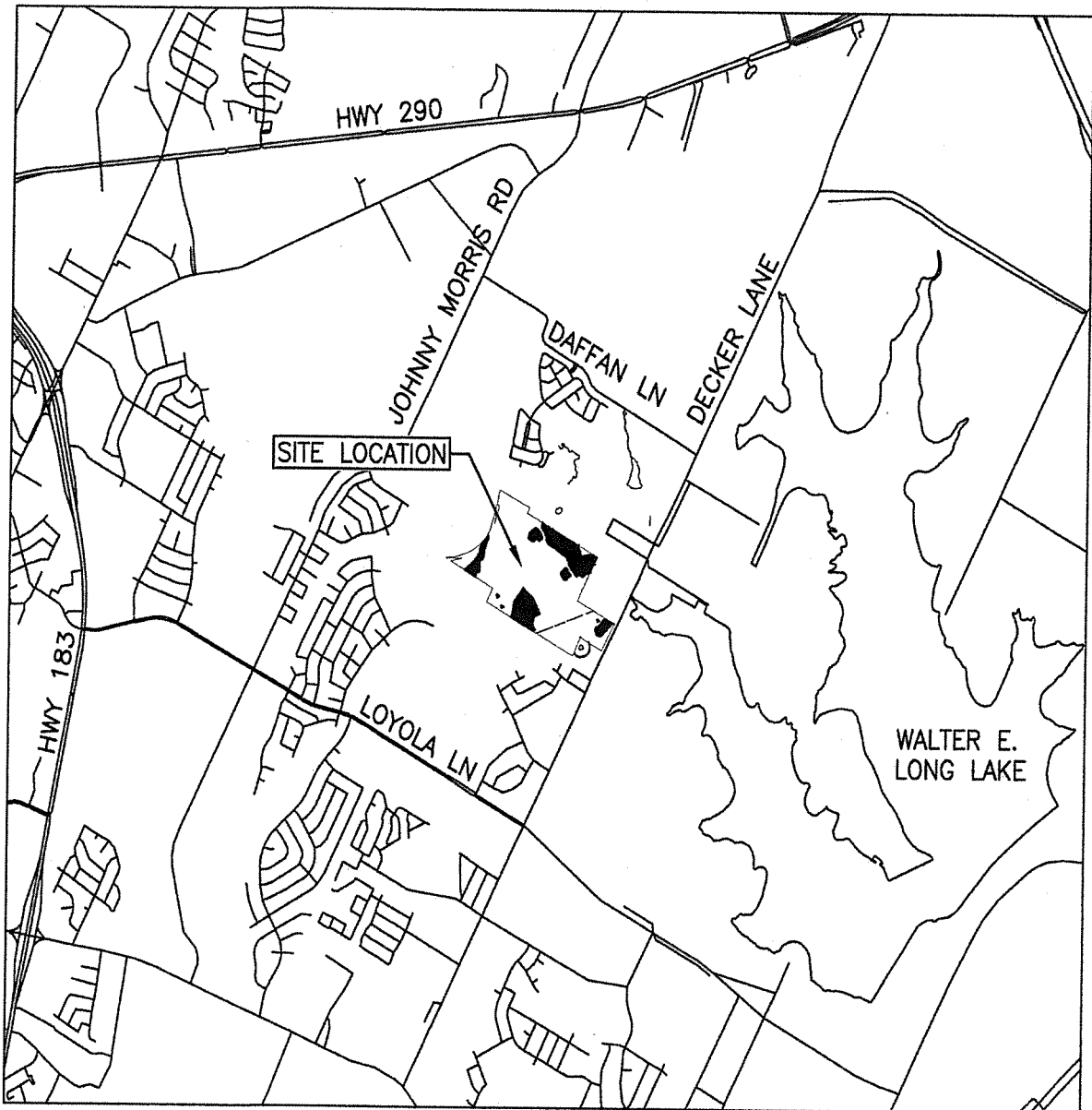


SUBDIVISION REVIEW SHEET

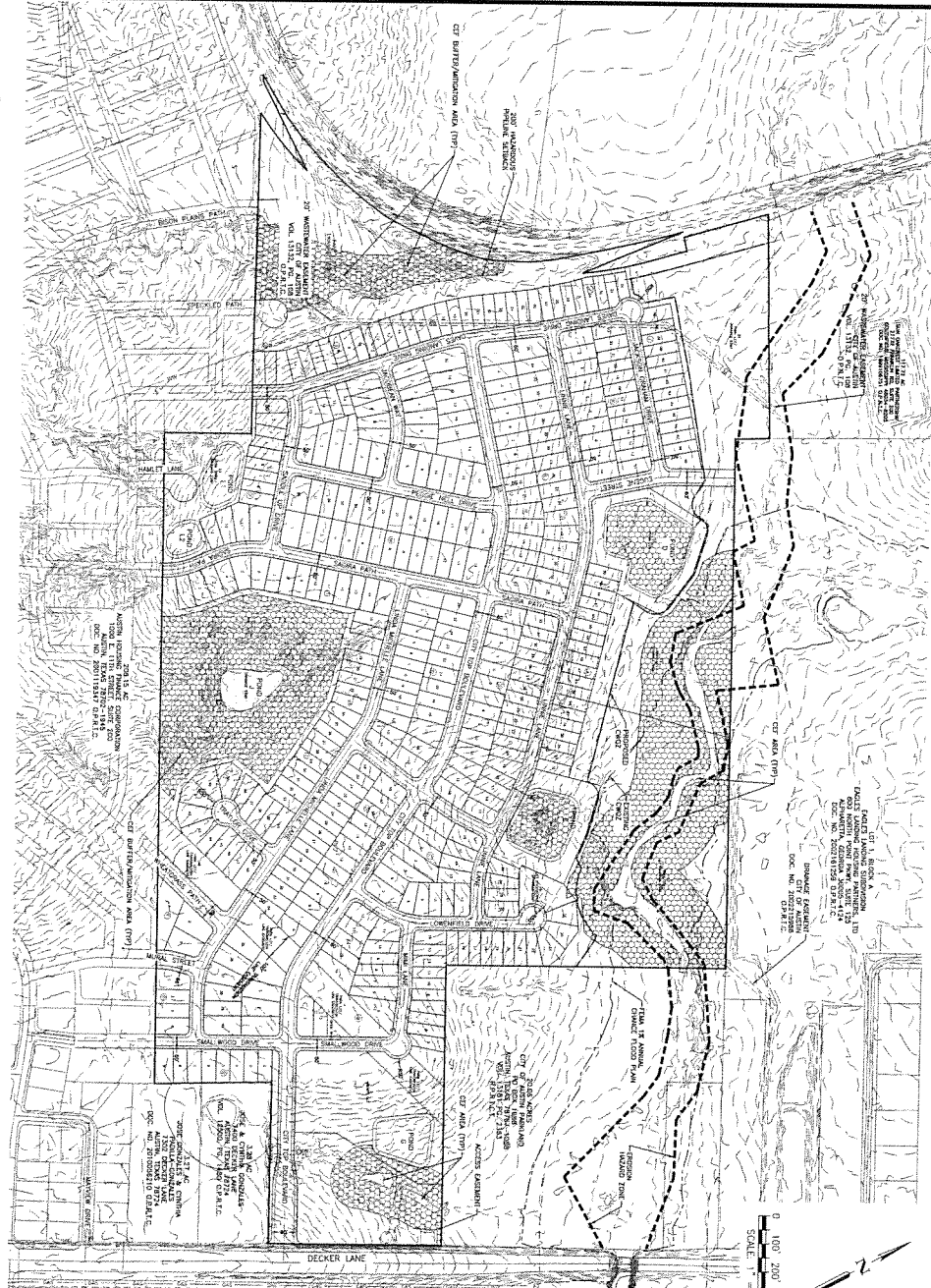
CASE NO.: C8-2016-0145**Z.A.P. DATE:** October 3, 2017**SUBDIVISION NAME:** Parker Creek Preliminary Plan**AREA:** 138.487 acres**LOTS:** 432**APPLICANT:** Russell and Jeanne Parker**AGENT:** BGE, Inc
(Brian J. Grace, P.E.)**ADDRESS OF SUBDIVISION:** 7620 Decker Lane**WATERSHED:** Decker Creek**COUNTY:** Travis**EXISTING ZONING:** SF-4A**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Single Family**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan, the plan meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Parker Creek Preliminary Plan composed of 432 lots on 138.487 acres. The applicant proposes to subdivide the property for residential uses, ponds, open space, and roads. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



LOCATION MAP
N.T.S.

PARKER CREEK RANCH

PRELIMINARY PLAN



LEGAL DESCRIPTION:	TOTAL NO. OF LOTS:	TOTAL LINEAL FOOTAGE OF STREETS:
ABSTRACT 4 SURVEY 19 BUD	NO. OF BLOCKS: 16	16,600 LF
ABSTRACT 4 SURVEY 19 BUD	NO. OF 40' LOTS: 203	
ABSTRACT 4 SURVEY 19 BUD	NO. OF 50' LOTS: 212	
ABSTRACT 4 SURVEY 19 BUD	NO. OF SINGLE FAMILY LOTS: 415	
ABSTRACT 4 SURVEY 19 BUD	NO. OF OPEN SPACE LOTS: 2	
ABSTRACT 4 SURVEY 19 BUD	NO. OF AERIAL LOTS: 2	
ABSTRACT 4 SURVEY 19 BUD	NO. OF ELECTRIC EASEMENT LOTS: 4	
ABSTRACT 4 SURVEY 19 BUD	NO. OF DRAINAGE EASEMENT LOTS: 5	

DOCKEN CHEN, WATERSHD AND WALDUT CREEK WATERSHED (SUBURBAN)
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
4000 CENTRAL EXPRESSWAY
DATED SEPTEMBER 18, 2012 4363503470 AND 4845326400

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE
ARTS AND SCIENCES OF ENGINEERING IN THE STATE OF TEXAS, THAT I
PERMITTED THE PLANS SUBMITTED HEREWITH, AND THAT THE
INFORMATION SHOWN HEREIN IS ACCURATE, AND THAT I AM THE BEST
QUALIFIED PERSON TO PREPARE SUCH PLANS, AND THAT I AM NOT
THEERED AND THAT I AM NOT PROVIDING SUCH PLANS IN VIOLATION
OF ANY RULES OR ORDINANCES.

WITNESS MY HAND THIS 12th DAY OF SEPTEMBER, 2012

BRIAN J. GRACE, P.E.

OWNER: RUSSELL AND JEANNE PARKER
B106 CHALK KNOB DRIVE
AUSTIN, TEXAS 78735

ENGINEER:
BGC, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-679-0400

TOTAL ACRES: 138.487 ACRES
SURVEY: JAMES BUNNELL SURVEY,
SURVEY NO. 19, ABRSTRACT NO. 4

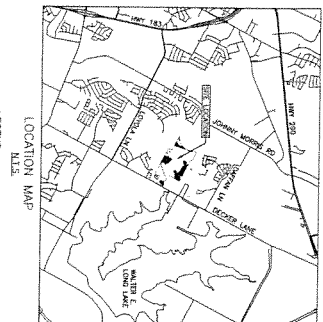
APPLICATION SUBMITAL DATE: MAY 12, 2015

PRELIMINARY DEVELOPMENT APPROVAL SHEET 1 OF 1
FILE NUMBER 2014-0012 APPLICATION DATE JULY 15, 2014
APPROVED BY ZONING & PLANNING COMMISSION
APPROVED BY SECTION 24-4 OF THE CITY OF ALBANY CODE
EXPIRATION DATE (JULY 25-26) CASE NUMBER C2504 2004A
PROJECT EXPIRATION DATE (JULY 20140912-004, P. 7, 8-23-14)
Issued by: Director, Development Services Department
FINAL PLAT TO LOOK IN: PRELIMINARY FILE #
PRELIMINARY EXPLORED ON: _____ UNITS _____ APPROVED ON: _____

CRITICAL WATER QUALITY ZONE (CWQZ) MILITATION TABLE	
CWQZ	ACRES
ORIGINAL CWQZ	20,266
REMOVED CWQZ	2,806
ADDED CWQZ	3,128
AVERAGED CWQZ	20,588

[illegible][illegible]

TEMA 13. ANNUAL CHARGE FLOODPLAIN
EXISTING CRITICAL WATER QUALITY ZONE
PROPOSED CRITICAL WATER QUALITY ZONE
EROSION HAZARD ZONE



DESIGNED BY:	MKS
REVIEWED BY:	BJO
DRAWN BY:	EGH

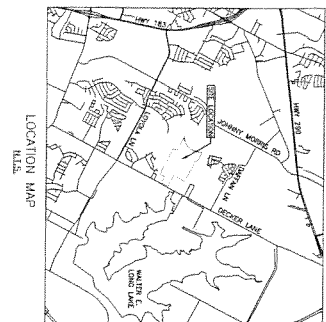
BGE, Inc.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
TEL. 812-875-6490 • www.3gplac.com
TBPB Registration No. F-1048



PARKER CREEK RANCH

OVERALL PRELIMINARY PLAN





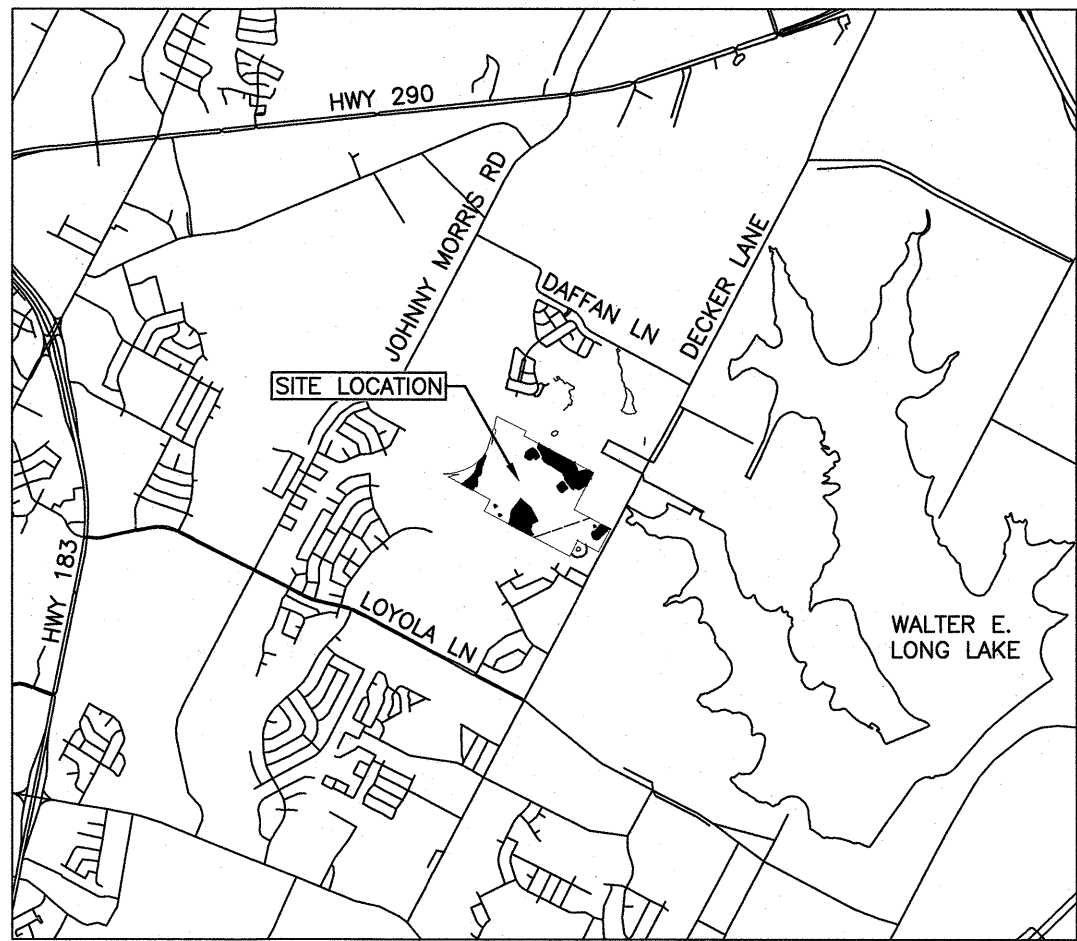
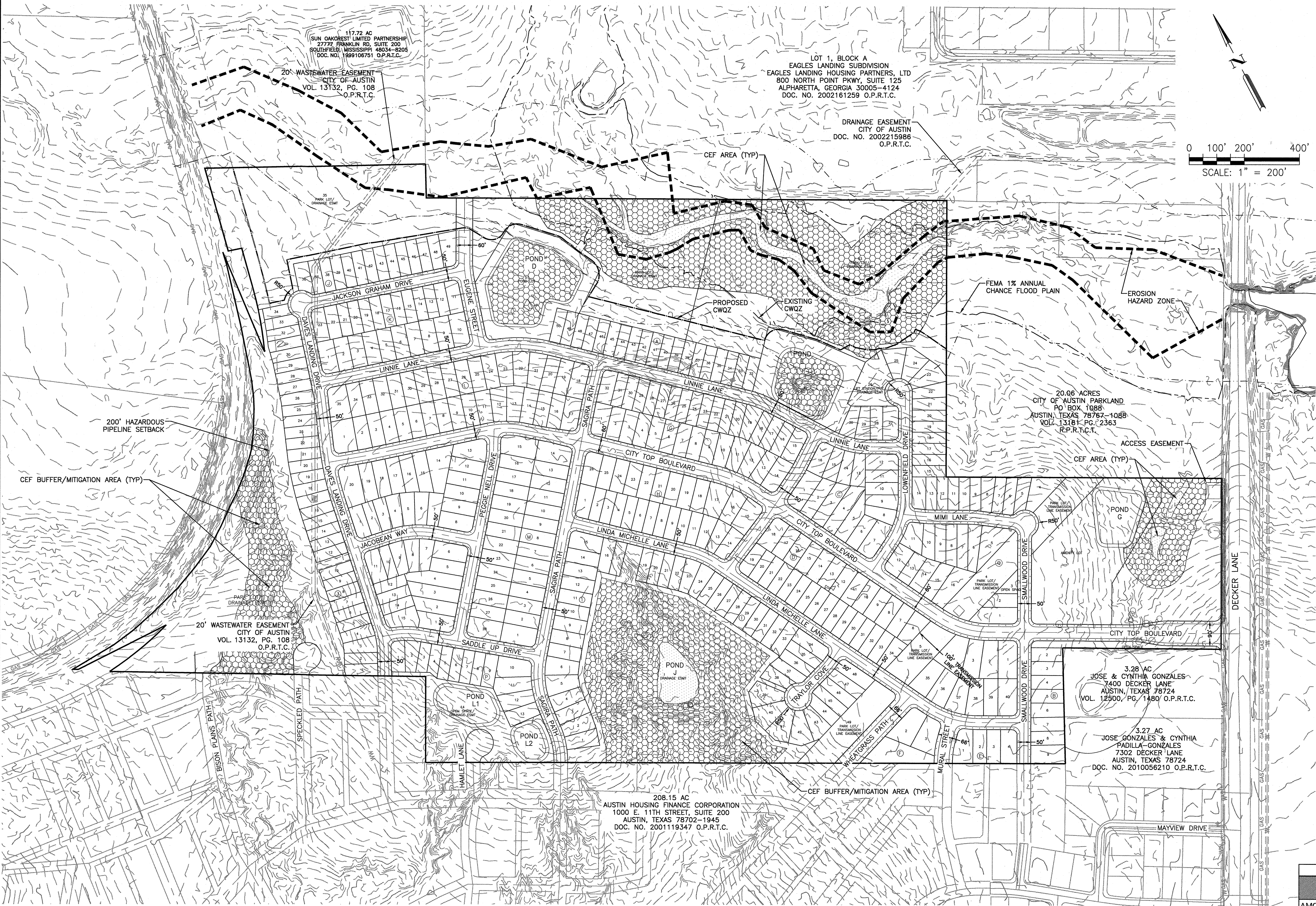
FURNITURE	QTY	UNIT	CURT. DATA		
			TANGENT	ARC LENGTH	CHORD BEARING
C1	35	3° 21'	97.44	20.05	78.18
C6	82	8° 48'	94.22	20.05	72.45
C7	37	6° 53'	186.1	20.05	37.17
C8	37	6° 53'	186.1	20.05	37.17
C9	27	6° 08'	71.59	20.07	177.22
C20	107	6° 08'	72.59	20.07	176.23
C21	15	4° 07'	41.1	20.03	53.04
C22	14	3° 41'	97.93	20.03	82.52
C26	37	3° 43'	14.41	20.03	193.08
					20.96
					28.95
					55.97
					18.79

STATE OF TEXAS
BRIAN J. GRACE
121846
PROCEEDINGS
JAN 12 1992

PRELIMINARY PLAN 2 OF 2

[illegible]

PARKER CREEK RANCH
PRELIMINARY PLAN



LOCATION MAP
N.T.S.

LEGEND

---	PROPERTY BOUNDARY
---	MAJOR ELEV. CONTOUR
---	MAJOR ELEV. CONTOUR
---	PROPOSED SIDEWALK
---	FEMA 1% ANNUAL CHANCE FLOODPLAIN
---	EXISTING CRITICAL WATER QUALITY ZONE
---	PROPOSED CRITICAL WATER QUALITY ZONE
---	EROSION HAZARD ZONE

NOTES:

- OWNER MAY NOT PLACE, ERECT, CONSTRUCT, OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
 - ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES,
 - ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
 - ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
- ADMINISTRATIVE VARIANCES HAVE BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42(B)(6), FOR CUT EXCEEDING 4 FEET FOR A STORMWATER CONTROL; LDC 25-8-42(B)(6), FOR FILL EXCEEDING 4 FEET FOR A STORMWATER CONTROL; LDC 25-8-42(B)(7), FOR CUT FROM 4 TO 8 FEET IN THE DDZ; LDC 25-8-42(B)(7), FOR FILL FROM 4 TO 8 FEET IN THE DDZ.

SHEET INDEX

NO.	TITLE
1	OVERALL PRELIMINARY PLAN
2	PRELIMINARY PLAN 1 OF 2
3	PRELIMINARY PLAN 2 OF 2
4	GENERAL NOTES

CRITICAL WATER QUALITY ZONE (CWQ2) MITIGATION TABLE	
CWQZ	ACRES
ORIGINAL CWQZ	20.266
REMOVED CWQZ	2.806
ADDED CWQZ	3.128
AVERAGED CWQZ	20.588

PARKLAND DEDICATION TABLE			
	% CREDIT	ACRES	CREDITED ACRES
AMOUNT OF PARKLAND TO BE DEDICATED IN 25 YR FLOODPLAIN	0%	8.60	0.00
AMOUNT OF PARKLAND TO BE DEDICATED BETWEEN 25 YR AND 100 YR FLOODPLAIN	50%	1.34	0.67
AMOUNT OF PARKLAND TO BE DEDICATED IN A CEF	0%	0.58	0.00
AMOUNT OF PARKLAND TO BE DEDICATED IN A CEF BUFFER	50%	13.44	6.72
AMOUNT OF UNENCUMBERED PARKLAND TO BE DEDICATED	100%	21.13	21.13
TOTAL		45.10	28.53

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 4.

FILE NUMBER C8-2016-0145 APPLICATION DATE JULY 15, 2016
APPROVED BY ZONING & PLATTING COMMISSION ON _____

UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 25-4-62) _____ CASE MANAGER: CESAR ZAVALA

PROJECT EXPIRATION DATE (ORD. #20140612-084, Pt. 7; 6-23-14) _____

Rodney Gonzales, Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____ APPROVED ON _____

PRELIMINARY EXTENDED ON _____ UNTIL _____

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

TOTAL NO. OF LOTS: 432

NO. OF BLOCKS: 16
NO. OF 40' LOTS: 212
NO. OF 50' LOTS: 203
NO. OF SINGLE FAMILY LOTS: 415
NO. OF OPEN SPACE LOTS: 2
NO. OF AMENITY LOTS: 2
NO. OF PARK LOTS: 9
NO. OF ELECTRIC EASEMENT LOTS: 4
NO. OF DRAINAGE EASEMENT LOTS: 5

TOTAL LINEAR FOOTAGE OF STREETS: 16,600 LF

LEGAL DESCRIPTION: ABSTRACT 4 SURVEY 19 BURLESON J. 16.25 AC.
ABSTRACT 4 SURVEY 19 BURLESON J. 118.95 AC.
ABSTRACT 4 SURVEY 19 BURLESON J. 7.688 AC.

DECKER CREEK WATERSHED AND WALNUT CREEK WATERSHED (SUBURBAN)

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD PLAIN MAP NUMBER 48453C0470J AND 48453C0490J
DATED AUGUST 18, 2014

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES.

WITNESS MY HAND THIS 26th DAY OF SEPTEMBER, 2017

BRIAN J. GRACE, P.E.

OWNER:
RUSSELL AND JEANNE PARKER
8106 CHALK KNOLL DRIVE
AUSTIN, TEXAS 78735

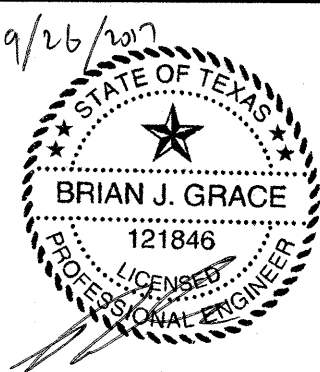
ENGINEER:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

TOTAL ACREAGE : 138.487 ACRES
SURVEY: JAMES BURLESON SURVEY,
SURVEY NO. 19, ABSTRACT NO. 4

APPLICATION SUBMITTAL DATE: MAY 12, 2015

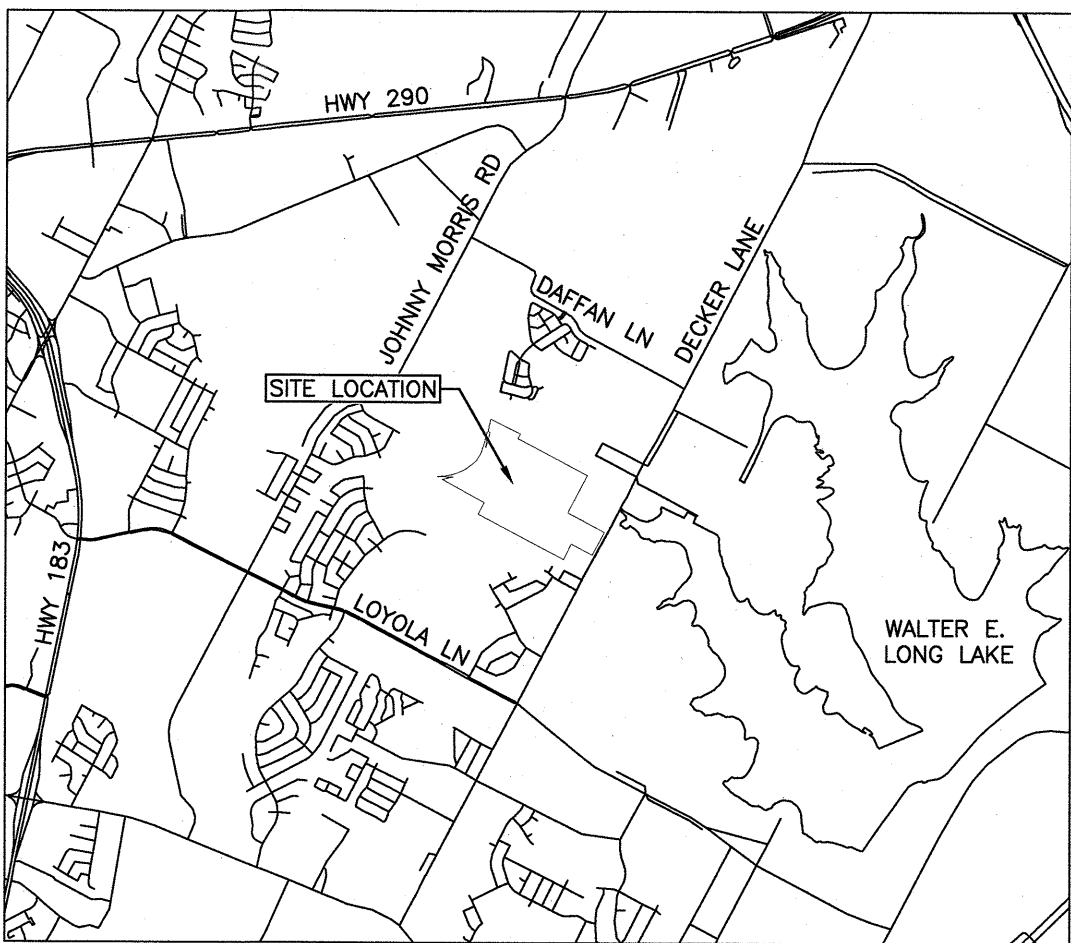
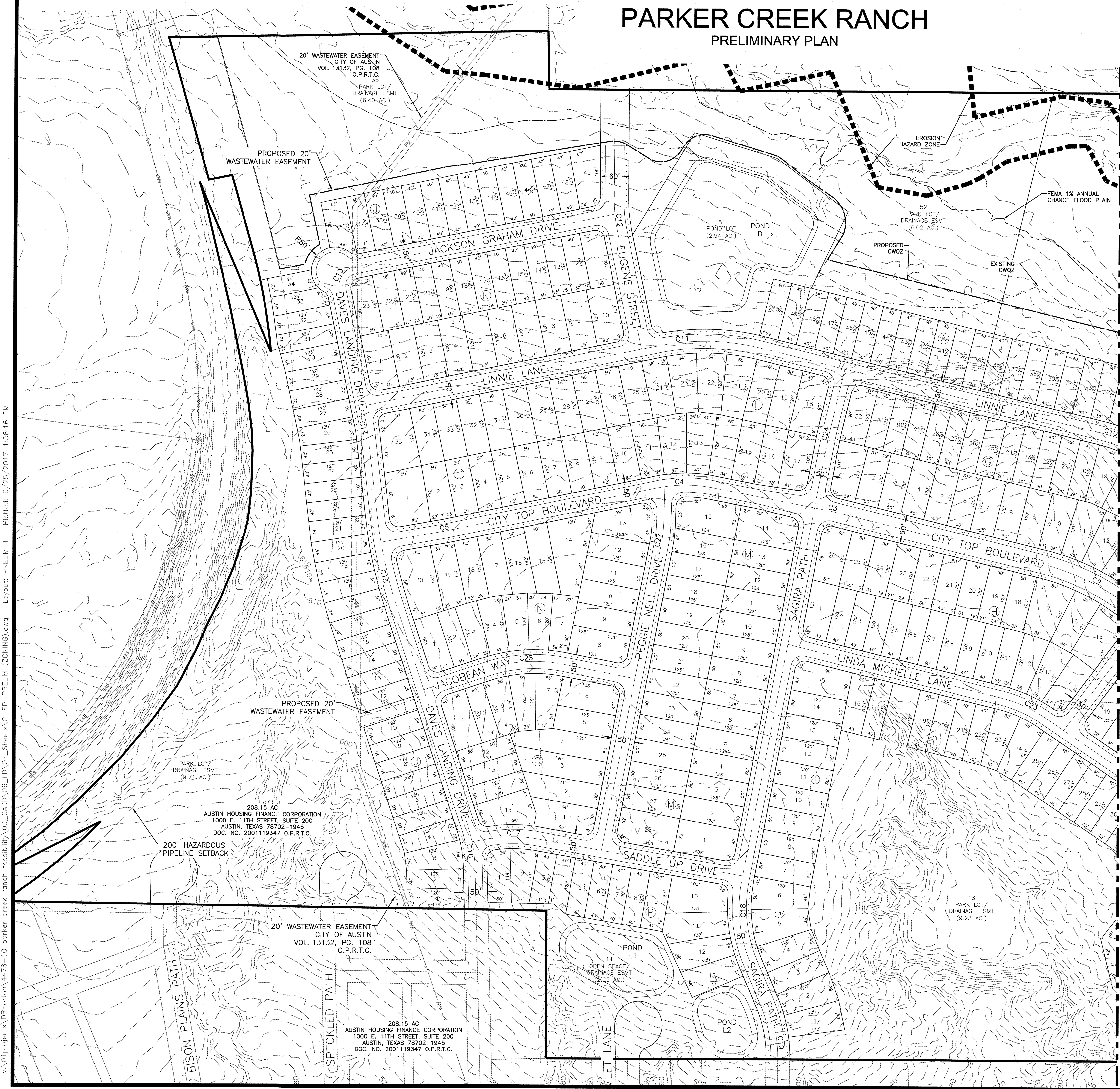
PARKER CREEK RANCH

OVERALL PRELIMINARY PLAN



SHEET
1 OF 4

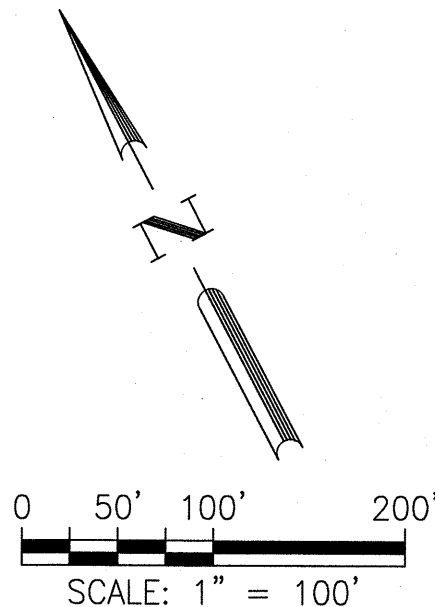
PARKER CREEK RANCH
PRELIMINARY PLAN



LOCATION MAP
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- MAJOR ELEV. CONTOUR
- MAJOR ELEV. CONTOUR
- PROPOSED SIDEWALK
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- EXISTING CRITICAL WATER QUALITY ZONE
- PROPOSED CRITICAL WATER QUALITY ZONE
- EROSION HAZARD ZONE



CURVE DATA						
NUMBER	DELTA	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	20° 22' 02"	89.82	500.00	177.74	176.80	S38° 19' 10.49"E
C3	2° 48' 17"	7.34	300.00	14.69	14.68	S49° 54' 19.91"E
C4	22° 38' 40"	60.07	300.00	118.57	117.80	S62° 37' 48.48"E
C5	1° 49' 22"	4.77	300.00	9.54	9.54	S73° 02' 27.46"E
C10	13° 33' 32"	36.02	303.00	71.70	71.54	S41° 43' 25.31"E
C11	25° 26' 57"	113.58	503.00	223.42	221.59	S61° 13' 39.86"E
C12	11° 52' 40"	31.21	300.00	62.19	62.08	S21° 59' 11.66"W
C13	90° 00' 00"	43.00	43.00	67.54	60.81	N61° 02' 51.57"E
C14	5° 02' 13"	13.20	300.00	26.37	26.36	N18° 33' 58.05"E
C15	11° 28' 33"	100.48	1000.00	200.29	199.96	N15° 20' 48.05"E
C16	16° 39' 18"	43.91	300.00	87.21	86.90	N17° 56' 10.76"E
C17	19° 57' 31"	52.79	300.00	104.50	103.98	S62° 15' 36.44"E
C18	33° 59' 38"	90.78	297.00	176.21	173.64	S21° 41' 42.29"W
C19	23° 46' 25"	63.15	300.00	124.48	123.59	S16° 35' 05.84"W
C23	20° 22' 02"	53.89	300.00	106.64	106.08	S38° 19' 10.49"E
C24	2° 48' 26"	7.35	300.00	14.70	14.70	S40° 05' 35.85"W
C27	9° 22' 30"	24.60	300.00	49.09	49.03	N34° 00' 16.22"E

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 4.
FILE NUMBER C8-2016-0145 APPLICATION DATE JULY 15, 2016
APPROVED BY ZONING & PLATTING COMMISSION ON _____
UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62) _____ CASE MANAGER: CESAR ZAVALA
PROJECT EXPIRATION DATE (ORD. #20140612-084, Pt. 7; 6-23-14) _____

Rodney Gonzales, Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____ APPROVED ON _____

PRELIMINARY EXTENDED ON _____ UNTIL _____

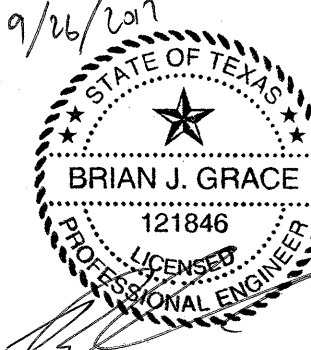
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DATE	DESCRIPTION
APR	
REV	
DESIGNED BY:	MKS
REVIEWED BY:	BUG
DRAWN BY:	EGH

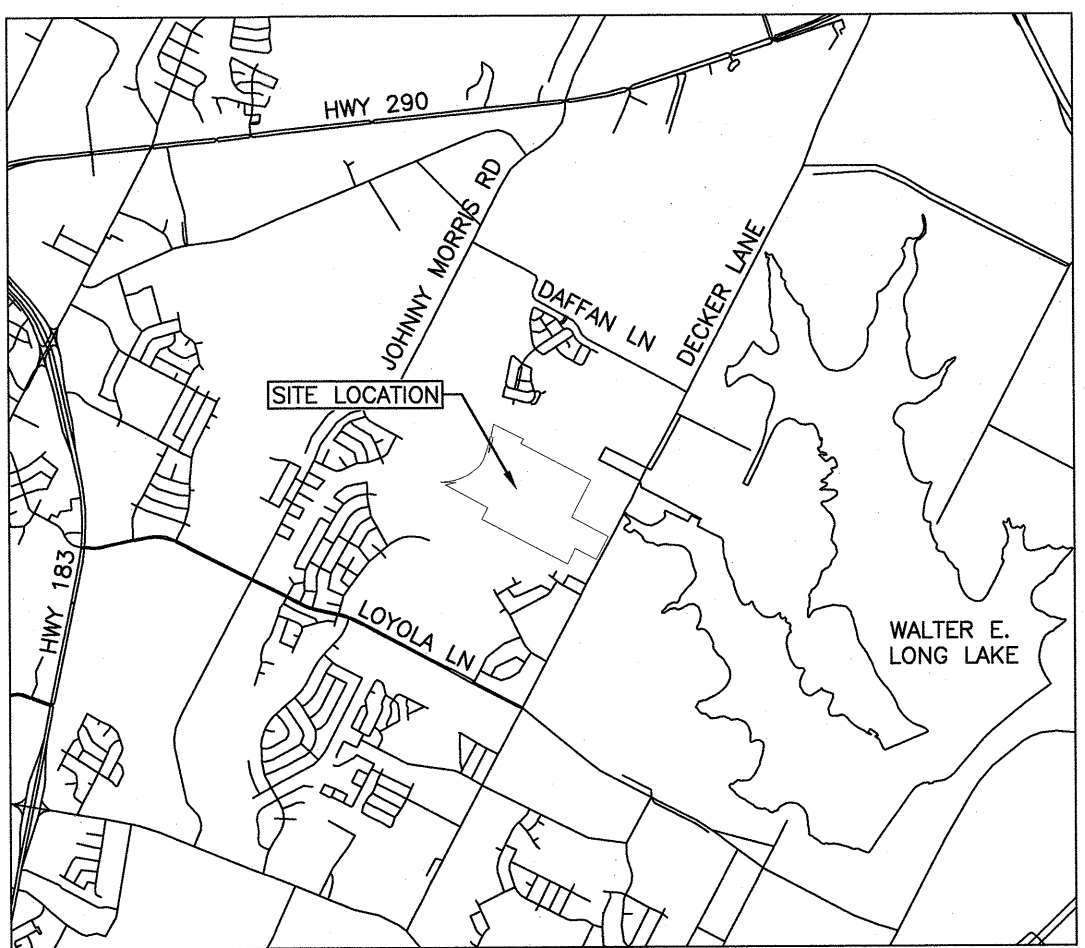
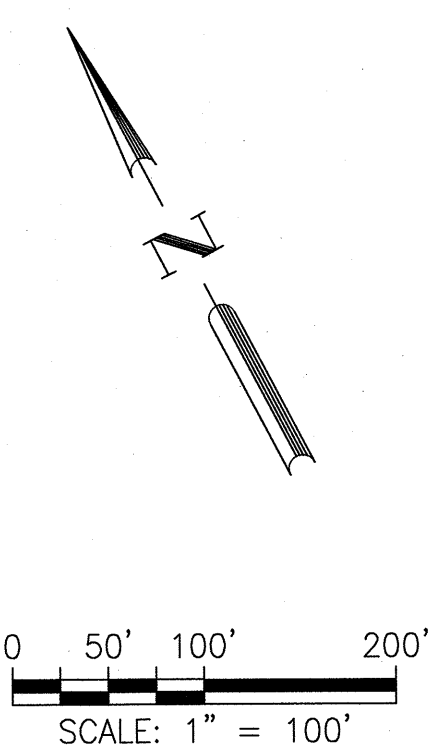
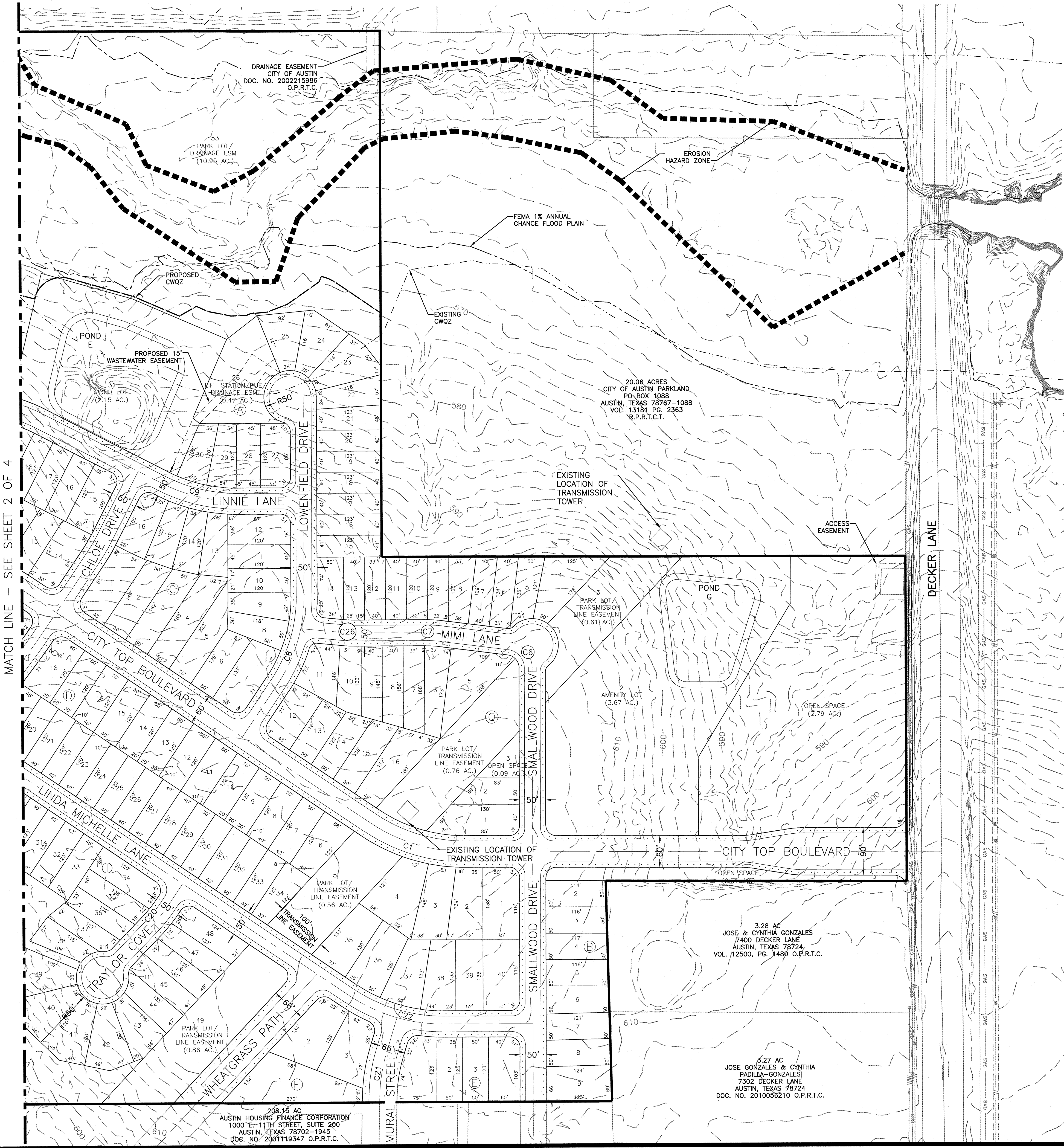


BGE Inc.
7000 NORTH ACPAC, SUITE 330
AUSTIN, TX 78731
TEL: 512-879-0400 • www.bgeinc.com
TBE Registration No. F-1048

PARKER CREEK RANCH
PRELIMINARY PLAN 1 OF 2



PARKER CREEK RANCH
PRELIMINARY PLAN



LEGEND

---	PROPERTY BOUNDARY
---	MAJOR ELEV. CONTOUR
---	MAJOR ELEV. CONTOUR
---	PROPOSED SIDEWALK
---	FEMA 1% ANNUAL CHANCE FLOODPLAIN
---	EXISTING CRITICAL WATER QUALITY ZONE
---	PROPOSED CRITICAL WATER QUALITY ZONE
---	EROSION HAZARD ZONE

CURVE DATA

NUMBER	DELTA	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	33° 52' 21"	97.44	320.00	189.18	186.44	N45° 04' 20.32"W
C6	82° 58' 47"	44.22	50.00	72.41	66.25	S13° 29' 54.63"E
C7	7° 05' 53"	18.61	300.00	37.17	37.14	S58° 32' 14.79"E
C8	33° 56' 31"	91.55	300.00	177.72	175.13	N44° 53' 35.05"E
C9	27° 08' 01"	72.39	300.00	142.07	140.75	S48° 30' 39.77"E
C20	10° 07' 48"	26.59	300.00	53.04	52.97	N66° 55' 44.23"E
C21	15° 49' 01"	41.67	300.00	82.82	82.56	N36° 55' 21.55"E
C22	34° 01' 48"	97.93	320.00	190.06	187.28	S45° 09' 03.81"E
C26	5° 31' 49"	14.49	300.00	28.96	28.95	S59° 19' 16.78"E

PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 4.

FILE NUMBER C8-2016-0145 APPLICATION DATE JULY 15, 2016
APPROVED BY ZONING & PLATTING COMMISSION ON _____

UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 25-4-62) _____ CASE MANAGER: CESAR ZAVALA

PROJECT EXPIRATION DATE (ORD. #20140612-084, Pt. 7; 6-23-14) _____

Rodney Gonzales, Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____ APPROVED ON _____

PRELIMINARY EXTENDED ON _____ UNTIL _____

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

DATE	APR
DESCRIPTION	
REV	
DESIGNED BY:	MKS
REVIEWED BY:	BJG
DRAWN BY:	EGH

BGE Inc.
7000 MOORE INDUSTRIAL PARK, SUITE 300
AUSTIN, TEXAS 78755
TEL: 512-579-9400 • www.bgeinc.com
TBPE Registration No. F-1048

PARKER CREEK RANCH

PRELIMINARY PLAN 2 OF 2

BRIAN J. GRACE
121846
EXPIRES 9/26/2017

SHEET
3 OF 4

C8-2016-0145

STREET STANDARDS CHART

25. TOTAL LINEAR FOOTAGE OF STREETS: 16,600 LF

26. THE PRELIMINARY PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

27. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLAN FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

28. RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON THE FOLLOWING NON-RESIDENTIAL LOTS:
BLOCK A LOTS 1-3, 26, 52, 53

BLOCK D LOT 5
BLOCK I LOTS 18 & 49
BLOCK J LOTS 11 & 35
BLOCK P LOT 14
BLOCK Q LOTS 3 & 4

29. A MINIMUM OF FOUR (4) OFF STREET PARKING SPOTS ARE REQUIRED FOR EACH SINGLE FAMILY LOT IN THIS SUBDIVISION.

30. SMALL LOTS LISTED BY BLOCK ARE:

BLOCK A LOTS	5-22,	27-30,	32-50
BLOCK C LOTS	8-16		
BLOCK D LOTS	19-34		
BLOCK G LOTS	15-32		
BLOCK H LOTS	1-14		
BLOCK I LOTS	16-38,	44-48	
BLOCK J LOTS	1-10,	12-34,	36, 49
BLOCK K LOTS	11-23		
BLOCK N LOTS	1-7		
BLOCK O LOTS	7-14		
BLOCK P LOTS	1-9		
BLOCK Q LOTS	9-11		

31. THERE WILL BE NO DRIVEWAYS ON ANY PORTION OF A LOT WITH AN EXISTING SLOPE GREATER THAN 15%.

32. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCE WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

33. THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED, ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN: 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.

34. ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.

35. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE, AND WALLS PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.

36. THE EXISTING STRUCTURE SHALL BE REMOVED PRIOR TO RECORDATION OF FINAL PLAT AND SAID REMOVAL SHALL COMPLY WITH ALL NECESSARY PERMITTING REQUIREMENTS.

37. THE FOLLOWING LOTS ARE LOCATED IN THE 200-FOOT HAZARD ZONE PIPELINE SETBACK: BLOCK J LOTS 23-29; THESE LOTS WILL REQUIRE AN APPROVED EVACUATION ROUTE AND A VAPOR DETECTION SYSTEM IN EACH STRUCTURE, AND TYPE V-A CONSTRUCTION.

38. THE CITY OF AUSTIN FULLY DEVELOPED AND FEMA 100-YR FLOODPLANS WILL BE CONTAINED IN AN EASEMENT TO BE RECORDED PRIOR TO APPROVAL OF FINAL PLAT.

39. DISTURBANCES RELATED TO CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES IS APPROVED WITHIN THE CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACKS FOR THE PURPOSES OF THIS PRELIMINARY PLAN. FOLLOWING COMPLETION OF THE CONSTRUCTION AUTHORIZED IN THIS PRELIMINARY PLAN, ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE (CEF) AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURALLY VEGETATIVE COVER MUST BE RETAINED TO MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

40. AREAS IN THE CEF DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITH NATIVE SEEDING AND PLANTING PER CITY OF AUSTIN STANDARD SPECIFICATION 609S, INCLUDING TOPSOIL AND SEED BED PREPARATION, TEMPORARY IRRIGATION AND WEED MAINTENANCE.

41. BIOFILTRATION POND USED FOR CEF SETBACK MITIGATION SHALL PROVIDE A SATURATED ZONE IN THE BIOFILTRATION BED AS DESCRIBED IN ECM 1.6.7.C AND SHALL MEET THE LANDSCAPE REQUIREMENTS OF ECM 1.6.7.C SOLELY THROUGH THE USE OF NATIVE PLANTS

42. A MINIMUM OF FOUR (4) OFF-STREET PARKING SPACES IS REQUIRED FOR EACH DWELLING UNIT.

FLOOD PLAIN NOTE:
A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAP # 4853C0470J AND
48453C0490J TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

GENERAL NOTES:

1. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS.
5. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: CITY TOP BOULEVARD, SMALLWOOD DRIVE, LINDA MICHELLE LANE, LINNIE LANE, JACOBAN WAY, CHLOE DRIVE, MIMI LANE, JACKSON GRAHAM DRIVE, PEGGIE NELL DRIVE, EUGENE STREET, WHEATGRASS PATH, MURAL STREET TRAYLOR COVE, LOWENFIELD DRIVE, SAGIRA PATH, HAMLET LANE, SADDLE UP DRIVE, DAVES LANDING DRIVE, SPECKLED PATH, BISON PLANS PLAT AND THE SUBDIVISION OF DECKER LANE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
8. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LANE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
11. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTION ARE PERMITTED IN DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
12. PARKLAND DEDICATION IS REQUIRED PER TITLE 25 OF THE LAND DEVELOPMENT CODE PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS BLOCK A LOT 3, 52, & 53, BLOCK D LOT 5, BLOCK I LOTS 18 & 49, BLOCK J LOTS 11 & 30, AND BLOCK Q LOT 4.
13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
14. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE GROSS SITE AREA OF EACH LOT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
15. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
 - A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING AND SIDEWALKS FOR ALL PUBLIC STREETS, AS WELL AS ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS OF ALL PUBLIC STREETS.
16. THIS SUBDIVISION IS IN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN AS OF MAY 16, 2016. LOTS SHALL CONFORM TO FINAL ZONING.
17. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
18. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND CITY OF AUSTIN (OR OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
19. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
20. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATION IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE, OR PROPERTY.
21. A 10 FOR (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
22. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
 - WATER & WASTEWATER – CITY OF AUSTIN
 - ELECTRIC – AUSTIN ENERGY
 - GAS – ATMOS ENERGY
23. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
24. BLOCK A LOTS 1, 2, 26, BLOCK B LOT 1, AND BLOCK Q LOT 3 ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR HIS ASSIGNS AND RESTRICTED TO NON-RESIDENTIAL USES.

PRELIMINARY SUBDIVISION APPROVAL SHEET 4 OF 4.

FILE NUMBER C8-2016-0145 APPLICATION DATE JULY 15, 2016
APPROVED BY ZONING & PLATTING COMMISSION ON _____

UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 25-4-62) CASE MANAGER: CESAR ZAVALA

PROJECT EXPIRATION DATE (ORD. #20140612-084, Pt. 7; 6-23-14)

Rodney Gonzales, Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # APPROVED ON

PRELIMINARY EXTENDED ON _____ UNTIL _____

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.