	C	SF
11	6801	C	SF
12	5873	C	SF
13	5236	C	SF
14	4647	C	SF
15	5158	C	SF
16	5175	C	SF
17	5175	C	SF
18	5175	C	SF
19	5175	C	SF
20	5175	C	SF
21	5175	C	SF
22	5175	C	SF
23	6768	C	O.S.
24	5175	C	SF
25	5175	C	SF
26	5175	C	SF
27	5175	C	SF
28	4937	C	SF
29	4640	C	SF
30	7348	C	SF
31	6308	C	SF
32	4941	C	O.S.
33	4773	C	SF
34	5175	C	SF
35	5175	C	SF
36	5175	C	SF
37	5175	C	SF
38	5175	C	SF
39	5175	C	SF
40	5175	C	SF
41	5175	C	SF
42	5175	C	SF
43	1725	C	O.S.
44	5175	C	SF
45	5175	C	SF
46	5175	C	SF
47	5175	C	SF
48	5175	C	SF
49	5175	C	SF
50	5175	C	SF
51	5175	C	SF
52	5175	C	SF
53	6277	C	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	100679	D	OPEN SPACE/ DETENTION
2	5175	D	SF
3	5475	D	SF
4	5175	D	SF
5	5888	D	SF
6	8331	D	SF
7	5475	D	SF
8	5475	D	SF
9	5175	D	SF
10	5175	D	SF
11	5175	D	SF
12	5175	D	SF
13	6362	D	SF
14	6124	D	SF
15	5475	D	SF
16	5175	D	SF
17	5475	D	SF
18	5175	D	SF
19	5175	D	SF
20	5175	D	SF
21	5475	D	SF
22	5475	D	SF
23	5175	D	SF
24	5175	D	SF
25	5175	D	SF
26	5475	D	SF
27	5175	D	SF
28	6248	D	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8458	E	SF
2	5175	E	SF
3	5175	E	SF
4	5175	E	SF
5	5175	E	SF
6	5175	E	SF
7	3460	E	O.S.
8	5175	E	SF
9	5175	E	SF
10	5175	E	SF
11	5964	E	SF
12	6536	E	SF
13	5175	E	SF
14	5175	E	SF
15	5175	E	SF
16	5175	E	SF
17	5175	E	SF
18	5175	E	SF
19	5883	E	SF
20	6764	E	SF
21	6163	E	SF
22	6622	E	SF
23	5561	E	SF
24	5175	E	SF
25	5175	E	SF
26	5175	E	SF
27	5175	E	SF
28	5175	E	SF
29	5175	E	SF
30	5175	E	SF
31	5175	E	SF
32	6791	E	SF
33	6959	E	SF
34	8485	E	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8640	F	SF
2	5175	F	SF
3	5175	F	SF
4	5175	F	SF
5	5175	F	SF
6	5175	F	SF
7	5175	F	SF
8	5175	F	SF
9	5175	F	SF
10	6006	F	SF
11	6765	F	SF
12	12435	F	SF
13	9840	F	SF
14	7046	F	SF
15	5178	F	SF
16	5175	F	SF
17	5175	F	SF
18	5175	F	SF
19	6967	F	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	8646	G	SF
2	5400	G	SF
3	5400	G	SF
4	7397	G	SF
5	8863	G	SF
6	9046	G	SF
7	8803	G	SF
8	8809	G	SF
9	8117	G	SF
10	8816	G	SF
11	9819	G	SF
12	8379	G	SF

LOT TABLE

LOT #	AREA	BLOCK	USE
1	1895	H	O.S.
2	9588	H	SF
3	5750	H	SF
4	5750	H	SF
5	5750	H	SF
6	5750	H	SF
7	5738	H	SF
8	5765	H	SF
9	5750	H	SF
10	5750	H	SF
11	5750	H	SF
12	5750	H	SF
13	5750	H	SF
14	5780	H	O.S.
15	5750	H	SF
16	5750	H	SF
17	5780	H	SF
18	5750	H	SF
19	5750	H	SF
20	5750	H	SF
21	5812	H	SF
22	6340	H	SF
23	7567	H	SF
24	6619	H	SF
25	7501	H	O.S.
26	5699	H	SF
27	6216	H	SF
28	5243	H	SF
29	6011	H	SF
30	6300	H	SF
31	6350	H	SF
32	6300	H	SF
33	6300	H	SF
34	6300	H	SF
35	6300	H	SF
36	6300	H	O.S.
37	6300	H	SF
38	6300	H	SF
39	5808	H	SF
40	6705	H	SF
41	10850	H	SF
42	7100	H	SF
43	4800	H	SF
44	4990	H	SF
45	6277	H	SF

REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: AC
REVIEWED BY: JK
DRAWN BY: AC

BGE

BGE, Inc.
101 WEST LOUIS HENNA BLVD
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

COVERED BRIDGE
GENERAL NOTES

Received 09/29/2020

HUTTO

SHEET 2 OF 2

G:\TXC\Projects\P4_Development\7948-00-Covered_Bridge\LD\01_CADD\01_Sheet\Prelim Plans\C-SP-LAYO-PRELIM.dwg Layout: Layout2 Plotted: 9/29/2020 4:09:04 PM

											Section (10.406.3.5)				
Plan Number	Plan Name	Elevation	Garage Plus Surround (L.F.)	House Width (L.F.)	Percentage	Garage <6'-0" Protrusion	Garage Width Compliance - 10.406.3.3.1	Front Door on Same Plane as Garage?	House Façade Distance Offset from Garage	Compliance with 10.406.3.2	Side, Rear or Alley Garage	National Association of Home Builders National Green Building Program: ANSI ICC700-2008 National Green Building Standard	4' Masonry Wainscot surround -OR- Full Masonry	100SF Porch	Count
3501	Brodie	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3501	Brodie	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3501	Brodie	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3502	Cartwright	A	20.00	34.92	57%	Yes	No	No	3'-5.5" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	B	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	C	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	1	0	2
3502	Cartwright	D	19.88	34.92	57%	Yes	No	No	7'-11.8" (Recessed)	Yes	0	1	1	1	3
3502	Cartwright	E	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3502	Cartwright	F	19.88	34.92	57%	Yes	No	No	5'-0" (Recessed)	Yes	0	1	0	0	1
3503	Livingston	A	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	B	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	1	0	2
3503	Livingston	C	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	1	0	2
3503	Livingston	D	20.00	34.92	57%	Yes	No	No	2'-4"	Yes	0	1	0	0	1
3503	Livingston	E	20.00	34.92	57%	Yes	No	No	4'-4"	Yes	0	1	0	0	1
3503	Livingston	F	20.00	34.92	57%	Yes	No	No	0 (Flush)	Yes	0	1	0	0	1
3504	Eleanor	A	19.88	34.92	57%	Yes	No	No	9'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	B	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	1	0	2
3504	Eleanor	C	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	D	19.79	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	E	19.17	34.92	55%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3504	Eleanor	F	19.88	34.92	57%	Yes	No	No	7'-10" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	A	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	B	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	C	19.67	35.00	56%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	1	0	2
3505	Cassidy	D	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	E	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3505	Cassidy	F	20.00	35.00	57%	Yes	No	Yes	5'-0" (Recessed)	Yes	0	1	0	0	1
3506	Colton	A	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	B	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	C	18.71	34.92	54%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	1	0	2
3506	Colton	D	19.46	34.92	56%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	E	18.67	34.92	53%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3506	Colton	F	19.38	34.92	55%	Yes	No	No	5'-8" (Recessed)	Yes	0	1	0	0	1
3507	Knox	A	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	B	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	C	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	1	0	2
3507	Knox	D	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	E	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3507	Knox	F	20.00	34.92	57%	Yes	No	No	6'-0"	Yes	0	1	0	0	1
3508	Wyatt	A	18.46	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	B	19.58	34.92	56%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	C	18.67	34.92	53%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	1	0	2
3508	Wyatt	D	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	E	19.21	34.92	55%	Yes	No	No	6'-5.5" (Recessed)	Yes	0	1	0	0	1
3508	Wyatt	F	19.38	34.92	55%	Yes	No	No	6'-0" (Recessed)	Yes	0	1	0	0	1

3508R Wyatt

INDEX

SHEET	CONTENT
C1-0	INDEX AND COVER SHEET

ELEVATION SPECIFIC SHEETS

ELEVATION "A"

S1-1a	SLAB FOUNDATION PLAN "A"
A1-1a	FIRST FLOOR PLAN "A"
A1-2a	SECOND FLOOR PLAN "A"
A2-0a	FRONT ELEVATION AND ROOF PLAN "A"
A2-1a	RIGHT & LEFT ELEVATIONS "A"
A2-2a	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "A"
A2-3a	LEFT & RIGHT W/ OPT FULL BRICK ELEVATIONS "A"
A2-4a	REAR ELEVATION "A" W/OPT.HALF BRICK & OPT. FULL BRICK
E1-1a	FIRST FLOOR ELECTRICAL PLAN "A"
E1-2a	SECOND FLOOR ELECTRICAL PLAN "A"

ELEVATION "B"

S1-1b	SLAB FOUNDATION PLAN "B"
A1-1b	FIRST FLOOR PLAN "B"
A1-2b	SECOND FLOOR PLAN "B"
A2-0b	FRONT ELEVATION AND ROOF PLAN "B"
A2-1b	RIGHT & LEFT ELEVATIONS "B"
A2-2b	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "B"
A2-3b	LEFT & RIGHT W/ OPT FULL BRICK ELEVATIONS "B"
A2-4b	REAR ELEVATION "B" W/OPT.HALF BRICK & OPT. FULL BRICK
E1-1b	FIRST FLOOR ELECTRICAL PLAN "B"
E1-2b	SECOND FLOOR ELECTRICAL PLAN "B"

ELEVATION "C"

S1-1c	SLAB FOUNDATION PLAN "C"
A1-1c	FIRST FLOOR PLAN "C"
A1-2a	SECOND FLOOR PLAN "C"
A2-0c	FRONT ELEVATION AND ROOF PLAN "C"
A2-1c	RIGHT & LEFT ELEVATIONS "C"
A2-2c	LEFT & RIGHT W/ OPT BRICK ELEVATIONS "C"
A2-3c	LEFT & RIGHT W/ OPT FULL BRICK ELEVATIONS "C"
A2-4c	REAR ELEVATION "C" W/OPT.HALF BRICK & OPT. FULL BRICK
E1-1c	FIRST FLOOR ELECTRICAL PLAN "C"
E1-2c	SECOND FLOOR ELECTRICAL PLAN "C"

ELEVATION "D"

S1-1d	SLAB FOUNDATION PLAN "D"
A1-1d	FIRST FLOOR PLAN "D"
A1-2d	SECOND FLOOR PLAN "D"
A2-0d	FRONT ELEVATION AND ROOF PLAN "D"
A2-1d	RIGHT & LEFT ELEVATIONS "D"
E1-1d	FIRST FLOOR ELECTRICAL PLAN "D"
E1-2d	SECOND FLOOR ELECTRICAL PLAN "D"

ELEVATION "E"

S1-1e	SLAB FOUNDATION PLAN "E"
A1-1e	FIRST FLOOR PLAN "E"
A1-2e	SECOND FLOOR PLAN "E"
A2-0e	FRONT ELEVATION AND ROOF PLAN "E"
A2-1e	RIGHT & LEFT ELEVATIONS "E"
E1-1e	FIRST FLOOR ELECTRICAL PLAN "E"
E1-2e	SECOND FLOOR ELECTRICAL PLAN "E"

ELEVATION "F"

S1-1f	SLAB FOUNDATION PLAN "F"
A1-1f	FIRST FLOOR PLAN "F"
A1-2f	SECOND FLOOR PLAN "F"
A2-0f	FRONT ELEVATION AND ROOF PLAN "F"
A2-1f	RIGHT & LEFT ELEVATIONS "F"
E1-1f	FIRST FLOOR ELECTRICAL PLAN "F"
E1-2f	SECOND FLOOR ELECTRICAL PLAN "F"

GENERAL SHEETS

A3-0	INTERIOR ELEVATIONS I
A3-1	INTERIOR ELEVATIONS II
A4-0	PLAN OPTIONS I
A4-1	PLAN OPTIONS II
A4-2	ELEVATION OPTIONS I
A4-3	ELEVATION OPTIONS II
A4-4	ELEVATION OPTIONS III
S2-0	WALL SECTIONS I
D5-0	FIRE-RATED SOFFIT DETAILS

GENERAL NOTES:

1. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO TO THE BUILDER FOR JUSTIFICATION AND/OR CORRECTION BEFORE CONTINUING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED TO THE BUILDER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOAD. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC.
9. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES TO INSURE A QUALITY AND SAFE STRUCTURE.

REVISION LOG

REV.	DESCRIPTION	DRAWN BY	DATE	SHEETS AFFECTED	BROCHURE REQUIRED	ENGINEERING REQUIRED
1.	REVISION		XX-XX-XX		Y/N	Y/N
2.	CUT 12" FROM PLAN WIDTH	CORP	10-13-20		Y	Y
3.	CENTER WINDOWS ON FRONT ELEVATION OF 2ND FLOOR, MAKE STORAGE INTERNAL DISTANCE 5'-2" ON 2ND FLOOR, MAKE OPTION BATH 4 INTERNAL DISTANCE 5'-0" ON 2ND FLOOR. CHANGE DEN 4050 FX WINDOW TO 3050 SH WINDOW	CORP	10-21-20	ALL	Y/N	Y/N
4.	ELEVATIONS "A-F" REVISIONS	MSD	12-08-20		Y	Y
5.	CREATE MASTER BATH-2 AND LUXURY MASTER BATH -2 BEDROOM 2-DOUBLE DOOR ILO BI-PASS REMOVED SHOWER DOOR AND ONLY SHOW TUB ADD DISC LIGHT IN BREAKFAST AREA	CORP	16-12-20		Y	Y
6.	DIVISION REDLINES 12-11-20	CORP	12-22-20		Y	Y
7.	ADJUSTED S.F. TABLES AND ADDED ROOF CALCS.	MPK	12-30-20		N	N

FRAME AREAS

	1ST FLOOR LIVING	2ND FLOOR LIVING	TOTAL FRAME LIVING S.F.	PORCH	PATIO	GARAGE	TOTAL FRAME S.F.
ELEVATION "A"	1276	1601	2877	54	96	581	3608
ELEVATION "B"	1276	1601	2877	19	96	581	3573
ELEVATION "C"	1276	1601	2877	46	96	581	3600
ELEVATION "D"	1276	1601	2877	43	96	581	3597
ELEVATION "E"	1276	1601	2877	43	96	581	3597
ELEVATION "F"	1276	1601	2877	43	96	581	3597

BRICK AREAS

	1ST FLOOR LIVING	2ND FLOOR LIVING	TOTAL BRICK LIVING S.F.	PORCH	PATIO	GARAGE	TOTAL BRICK S.F.	SLAB S.F.
ELEVATION "A"	1282	1611	2893	53	96	591	3633	2022
ELEVATION "B"	1282	1611	2893	19	96	591	3599	1988
ELEVATION "C"	1285	1611	2896	43	96	591	3626	2015
ELEVATION "D"	1282	1601	2883	43	96	591	3613	2012
ELEVATION "E"	1282	1601	2883	43	96	591	3613	2012
ELEVATION "F"	1282	1601	2883	43	96	591	3613	2012

OPTIONS

	OPT. 1ST FLR BRICK (SIDES)	OPT. 1ST FLR BRICK (REAR)	OPT. FULL BRICK (1ST & 2ND FLR)	OPT. EXTENDED COV'D PATIO	OPT. MEDIA ROOM (UTILIZES GARAGE AREA)
ELEVATION "A"	(+) 51	(+) 17	(+) 95	(+) 184	(+/-) 174
ELEVATION "B"	(+) 51	(+) 17	(+) 95	(+) 184	(+/-) 174
ELEVATION "C"	(+) 51	(+) 17	(+) 90	(+) 184	(+/-) 174
ELEVATION "D"	---	---	---	(+) 184	(+/-) 174
ELEVATION "E"	---	---	---	(+) 184	(+/-) 174
ELEVATION "F"	---	---	---	(+) 184	(+/-) 174

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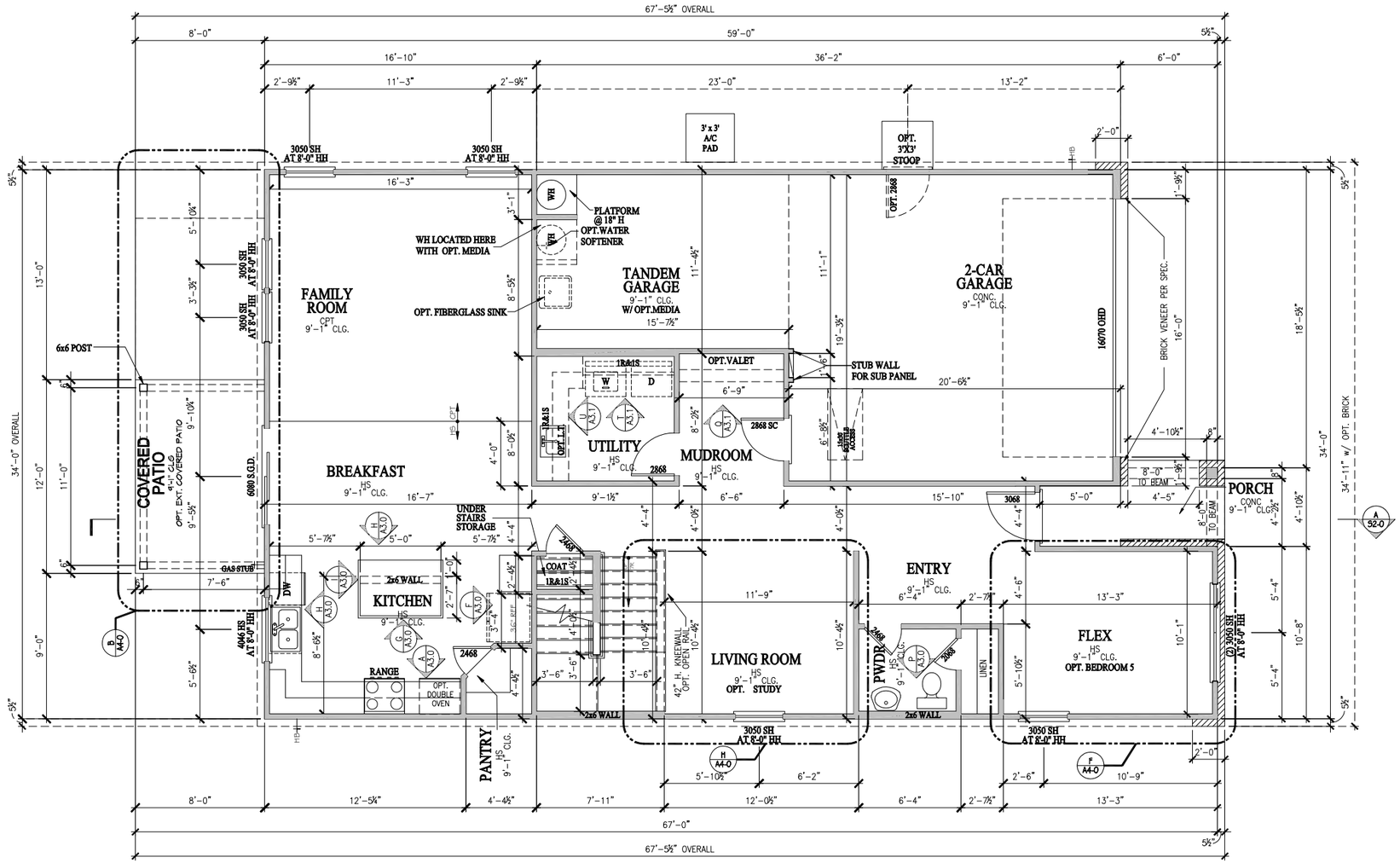
INDEX AND COVER SHEET

AUSTIN

SHEET C1-0



A
A1-1a

FIRST FLOOR PLAN "A"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1282 SF
2nd FLOOR	1601 SF
TOTAL	2883 SF

AREAS (UNHEATED)	
GARAGE	581 SF
PATIO	96 SF
PORCH	23 SF
	700 SF

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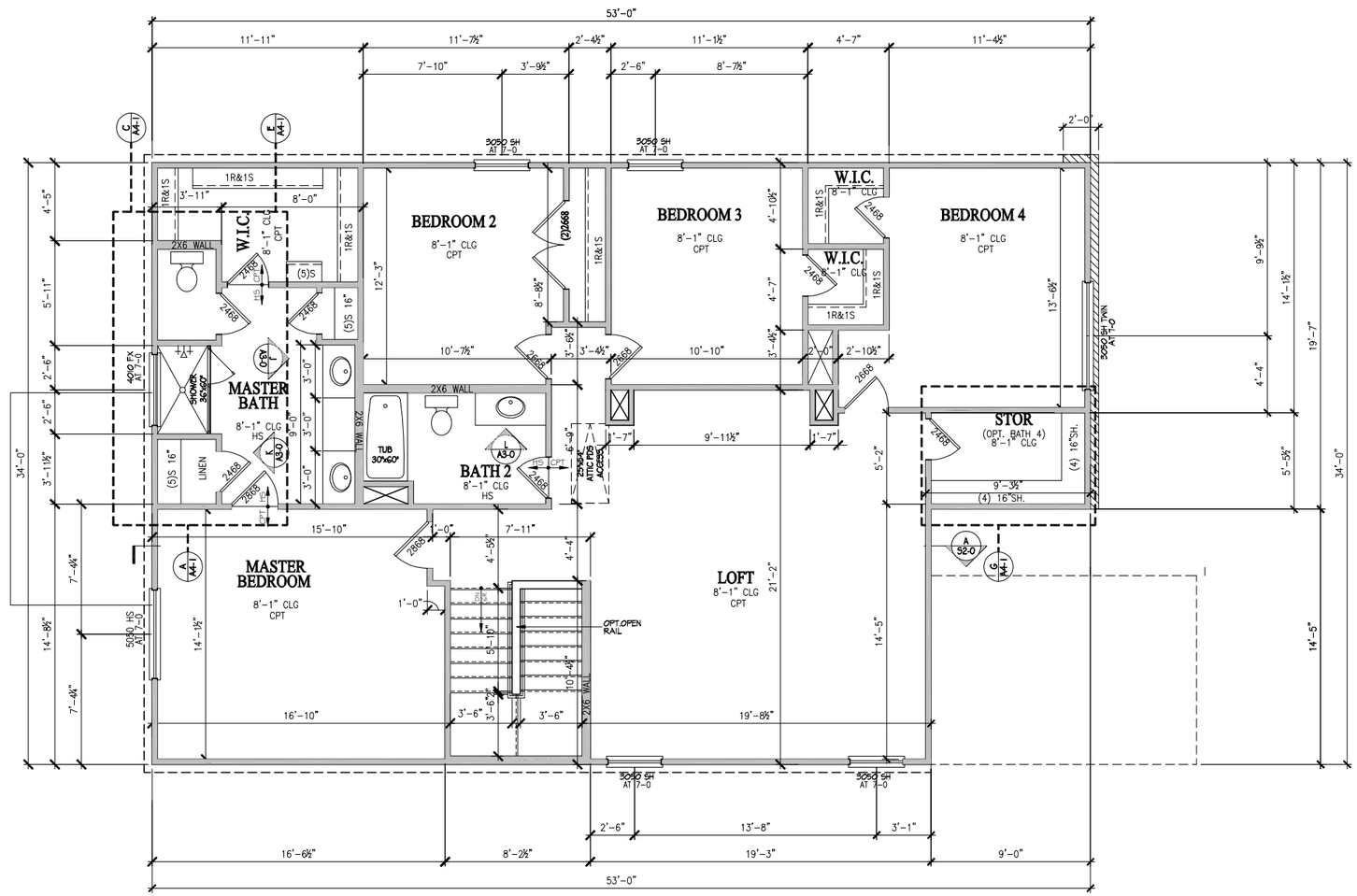
FIRST FLOOR PLAN "A"

AUSTIN

SHEET
A1-1c



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

A / A1-2a — SECOND FLOOR PLAN "A"
SCALE: 1/8" = 1'-0"

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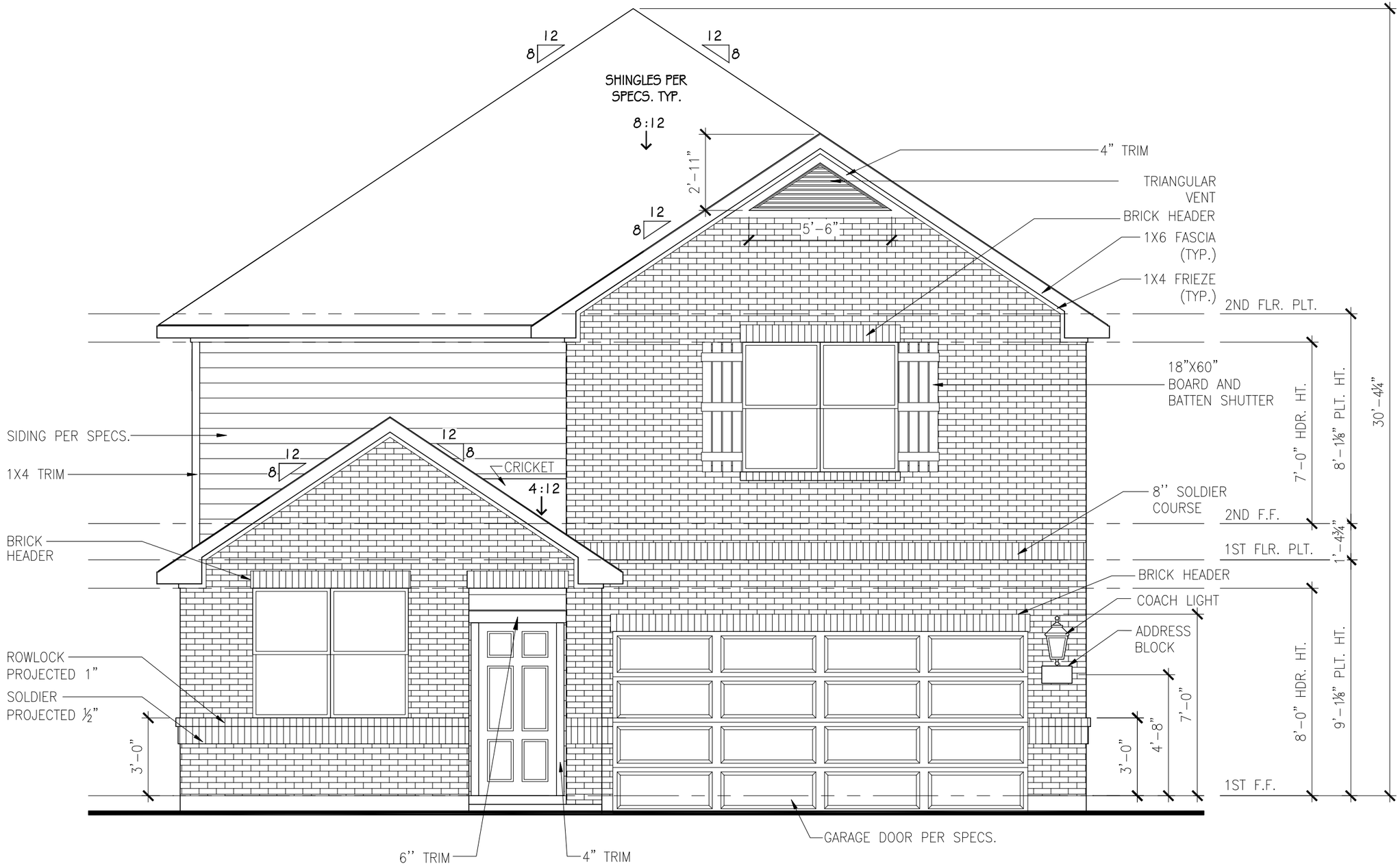
SECOND FLOOR PLAN "A"

AUSTIN

SHEET
A1-2a



A / A2-0a **FRONT ELEVATION "A"**
SCALE: 1/4" = 1'-0"

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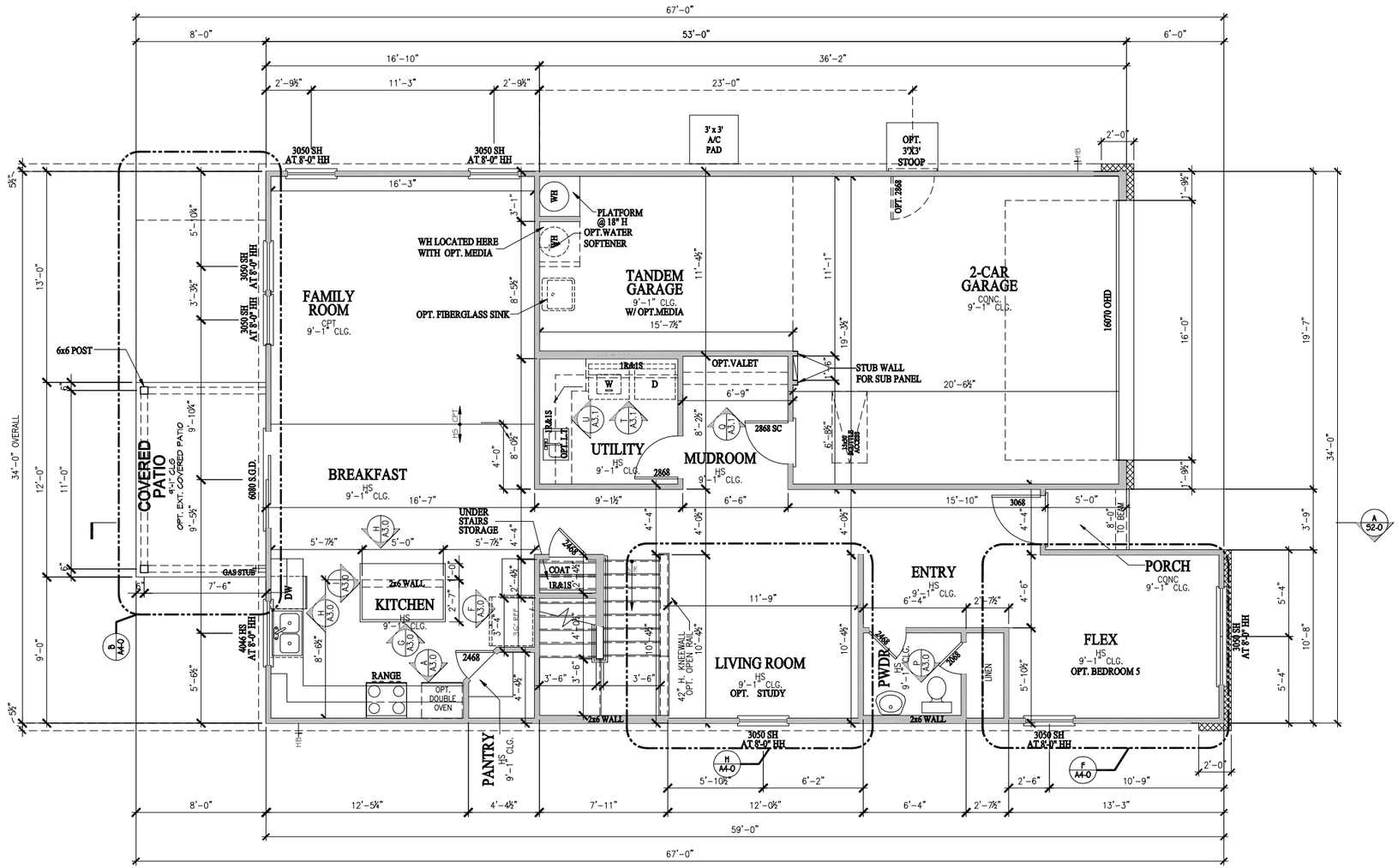
FRONT ELEVATION & ROOF PLAN "A"

AUSTIN

SHEET
A2-0a



A / A1-1b FIRST FLOOR PLAN "B"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1282 SF
2nd FLOOR	1613 SF
TOTAL	2895 SF

AREAS (UNHEATED)	
GARAGE	581 SF
PATIO	96 SF
PORCH	46 SF
	723 SF

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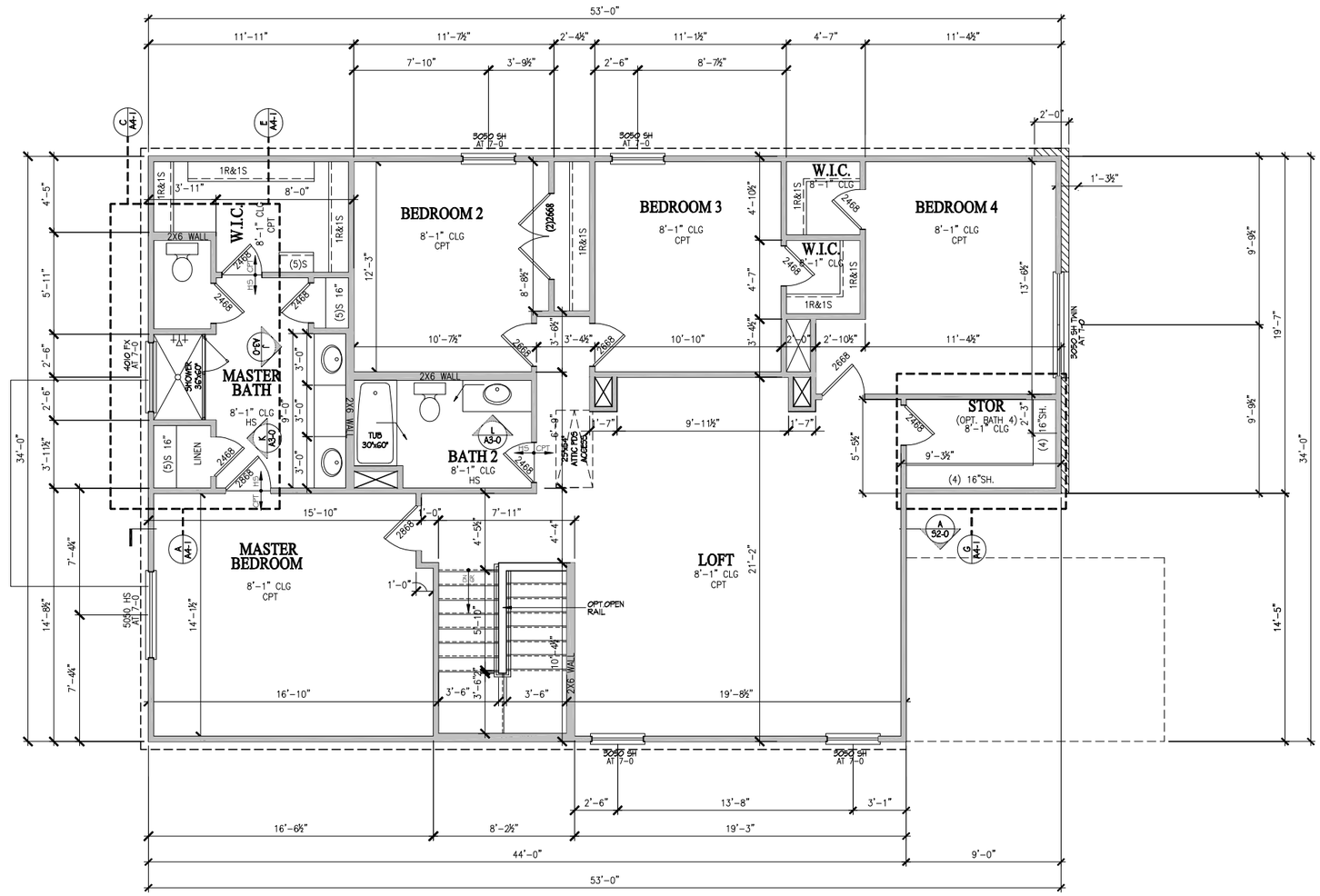
FIRST FLOOR PLAN "B"

AUSTIN

SHEET
A1-1b



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

A / A1-2b SECOND FLOOR PLAN "B"
SCALE: 1/8" = 1'-0"

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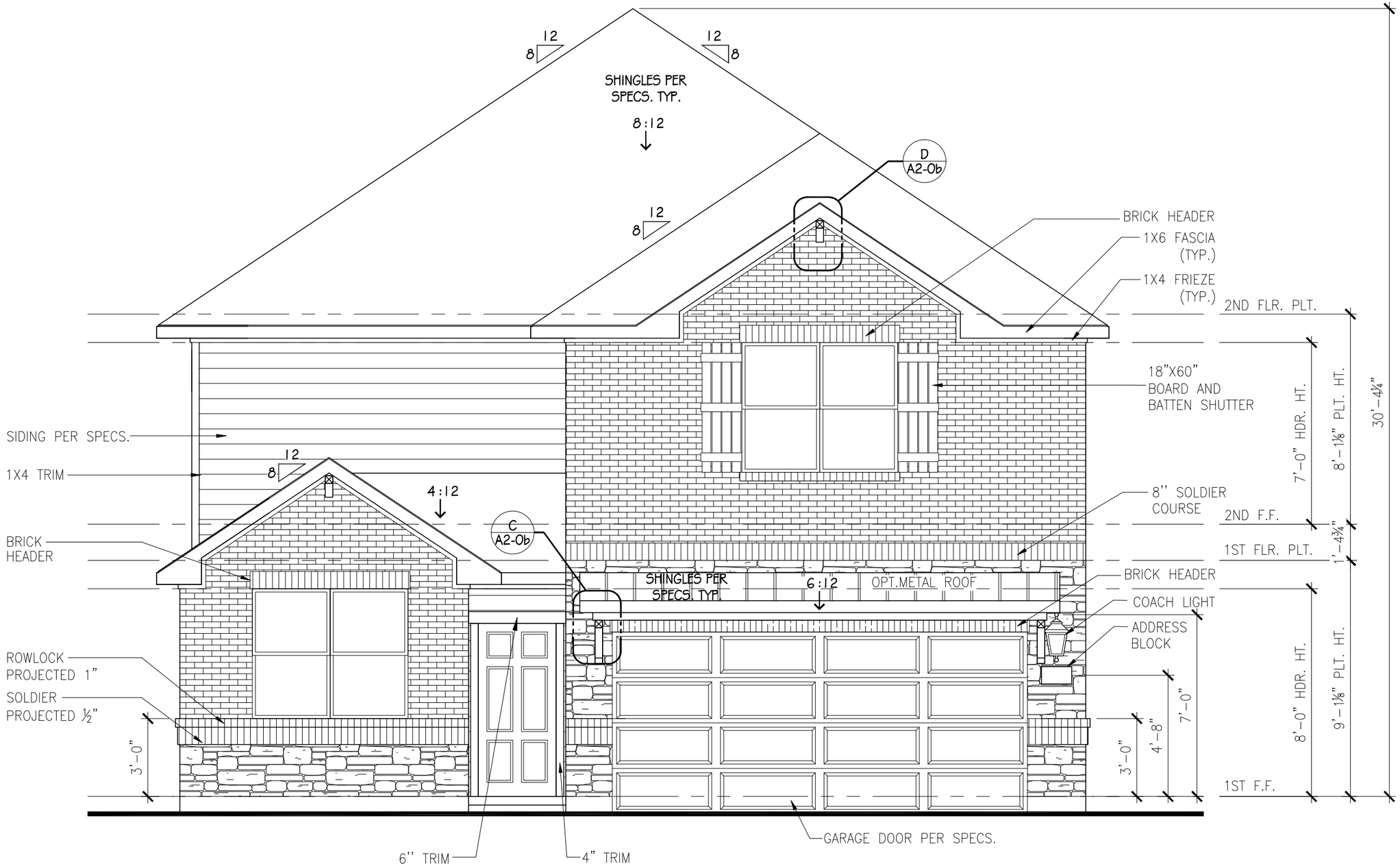
3508R WYATT

SECOND FLOOR PLAN "B"

AUSTIN

SHEET
A1-2b



A
A2-0b

FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"

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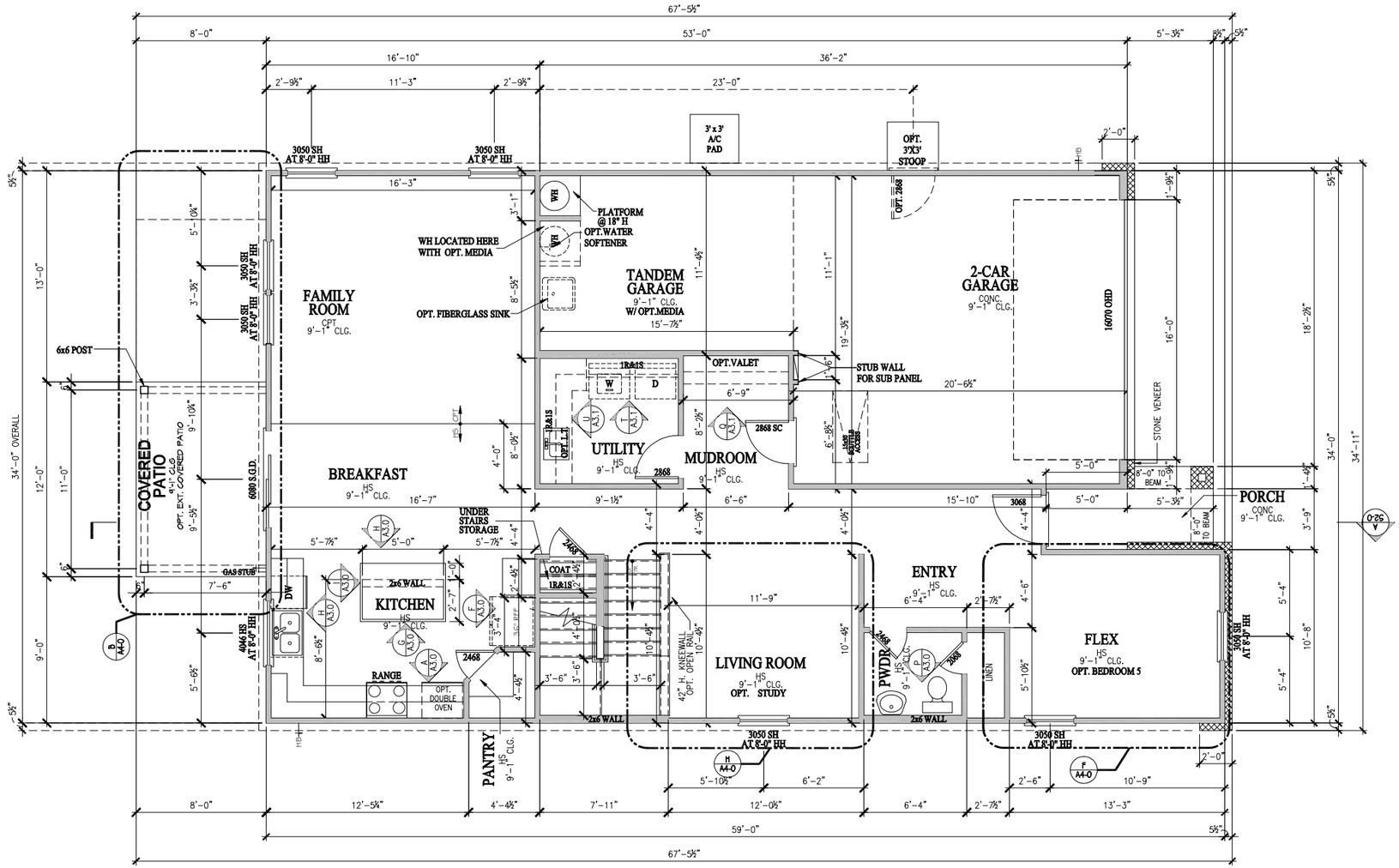
FRONT ELEVATION & ROOF PLAN "B"

AUSTIN

SHEET
A2-0b



A FIRST FLOOR PLAN "C"
A1-1c SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1282 SF
2nd FLOOR	1614 SF
TOTAL	2896 SF

AREAS (UNHEATED)	
GARAGE	581 SF
PATIO	96 SF
PORCH	46 SF
	723 SF

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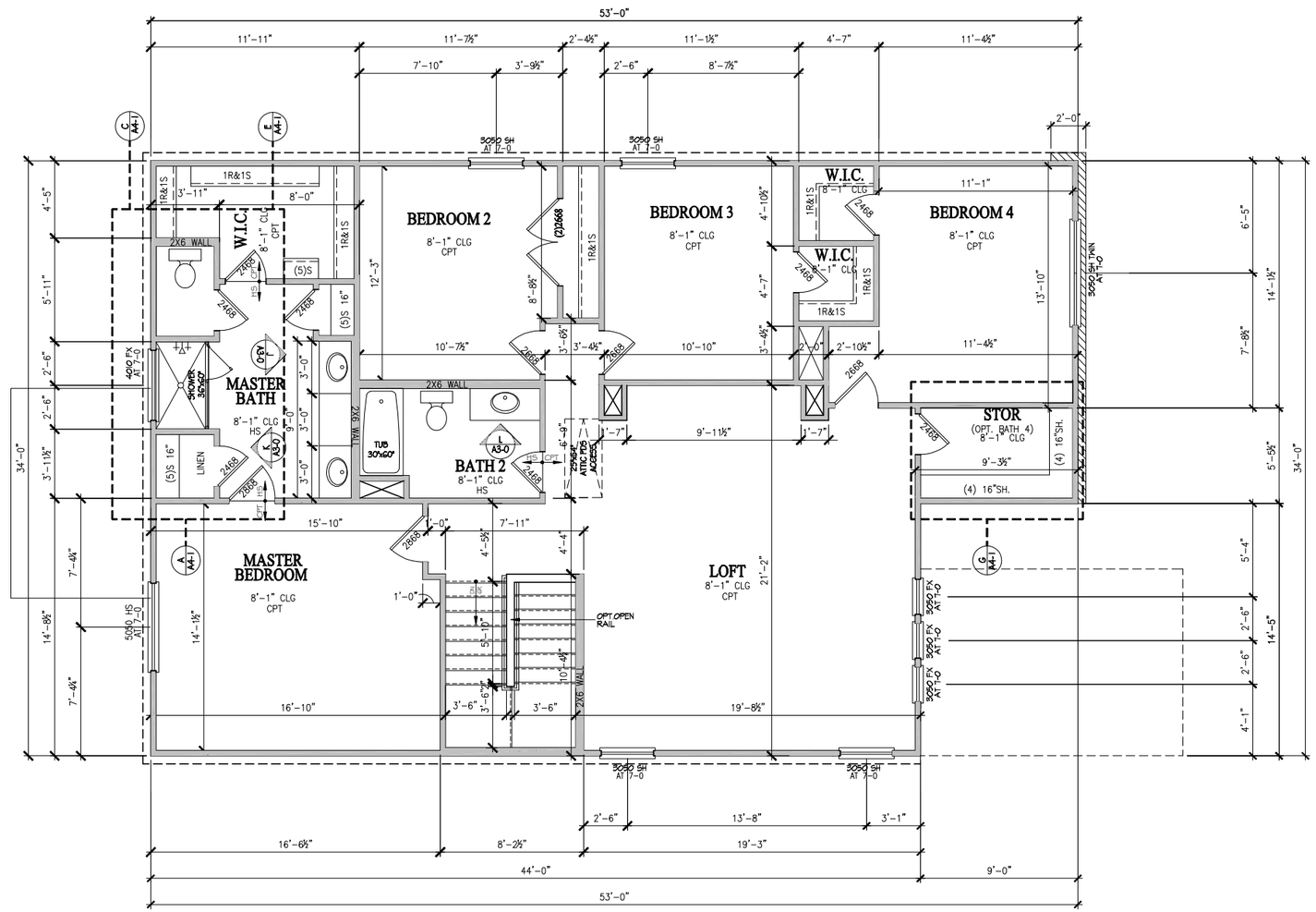
FIRST FLOOR PLAN "C"

AUSTIN

SHEET
A1-1c



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

A / A1-2c — SECOND FLOOR PLAN "C"
SCALE: 1/8" = 1'-0"

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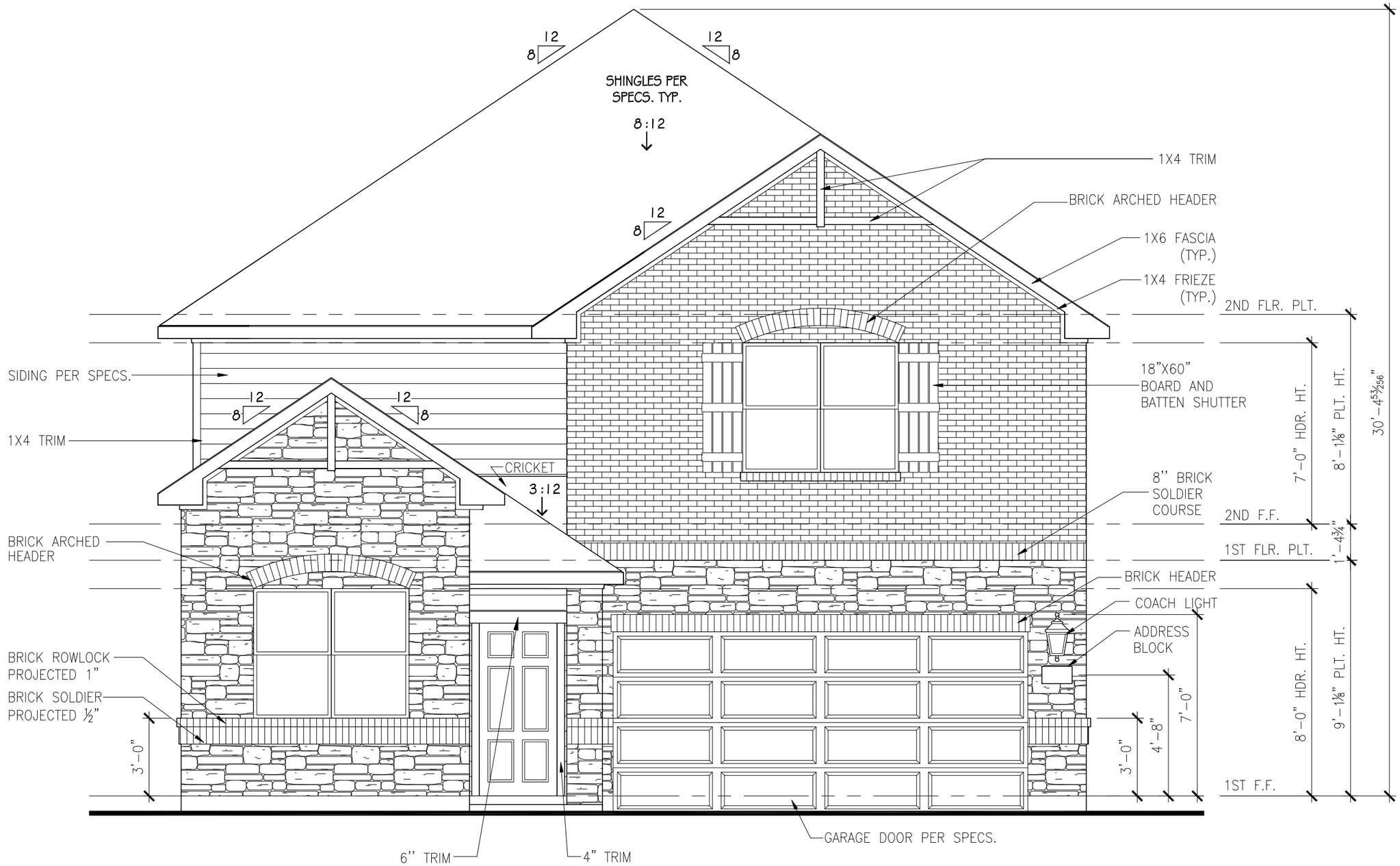
SECOND FLOOR PLAN "C"

AUSTIN

SHEET
A1-2c



A / A2-0c **FRONT ELEVATION "C"**
SCALE: 1/4" = 1'-0"

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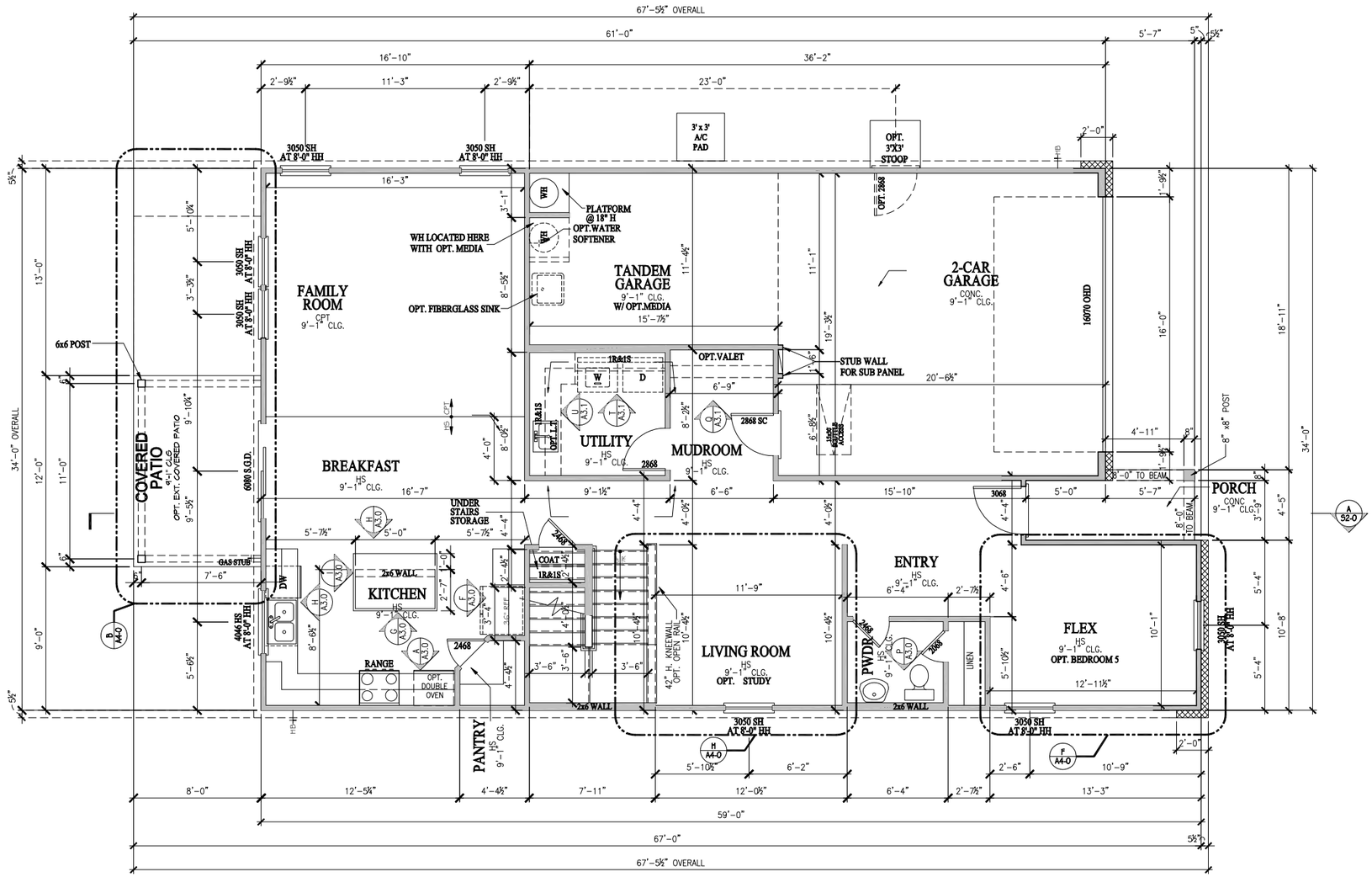
FRONT ELEVATION & ROOF PLAN "C"

AUSTIN

SHEET
A2-0c



A
A1-1d
FIRST FLOOR PLAN "D"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1282 SF
2nd FLOOR	1601 SF
TOTAL	2883 SF

AREAS (UNHEATED)	
GARAGE	581 SF
PATIO	96 SF
PORCH	44 SF
	721 SF

LastSaved: VF 2020 Date: XXXXXXXX

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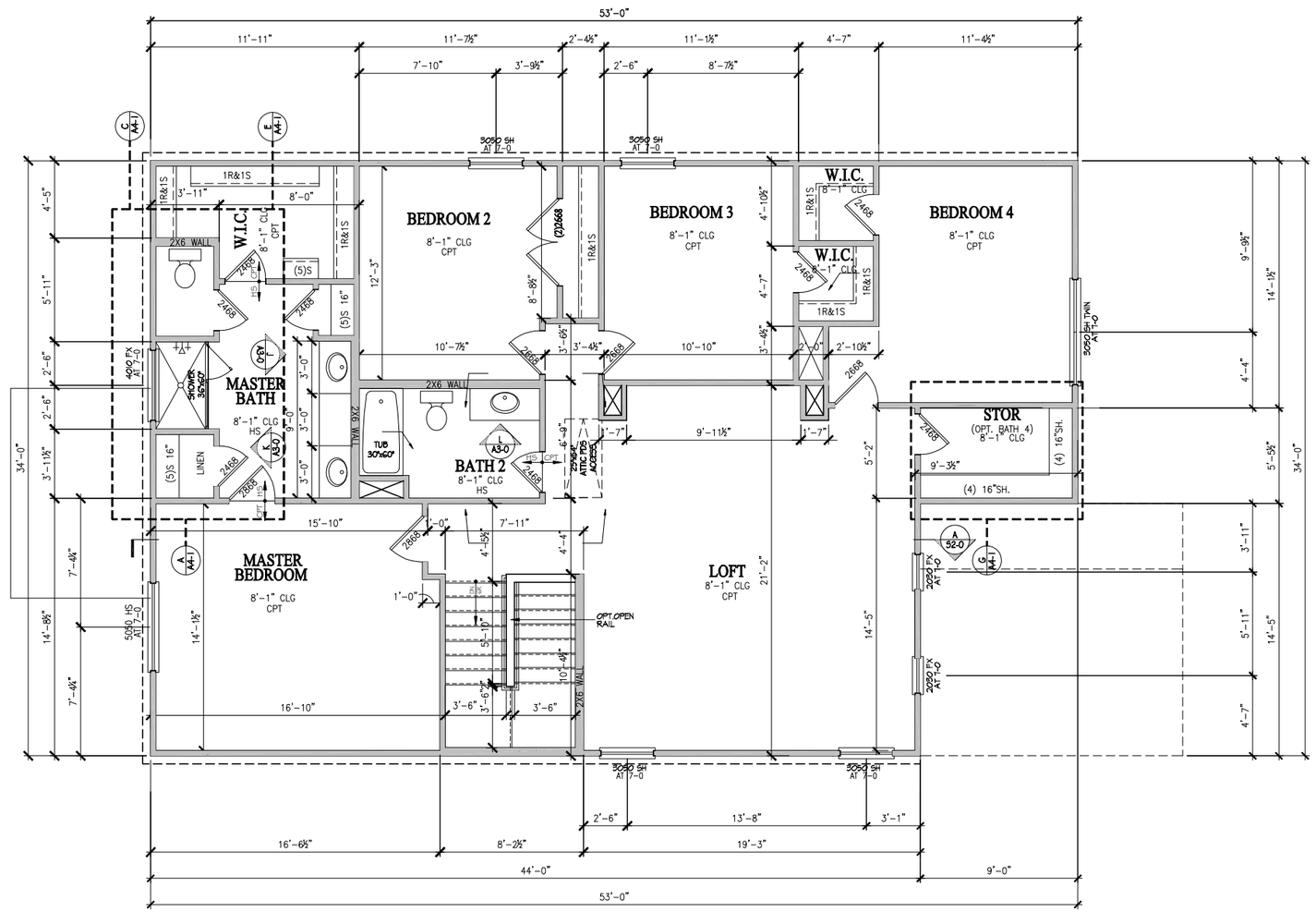
FIRST FLOOR PLAN "D"

AUSTIN

SHEET
A1-1c



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

A / A1-2d — SECOND FLOOR PLAN "D"
SCALE: 1/8" = 1'-0"

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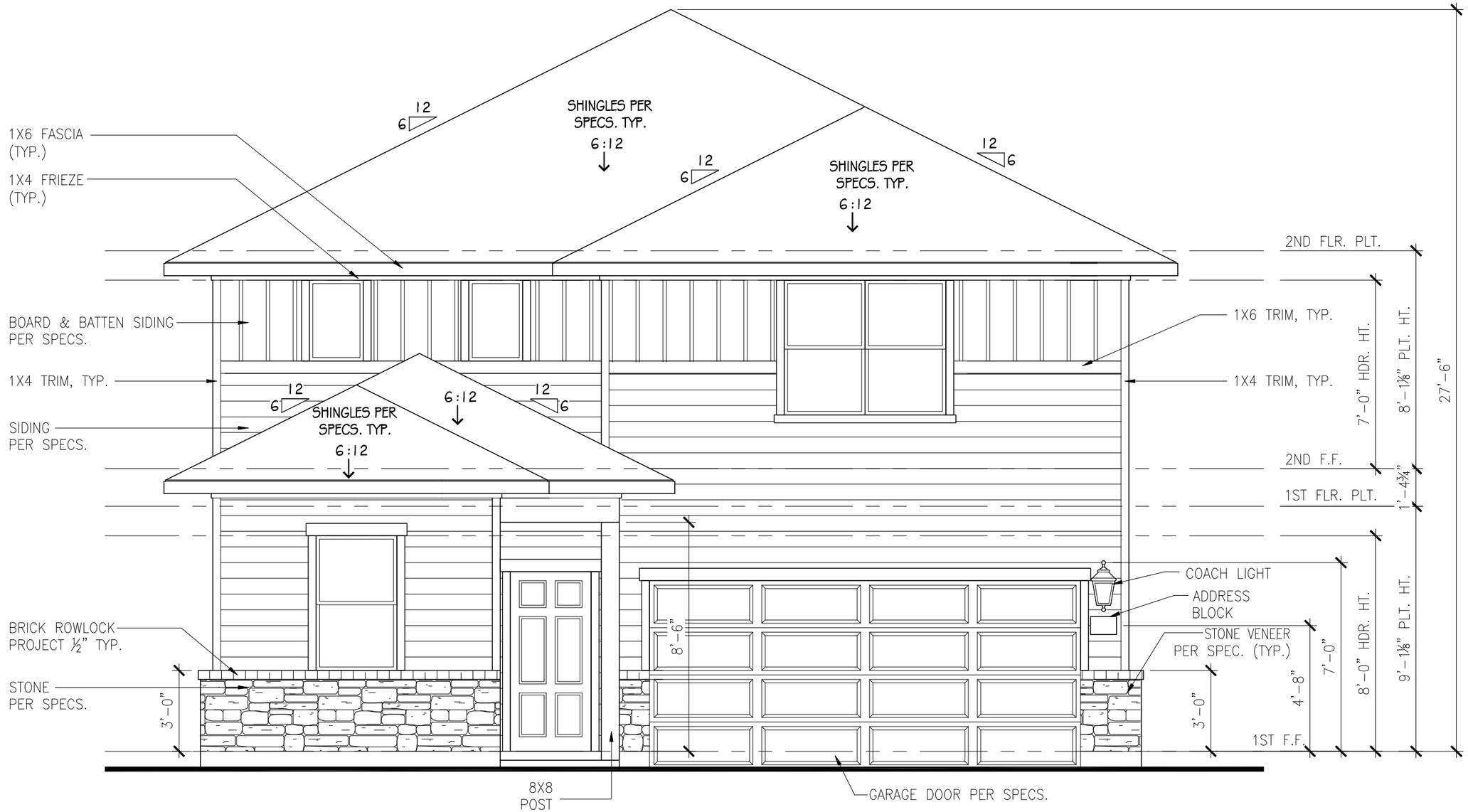
SECOND FLOOR PLAN "D"

AUSTIN

SHEET
A1-2d



A / A2-0d **FRONT ELEVATION "D"**
SCALE: 1/4" = 1'-0"

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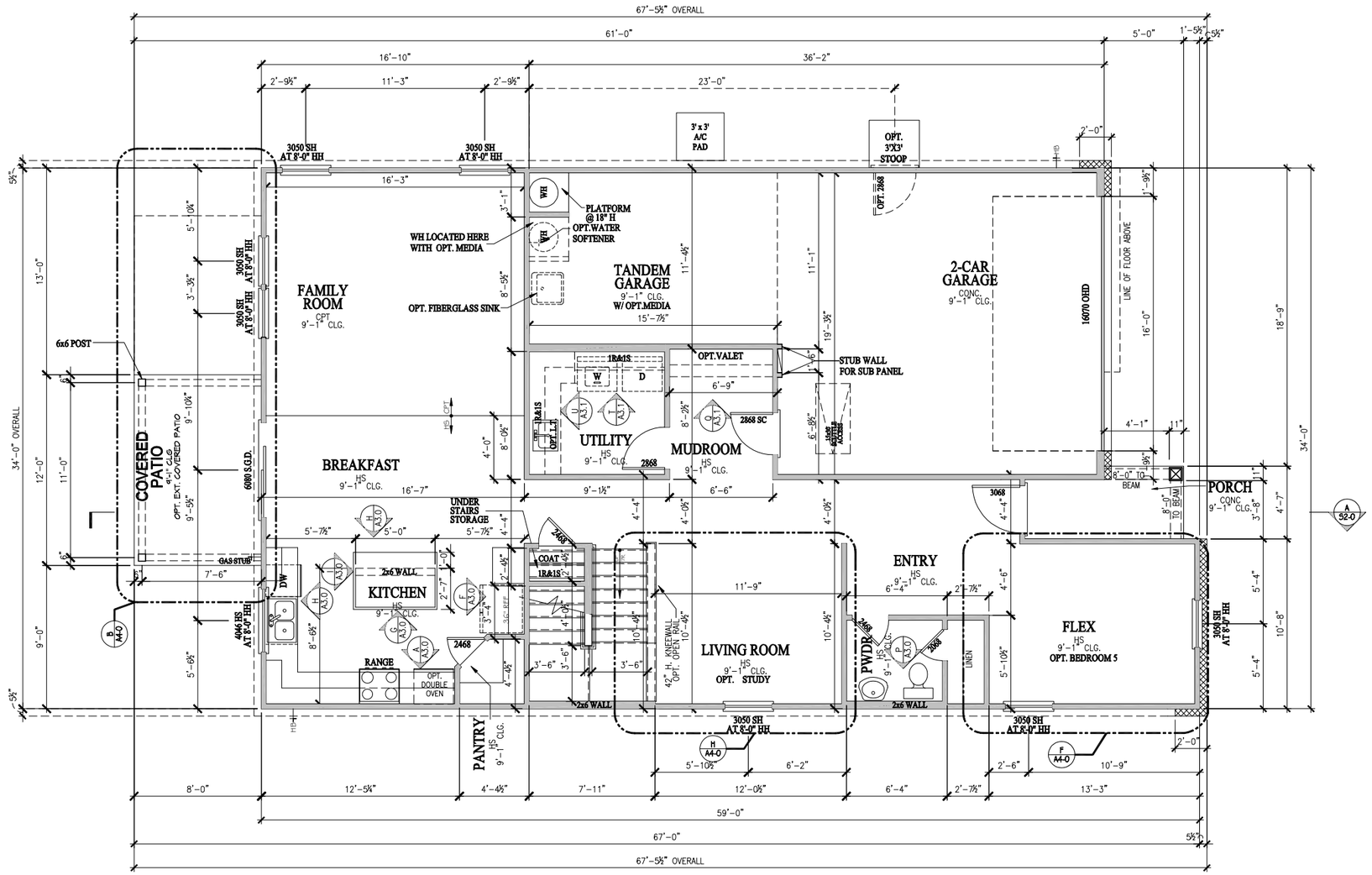
FRONT ELEVATION & ROOF PLAN "D"

AUSTIN

SHEET
A2-0d



A / A1-1e FIRST FLOOR PLAN "E"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)	
1st FLOOR	1282 SF
2nd FLOOR	1614 SF
TOTAL	2896 SF
AREAS (UNHEATED)	
GARAGE	581 SF
PATIO	96 SF
PORCH	41 SF
	718 SF

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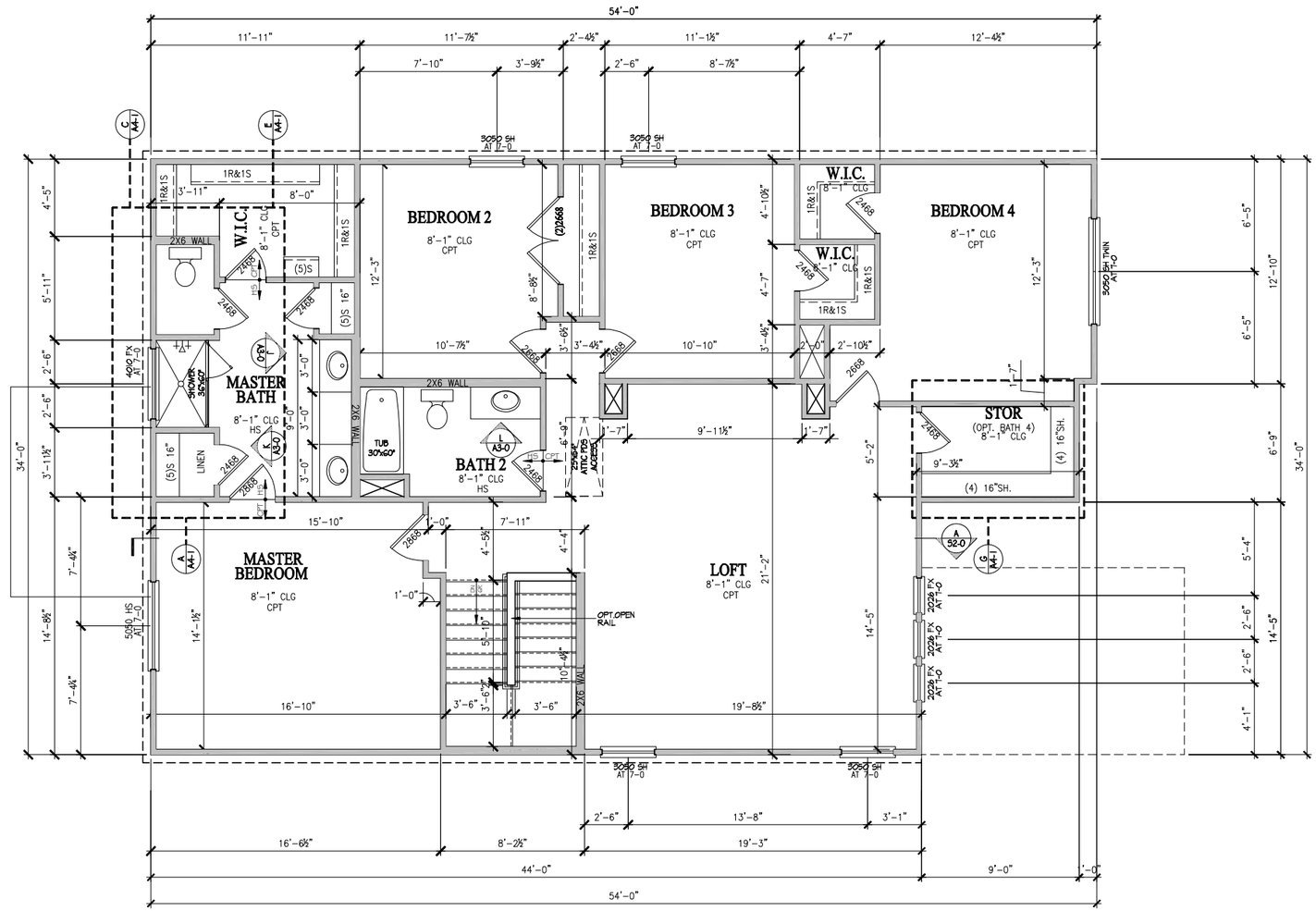
FIRST FLOOR PLAN "E"

AUSTIN

SHEET
A1-1e



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

A / A1-2e SECOND FLOOR PLAN "E"
SCALE: 1/8" = 1'-0"

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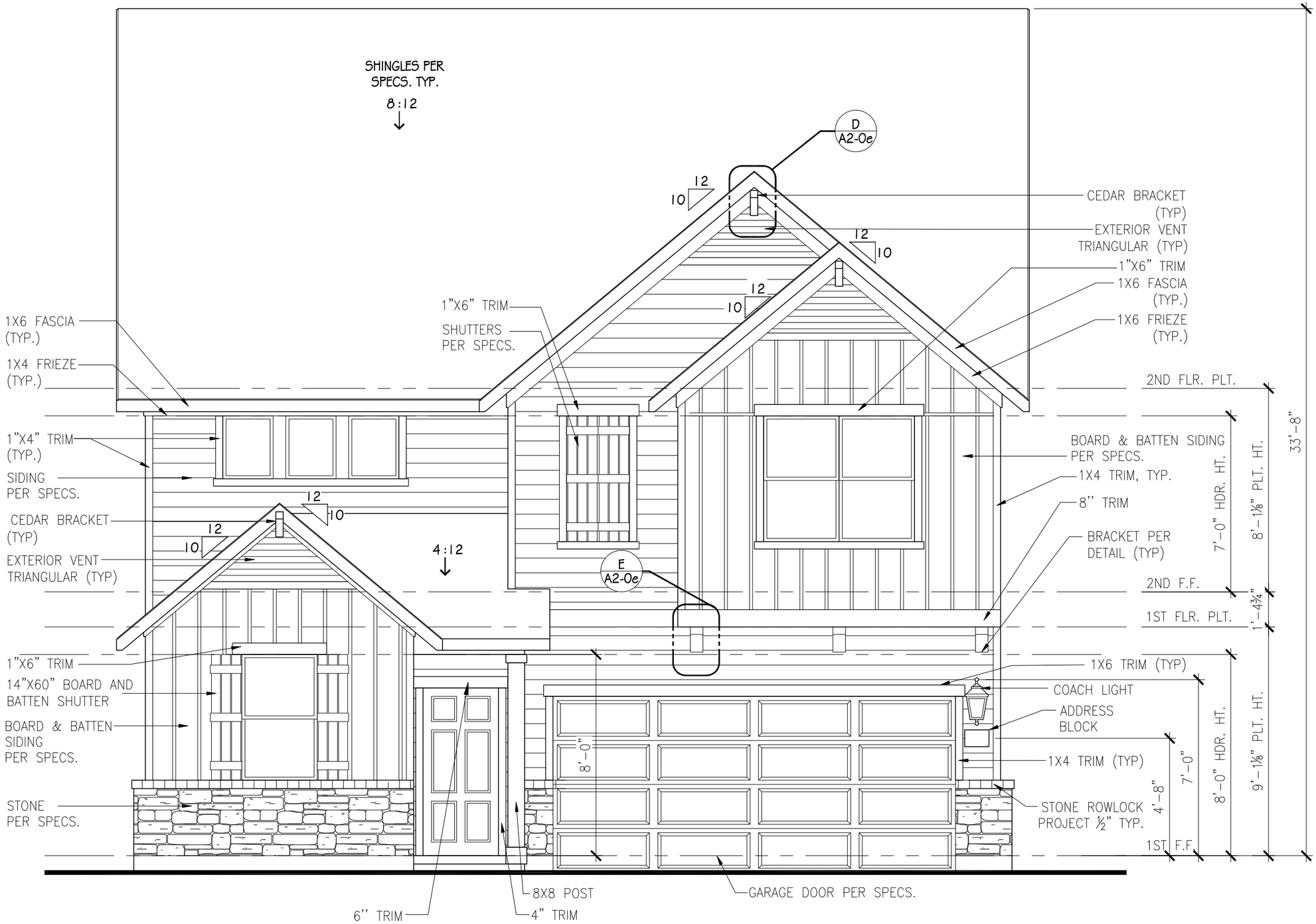
SECOND FLOOR PLAN "E"

AUSTIN

SHEET
A1-2e



A
A2-0e
FRONT ELEVATION "E"
SCALE: 1/4" = 1'-0"

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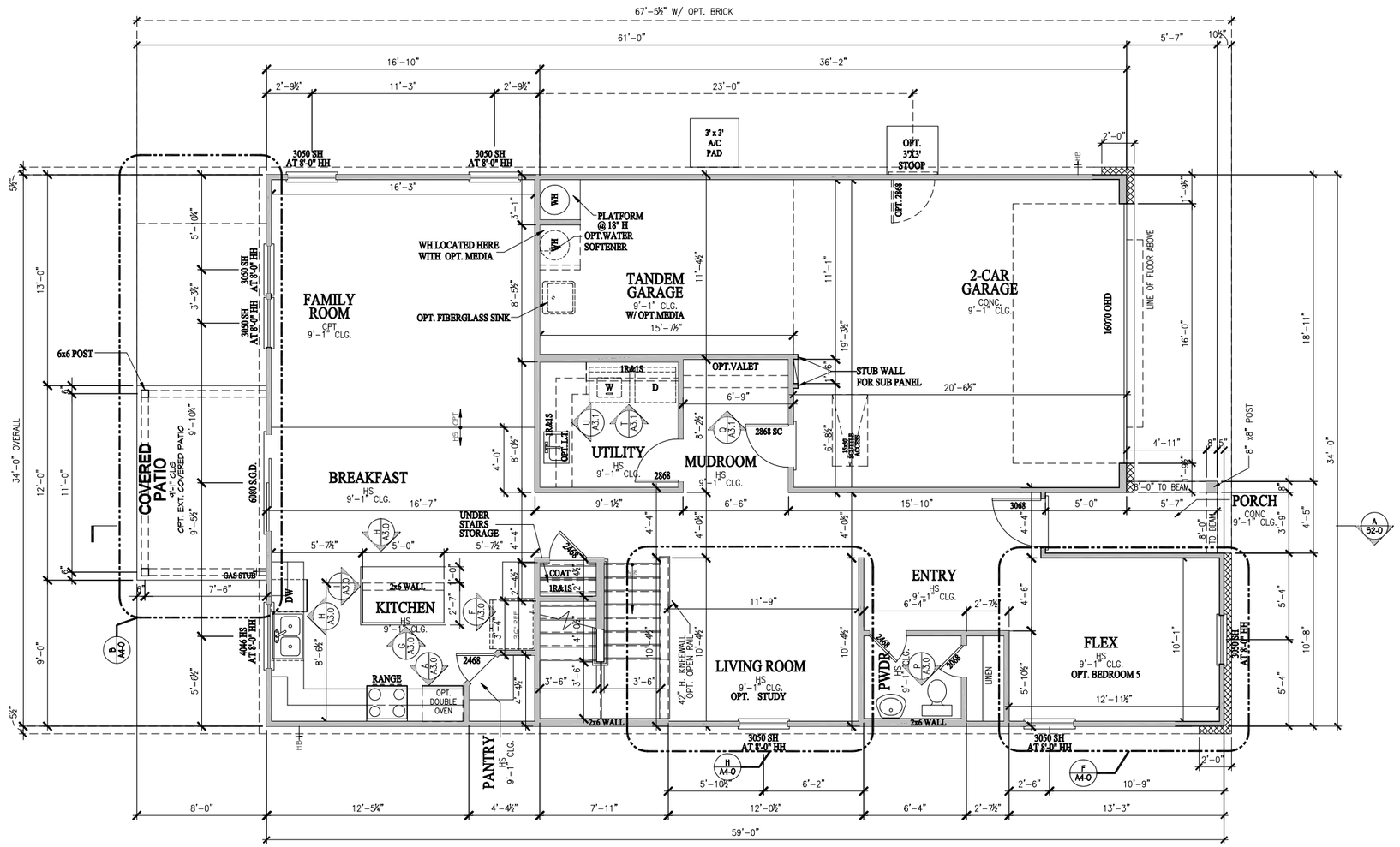
FRONT ELEVATION & ROOF PLAN "E"

AUSTIN

SHEET
A2-0e



A / A1-1f — FIRST FLOOR PLAN "F"
SCALE: 1/8" = 1'-0"

STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

CALCULATIONS	
	Linear Feet
Kitchen Base Cabinets	XX.X LF
Kitchen Wall Cabinets	XX.X LF
Master Hanging	XX.X LF

AREAS (HEATED)		
1st FLOOR	1282	SF
2nd FLOOR	1613	SF
TOTAL	2895	SF

AREAS (UNHEATED)		
GARAGE	581	SF
PATIO	96	SF
PORCH	43	SF
	720	SF

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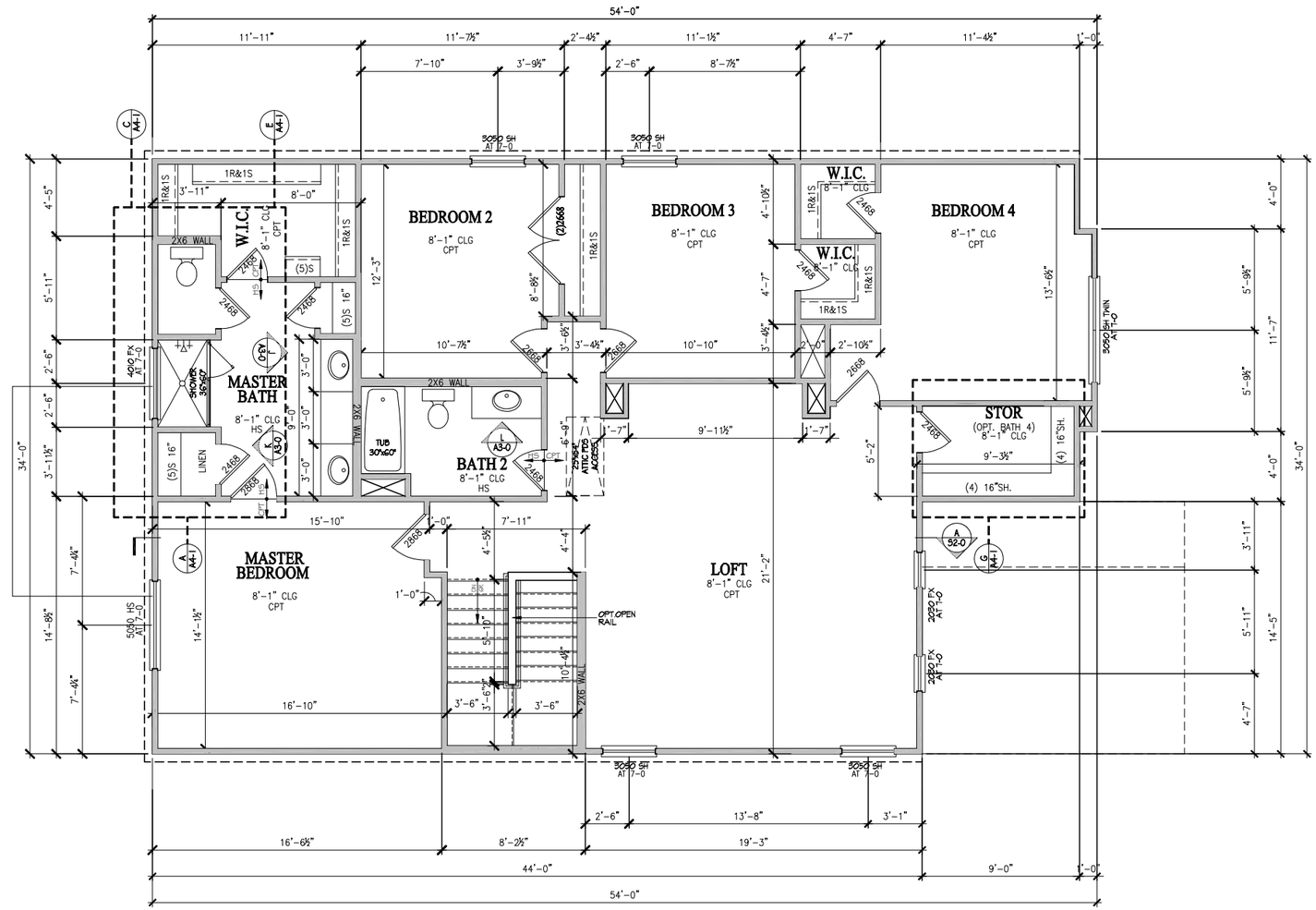
FIRST FLOOR PLAN "F"

AUSTIN

SHEET
A1-1f



STANDARD HEIGHTS	
First Floor Ceiling Height	9'-1 1/8"
First Floor Header Height	8'-0"
Second Floor Ceiling Height	8'-1 1/8"
Second Floor Header Height	7'-0"

A / A1-2f — SECOND FLOOR PLAN "F"
SCALE: 1/8" = 1'-0"

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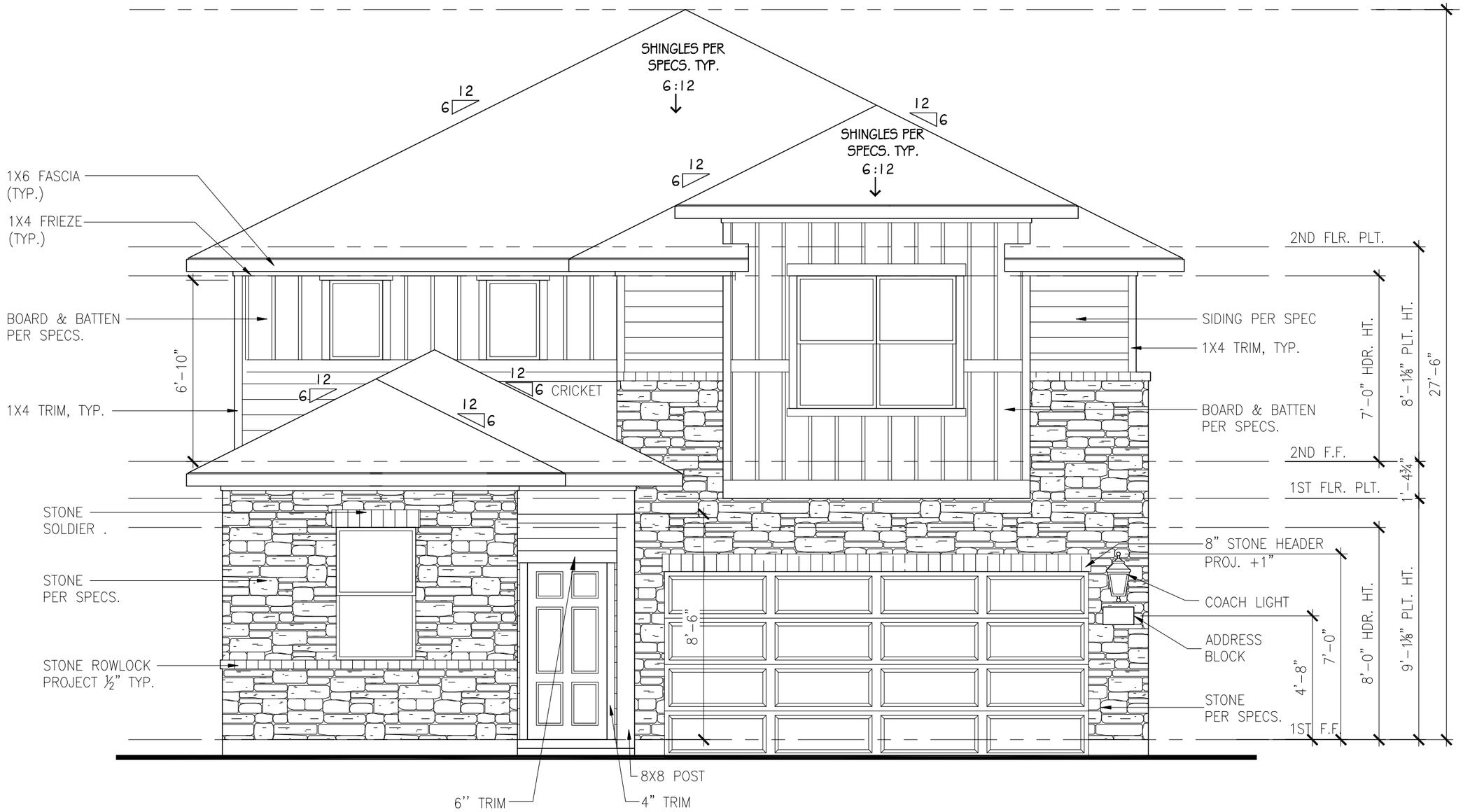
SECOND FLOOR PLAN "F"

AUSTIN

SHEET
A1-2f



A / A2-0f FRONT ELEVATION "F"
SCALE: 1/4" = 1'-0"

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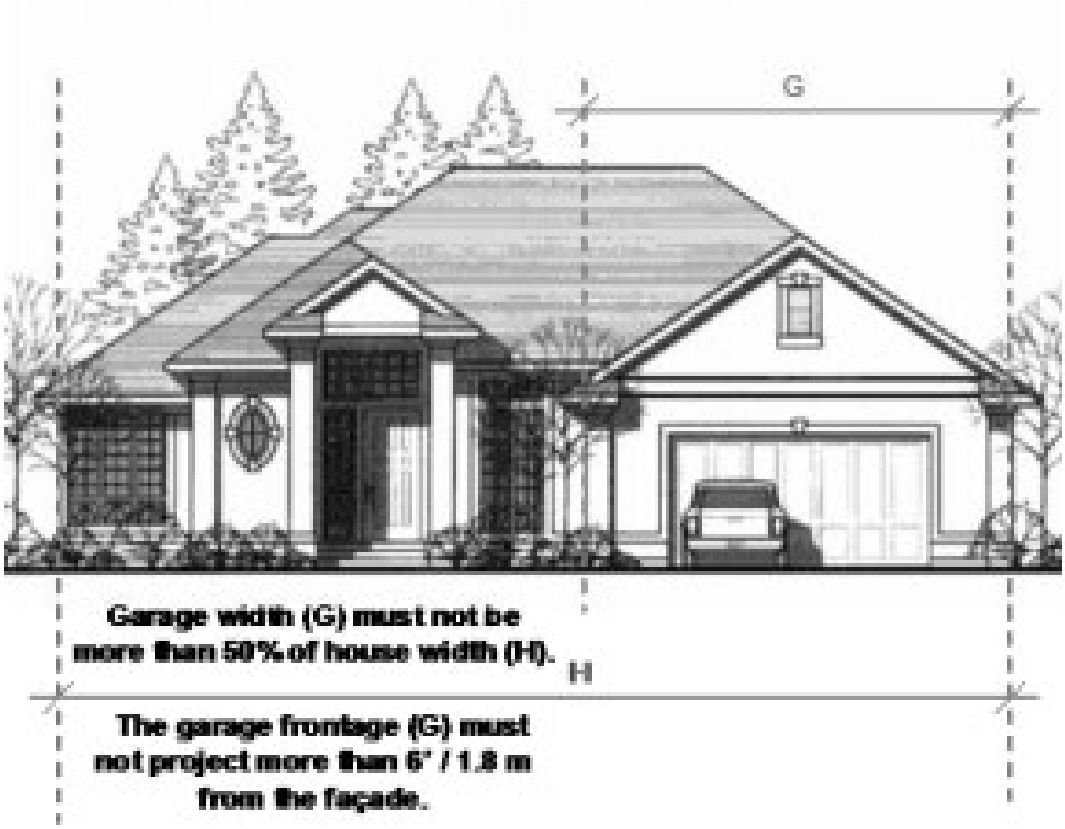
FRONT ELEVATION & ROOF PLAN "F"

AUSTIN

SHEET
A2-0f

10.406.3.3.1 Front-loading garages

New housing development must avoid front elevations resulting in a streetscape dominated by the sight of garage doors. A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.



From:	Ashley Lumpkin
To:	Steven Pierce; Paul Kenney; Brendon Newman
Cc:	Yvette Glover; Keith Pearson; Keith Pearson
Subject:	RE: Covered Bridge - Ashton Woods Plan Submittal
Date:	Thursday, September 23, 2021 9:23:00 AM
Attachments:	image003.png image004.png image006.png

Steven,

The UDC is not a contradiction, the other 45-foot lots the homes were all within PUDs. The issue is with straight zoning staff has no discretion to provide any alternatives. The other project, Wilco Ranch, that we have worked on had different standards as part of the Development Agreement. So, its waived portion of the ordinance as you had already gotten some entitlements through the county.

I'll have Angel reach out with some availability. My calendar is about two weeks out currently.

Thanks,
Ashley

From: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Sent: Thursday, September 23, 2021 9:19 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Yvette Glover <Yvette.Glover@HuttoTX.gov>; Keith Pearson <keith.pearson@ashtonwoods.com>; Keith Pearson <keith.pearson@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal
Importance: High

Ashley,

This contradicts what the city has approved on other projects with 45' lots. There are no alleys in this project, so rear load garages are not feasible. One note I'd like to point out - there is no requirement in the UDC requiring space for two car garages, and we're trying to avoid having to go to a single car garage product that doesn't meet the intent of the code and is not what buyers are looking for.

I think we need to meet with you in person to discuss this further. Please let me know your availability.

Thank you,

ASHTON WOODS
HOME TO INSPIRATION.

Steven Pierce
Director of Land Acquisition & Development
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
C **512 809 4413**

steven.pierce@ashtonwoods.com | **ashtonwoods.com**

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sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey.

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Thursday, September 23, 2021 9:02 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Paul,

I need the matrix filled out with the building widths and garage plus surround, per 10.406.3.3.1. The code does not only state the 16ft garage door, but it's the garage door and up to 4ft of a surround. There are no other compliance measures in the UDC, in part because the desire in the code was to have alley-loaded lots for the smaller product, which removes any possibility of the garage width issue. I don't think any of the plans submitted meet the minimum UDC requirements because the lots are narrow and you're proposed front entry garages.

You'll also need to ensure with each lot that you're in compliance with 10.405.8.4 – the smaller lots are often not able to meet this requirement either.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Thursday, September 23, 2021 8:52 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Checking in this week to see if you've had a chance to review the questions below and matrix provided?

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Paul Kenney
Sent: Thursday, September 16, 2021 11:01 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Brendon Newman <brendon.newman@ashtonwoods.com>
Cc: Steven Pierce <steven.pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Good morning Ashley,

Thank you for your response. I've attached a compliance Matrix for the plans being submitted to facilitate the process. Additionally, renderings are now in each folder so you & the team can have a sense of what the homes will look like when finished.

Below is the link if you need it again:

- https://ashtonwoods.egnyte.com/fl/TgSHKzeEYL

We did have a few questions:

- Since the garage door is 16'-0", we are close to infringing on the 50% rule of section 10.406.3.3.1. Are there certain elements of an elevation that we could modify to help offset some of the additional frontage that is included in the calculation?
    - Ashton Woods is happy to alter these elevations to meet city requirements.
- Once the plans have been reviewed, would you be willing to meeting with myself and Brendon Newman, our purchasing director to discuss the approvals / rejections of the plans and ensure we are all aligned with next steps?

Please let me know if you need any additional information.

Thank you,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division

10721 Research Blvd. B-210 | Austin, TX 78759
D **512 623 1728** C **409 201 9843**

paul.kenney@ashtonwoods.com | **ashtonwoods.com**

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From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 14, 2021 2:15 PM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>; Yvette Glover <Yvette.Glover@HuttoTX.gov>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Great, I'll check with Yvette for the check. I didn't see the overall tracking of how the homes meet the ordinance. Keep in mind this is strictly UDC and there is a menu of sorts of options to meet the minimum standards.

10.406.3.3.1 Front-loading garages – plans don't appear to meet this section
10.406.3.5 Required elements – please call these out in the aforementioned sheet for the submitted plans – one of the options must be included as a minimum.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Monday, September 13, 2021 9:45 AM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

The $500 check was signed last Friday and should be in the mail. Just checking in to see if we can get an ETA on this Master Review.

Thank You,

Brendon Newman
Director of Purchasing
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>
Sent: Tuesday, September 7, 2021 9:41 AM
To: Brendon Newman <brendon.newman@ashtonwoods.com>; Paul Kenney <Paul.Kenney@ashtonwoods.com>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Brendon,

Thanks for the email. City Council recently updated the fee schedule to include a review fee of $500 per masterplan submittal. Also, please review the Covered Bridge zoning of SF-1, there is no PUD for that tract so I'm not sure if the homes you were approved for within the Development Agreement for Wilco Ranch will meet the minimum UDC requirements.

Thanks,

Ashley Lumpkin, AICP
Executive Director
Development Services

T: (512) 759-5961
E: Ashley.Lumpkin@Huttotx.gov
W: www.huttotx.gov

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From: Brendon Newman <brendon.newman@ashtonwoods.com>
Sent: Tuesday, September 7, 2021 9:30 AM
To: Paul Kenney <Paul.Kenney@ashtonwoods.com>; Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: RE: Covered Bridge - Ashton Woods Plan Submittal

Ashley,

I just wanted to touch base on this to see if we can expect a follow up by 9/15, or sooner. Please let us know.

Thank You,

Brendon Newman
Director of Purchasing

Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512.623.1708 C 832.262.0761
brendon.newman@ashtonwoods.com | ashtonwoods.com

From: Paul Kenney <Paul.Kenney@ashtonwoods.com>
Sent: Wednesday, September 1, 2021 4:09 PM
To: Ashley Lumpkin <Ashley.Lumpkin@HuttoTX.gov>; Beth Gollaher <Beth.Gollaher@HuttoTX.gov>
Cc: Brendon Newman <brendon.newman@ashtonwoods.com>; Steven Pierce <Steven.Pierce@ashtonwoods.com>
Subject: Covered Bridge - Ashton Woods Plan Submittal

Good afternoon Ashley,

Ashton Woods has another development opportunity in Hutto which we would like to submit a lineup for master plan approval.

- Development Name: Covered Bridge
- The plan sets are identical to the ones sent to you for the Wilco Ranch development, but we have included a few more elevations.
- Would you mind reviewing these plans?
    - Link for plans: https://ashtonwoods.egnyte.com/fl/ua4WjQhtGi

Please let me know if you have any questions or concerns, I am happy to assist.

Sincerely,

Paul Kenney
Architectural Project Manager
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
D 512 623 1728 C 409 201 9843
paul.kenney@ashtonwoods.com | ashtonwoods.com

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