

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

LAND USE	LAND USE
Single-Family Homes	9.41
Multi-Family Residential	7.53
Commercial	6.50
Roadways	5.40
BMP Areas	3.50
<b>Total Impervious Cover</b>	<b>32.34</b>
<b>% IMPERVIOUS COVER</b>	<b>14.85%</b>

Misc. Information:	
No. S-F Lots=	82
Avg. AC/Lot=	0.5818
LF of Roads =	7.844

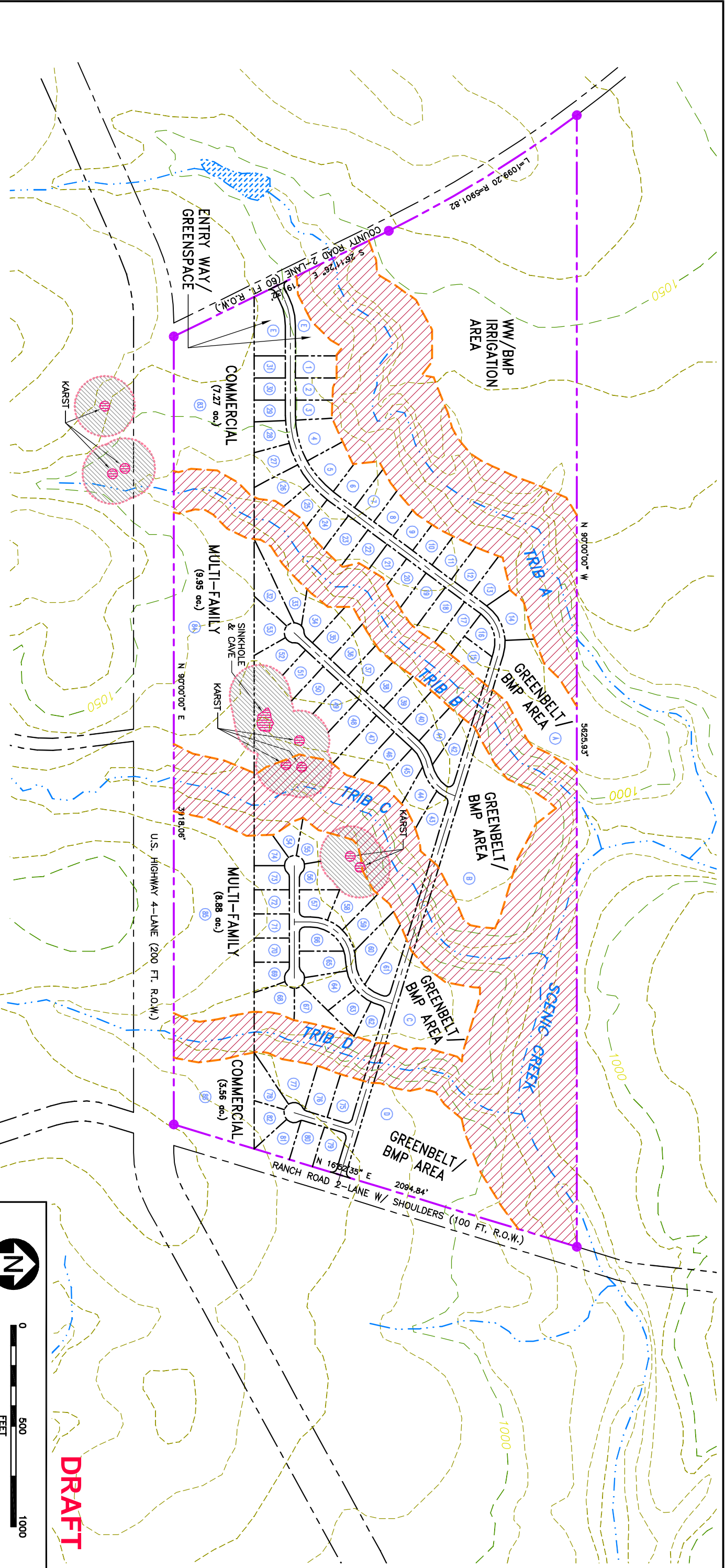
**IMPERVIOUS COVER CALCULATIONS**


82 lots @ 5,000 s.f. per lot  
 18.83 ac @ 40% I.C.  
 10.83 ac @ 60% I.C.  
 LF of 30 ft. wide roadway  
 Includes S-F, M-F, & Comm. Areas BMPs

**STREAM BUFFERS**




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

**LOCATION = CONTRIBUTING ZONE, OUTSIDE DESIGNATED PREFERRED GROWTH AREA**





**LEGEND:**

-  STREAM CENTERLINE
-  STREAM BUFFER ZONE
-  KARST BUFFER ZONE

**ILLUSTRATIVE CASE**

**SCENIC, TEXAS**

**PROPOSED CONDITIONS**

**ATTACHMENT 9**

**NAISMITH ENGINEERING, INC.**

ENGINEERING • ENVIRONMENTAL • SURVEYING

AUSTIN      CORPUS CHRISTI      BROWNSVILLE

TEXAS

**DRAFT**