

VICINITY MAP (MAPSCO GRID #550)  
N.T.S.

OWNER: JPD BACKYARD FINANCE, LLC  
13200 BEE CAVE PARKWAY  
AUSTIN, TEXAS 78736(512) 846-6036  
CONTACT: CHRISTI VAN RITE

ENGINEER /  
SURVEYOR : STANTEC CONSULTING SERVICES INC.  
1905 ALDRICH STREET, SUITE 300  
AUSTIN, TEXAS 78723  
(512) 328-0011  
CONTACT: LANCE ORITI, P.E.

# THE BACKYARD PRELIMINARY PLAT

ADDRESS : 13801 BEE CAVE PARKWAY  
BEE CAVE, TEXAS 78738  
  
1ST SUBMITTAL DATE : JUNE 18, 2021

PHASING SUMMARY:

PHASE 1 - SUBDIVISION INFRASTRUCTURE (PUBLIC STREETS AND PRIVATE DRIVES), PONDS, BEE CAVE PARKWAY MEDIAN IMPROVEMENTS, OLD BACKYARD EASEMENT AND HILLTOP GARDEN

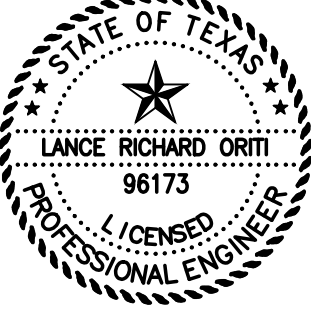
PHASE 2 - EVENT VENUE, THE GLENN, PARKING GARAGE P1, CENTRAL PARK ENHANCED LANDSCAPING, CENTRAL PARK CONNECTION TO PROPERTY

PHASE 3 - ALL REMAINING BUILDINGS

ALLOWABLE BACKYARD IMPERVIOUS COVER	
Property	35.14 ac
2.553 ac. Old Backyard Transfer Credit (1:1 per Ord. 428)	2.55 ac
Bee Cave Parkway ROW Per Ord. 428	2.31 ac
Total Site Area for Calculation of IC	40.00 ac
Allowable Impervious Cover @ 40%	16.00 ac
Potential Rainwater Harvesting credit (+5% max.)	TBD at Site Plan
Maximum Allowable Impervious Credit Per Ord. 428 (Ex. C Sec. IV.F)	773,547 SF

SHEET NO.	DESCRIPTION	SHEET INDEX
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05	WATER QUALITY AND DETENTION POND AREA MAP	
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09	WATER QUALITY POND B PLAN	
10	WATER QUALITY AND DETENTION POND C PLAN	
11	DETENTION POND D PLAN	
12	REIRRIGATION AREA MAP	

SUBMITTED BY :

  
*Lance Orti* JUNE 18, 2021  
DATE  
LANCE R. ORITI, P.E.  
STANTEC CONSULTING SERVICES INC.  
1905 ALDRICH STREET, SUITE 300  
AUSTIN, TEXAS 78723  
(512) 328-0011

APPROVED BY: PLANNING AND ZONING COMMISSION, CITY OF BEE CAVE, TEXAS

CITY OF BEE CAVE CHAIRPERSON DATE

ATTESTED TO BY:

CITY OF BEE CAVE SECRETARY DATE

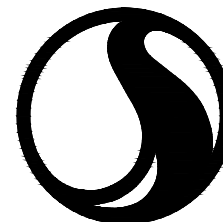
APPROVED BY: CITY COUNCIL, CITY OF BEE CAVE, TEXAS

CITY OF BEE CAVE MAYOR DATE

ATTESTED TO BY:

CITY OF BEE CAVE SECRETARY DATE

SHEET  
01  
OF 12



Stantec

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TBPE # F-6324 TBPLS # F-10194230  
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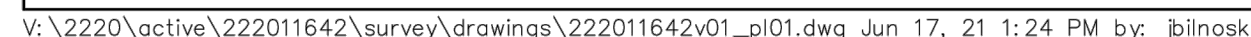
Client/Project  
THE BACKYARD MANAGEMENT, LLC

THE BACKYARD  
PRELIMINARY PLAT

13801 BEE CAVE PARKWAY  
AUSTIN, TEXAS 78738

Revision:0	02
Drawing No.	

02 of 12



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.