SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0043 **ZAP DATE:** April 16, 2019

SUBDIVISION NAME: Parkside, Section 1 at Wildhorse Ranch

AREA: 37.3 acres **LOTS**: 145

APPLICANT: Texas Titan Development, LLC (William Peruzzi)

AGENT: Kimley-Horn and Associates, Inc. (Rob Smith)

ADDRESS OF SUBDIVISION: 9936 ½ Lindell Lane

GRIDS: MR27 **COUNTY:** Travis

WATERSHED: Decker Creek **JURISDICTION:** Full Purpose

ZONING: PUD (Case No.C814-00-2063; Ord No. 020214-28)

DISTRICT: 1 **LAND USE:** Residential

SIDEWALKS: Sidewalks will be constructed along all internal streets and the Lindell Lane frontage.

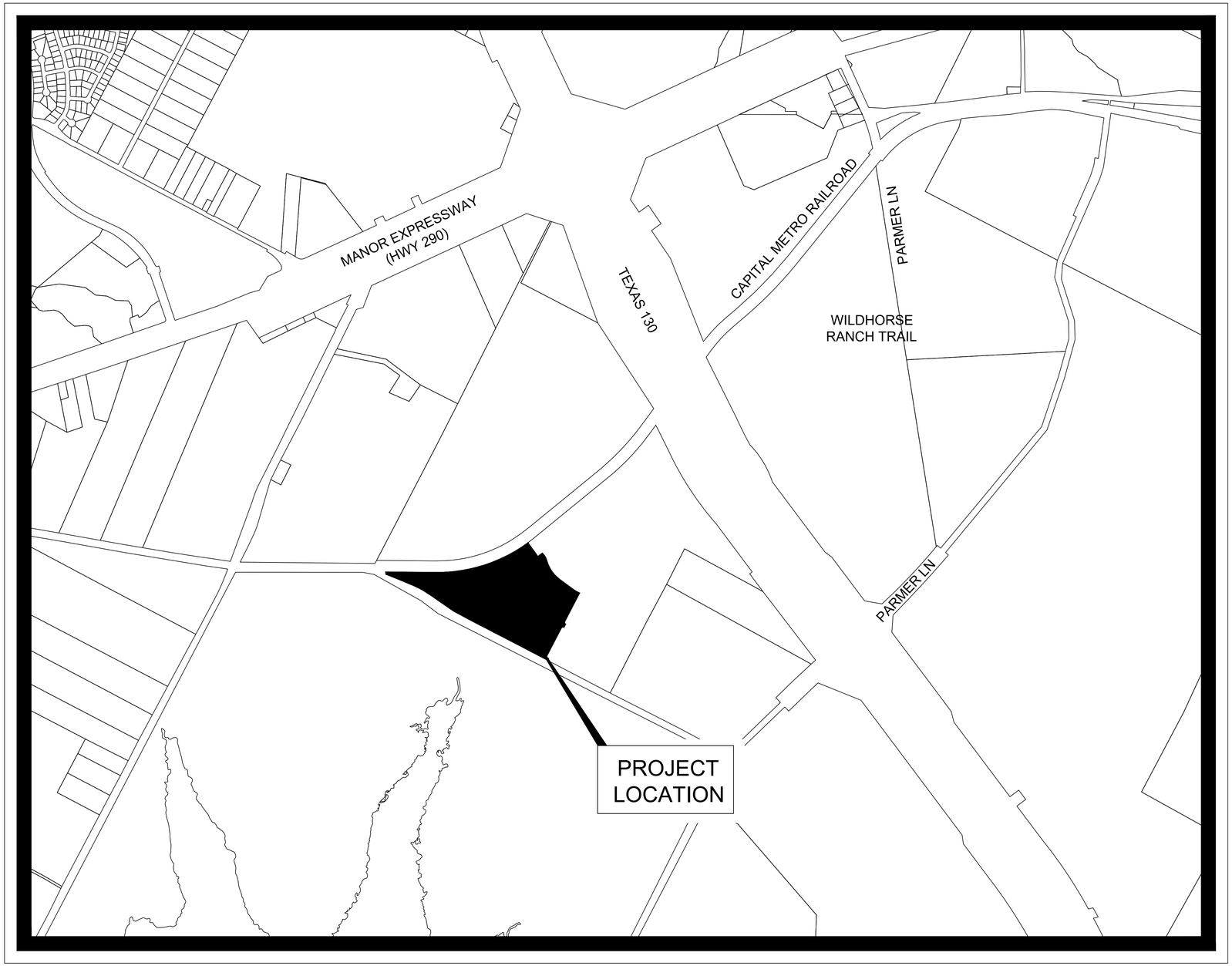
DEPARTMENT COMMENTS: The request is for the approval of the preliminary plan for Parkside, Section 1 at Wildhorse Ranch, comprised of 145 lots on 37.3 acres. The preliminary plan contains140 single family lots, 3 landscape lots and 2 drainage/pedestrian access lots. The proposed lots comply with the PUD requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the preliminary plan. The plan meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins **PHONE:** 512-974-3175

E-mail: steve.hopkins@austintexas.gov



VICINITY MAP

SCALE: 1" = 2,000'

COA GRID: R27
MAPSCO: 5586,558H

MARCH 2018

PRELIMINARY PLAN
FOR
PARKSIDE SECTION 1 AT WILDHORSE RANCH
9936 1/2 LINDELL LANE
AUSTIN, TEXAS
CITY PROJECT NO. C8-2018-0043

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN, FULL PURPOSE ANNEXATION AND IS DESIGNATED AS A PLANNED UNIT DEVELOPMENT (PUD) IN ACCORDANCE WITH ORDINANCE NO. 020214-28.
2. THE PARKSIDE SECTION 1 AT WILDHORSE RANCH CONSTRUCTION PLANS ARE GOVERNED BY THE (I) WILDHORSE RANCH PUD ORDINANCE NO.020214-28 APPROVING THE PUD ZONING BASE DISTRICT FOR THE PROPERTY, (II) THE PUD LAND USE PLAN, AND (III) EXCEPT AS OTHERWISE PROVIDED IN THE ZONING ORDINANCE AND THE PUD LAND USE PLAN TO THE CONTRARY, THE RULES AND REGULATIONS SET FORTH IN EFFECT UPON APPROVAL OF THE PUD.
3. WATER AND WASTEWATER SERVICE FOR THE WILDHORSE RANCH PUD WILL BE PROVIDED BY THE CITY OF AUSTIN.
4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN 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.
5. ANY REQUIRED EASEMENTS WILL BE PROVIDED AT THE TIME OF FINAL PLAT(S) OR SITE PLANS APPROVAL AND WILL BE DEDICATED BY SEPARATE INSTRUMENT OR FINAL PLAT.
6. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTINS DEVELOPMENT SERVICES DEPARTMENT.
7. ALL SITE DEVELOPMENT REGULATIONS, INCLUDING BUT NOT LIMITED TO IMPERVIOUS COVER, BUILDING SQUARE FOOTAGE, BUILDING HEIGHT, FLOOR TO AREA RATIOS AND SETBACKS, ARE ESTABLISHED AND GOVERNED BY THE SITE DEVELOPMENT CRITERIA TABLE APPEARING ON THE WILDHORSE RANCH PUD LAND USE PLAN, OTHER THAN THOSE SPECIFICALLY ADDRESSED BY VARIANCES.
8. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
9. LANDSCAPING FOR ANY DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD WILL MEET OR EXCEED THE LANDSCAPE REQUIREMENTS SET FORTH IN THE LDC AS SUCH REQUIREMENTS EXIST AT THE TIME OF APPROVAL OF THIS PRELIMINARY. XERISCAPING IS ENCOURAGED WHENEVER REASONABLY PRACTICAL.
10. ALL DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD WILL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDER STANDARDS AT A MINIMUM RATING OF ONE STAR.
11. CONSTRUCTION FOR UTILITIES, ACCESS ROADS AND AMENITIES SHALL BE PERMITTED WITHIN THE 100-YEAR FLOODPLAIN, OPEN SPACE, AND DEDICATED PARKLAND, SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE GOVERNMENTAL ENTITIES, WITHIN THESE AREAS. CONSTRUCTION OF OVERHEAD UTILITIES IS NOT PERMITTED.
12. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE WILDHORSE RANCH PUD ORDINANCE No 020214-28.
13. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
14. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE DESCRIBED.
16. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
17. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THESE CONSTRUCTION PLANS, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
    A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET: CURB STRAP DRIVE, OXBOW STRAP DRIVE, SADDLE BAG DRIVE, BRAIDED REIN DRIVE, BUCKSTITCH SADDLE DRIVE, SPANISH MUSTANG BLVD.
    B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (e.g., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: CURB STRAP DRIVE, OXBOW STRAP DRIVE, SADDLE BAG DRIVE, BRAIDED REIN DRIVE, BUCKSTITCH SADDLE DRIVE, SPANISH MUSTANG BLVD.
18. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS 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 REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. APPROVAL OF THE CONSTRUCTION PLANS DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS 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 IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC SAFETY, HEALTH, WELFARE OR PROPERTY.
20. STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
21. A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY.
22. TOPOGRAPHY SOURCE: CAPITAL SURVEYING CO INC. 1101 CAPITAL OF TX. HWY. S. BLDG. D, STE. 110, AUSTIN, TX 78746
23. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
24. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
25. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
26. THIS PROJECT IS LOCATED IN THE DECKER CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
27. THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
28. THE DISTURBED AREAS WITHIN "THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
29. INSPECTION FEES REQUIRED FOR CONSTRUCTION OF THIS SITE PLAN SHALL BE PAID TO THE APPROPRIATE AGENCY OR DEPARTMENT PRIOR TO THE PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF AUSTIN.
30. A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FIRM MAP, NO. 48453C0480J TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED AUGUST 18, 2014.
31. THIS NOTE IS BEING PLACED ON THE PLAN SET IN ABSENCE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT A MINIMUM OF 8 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY RIGHT OF WAY MANAGEMENT DIVISION. STANDARD DETAILS ARE NOT A TRAFFIC CONTROL PLAN. THE OWNER/REPRESENTATIVE FURTHER RECOGNIZE THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:
    31.1. PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
    31.2. NO LONG TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
    31.3. PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.
32. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUNOFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
33. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOTS IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
34. THE PONDS INCLUDED IN THIS SUBDIVISION ARE MAINTAINED BY THE CITY OF AUSTIN.
35. ALL LOTS ARE IN CONFORMANCE WITH PUD AND SF-4A, "SMALL LOT STANDARDS".
36. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
37.
38. AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42 TO ALLOW: CUT TO 7 FEET (25-8-341) AND FILL TO 8 FEET (25-8-342).

AUSTIN ENERGY STANDARD NOTES

1. 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 CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. 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 LAWS PERTAINING TO CLEARANCES 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.

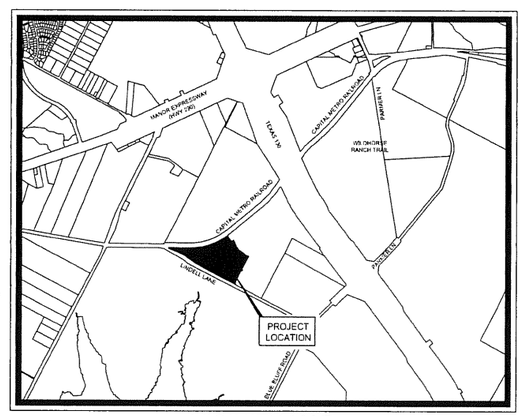
STATE OF TEXAS — JOHN G. MOSER — 6330 — PROFESSIONAL ENGINEER

I, JOHN GREGORY MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARE FROM AN ACTUAL GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

STATE OF TEXAS — JOSHUA W. MIKSCH — 122089 — LICENSED PROFESSIONAL ENGINEER

I, JOSHUA W. MIKSCH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

LEGAL DESCRIPTION
37.328 ACRES OUT OF 132.195 ACRES OUT OF THE WILLIAM H. SANDERS SURVEY NO. 54 AS RECORDED IN DEED NO. 2007037703.



VICINITY MAP
SCALE: 1" = 2,000'
COA GRID: R27
MAPSCO: 558G

MARCH 2018

SUBMITTAL DATE: MARCH 23, 2018

LAND USE SUMMARY				
USE	ACREAGE		# OF LOTS	% OF PROJECT
SINGLE FAMILY RESIDENTIAL	21.15	AC.	140	56.66%
LANDSCAPE LOTS	0.08	AC.	2	0.22%
DRAINAGE, PEDESTRIAN ACCESS & P.U.E.	7.98	AC.	3	21.39%
RIGHT OF WAY	8.11	AC.	-	21.56%
TOTAL	**37.33**	**AC.**		**100%**

STREET	RIGHT OF WAY	PAVEMENT (FOC-FOC)	CLASSIFICATION	LINEAR FEET
SPANISH MUSTANG BLVD	70'	50'	RESIDENTIAL COLLECTOR	957'
CURB STRAP DRIVE	50'	30'	LOCAL ROAD	1181
BUCKSTITCH SADDLE DRIVE	50'	30'	LOCAL ROAD	798'
SADDLE BAG DRIVE	50'	30'	LOCAL ROAD	274'
OXBOW CARRIAGE DRIVE	50'	30'	LOCAL ROAD	310'
OXBOW STRAP DRIVE	50'	30'	LOCAL ROAD	1032'
BRAIDED REIN DRIVE	50'	30'	LOCAL ROAD	1052'

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	PRELIMINARY PLAN (SHEET 1 OF 5)
4	PRELIMINARY PLAN (SHEET 2 OF 5)
5	PRELIMINARY PLAN (SHEET 3 OF 5)
6	PRELIMINARY PLAN (SHEET 4 OF 5)
7	PRELIMINARY PLAN (SHEET 5 OF 5)

IMPERVIOUS COVER SUMMARY					
	Lots				
NUMBER OF LOTS GREATER THAN 3 ACRES IN SIZE	0	X 10,000 SF/LOT	=	0	AC
NUMBER OF LOTS GREATER THAN 1 ACRE AND NO MORE THAN 3 ACRES IN SIZE		X 7,000 SF/LOT	=	0	AC
NUMBER OF LOTS GREATER THAN 15,000 SQUARE FEET AND NO MORE THAN 1 ACRE IN SIZE	0	X 5,000 SF / LOT	=	0	AC
NUMBER OF LOTS GREATER THAN 10,000 SQUARE FEET AND NO MORE THAN 15,000 SQUARE FEET IN SIZE	1	X 3,500 SF / LOT	=	0.08	AC
NUMBER OF LOTS 10,000 SQUARE FEET OR LESS IN SIZE	139	X 2,500 SF / LOT	=	7.98	AC
TOTAL AMOUNT OF PROPOSED ROW IMPERVIOUS COVER LOCATED WITHIN THE SUBDIVISION			=	6.83	AC
ANY OTHER IMPERVIOUS COVER PROPOSED WITHIN THE SUBDIVISION			=	3.54	AC
TOTAL PROPOSED IMPERVIOUS COVER			=	**18.43**	**AC**

APPENDIX Q-1
SECTION 1 NET SITE AREA

TOTAL GROSS SITE AREA=	37.33 ACRES	
SITE DEDUCTIONS		
CRITICAL WATER QUALITY ZONE (CWQZ) =		3.21 ACRES
WATER QUALITY TRANSITION ZONE (WQTZ) =		6.33 ACRES
WASTEWATER IRRIGATION AREAS =		0 ACRES
DEDUCTION SUBTOTAL =		9.54 ACRES
UPLAND AREA (GROSS SITE AREA MINUS TOTAL DEDUCTIONS) =		27.79 ACRES
NET SITE AREA CALCULATION		
AREA OF UPLANDS WITH SLOPES 0 - 15 % =	27.79 X 100% =	27.79 ACRES
AREA OF UPLANDS WITH SLOPES 15 - 25 % =	0.00 X 40% =	0.00 ACRES
AREA OF UPLANDS WITH SLOPES 25 - 35 % =	0 X 20% =	0.00 ACRES
AREA OF UPLANDS WITH SLOPES > 35 % =	0 X 0% =	0 ACRES
NET SITE AREA TOTAL =		27.79 ACRES

APPENDIX Q-2
SECTION 1 IMPERVIOUS COVER

WATER QUALITY TRANSITION ZONE			
WATER QUALITY TRANSITION ZONE OUTSIDE OF 100-YEAR FLOODPLAIN (NON-FP WQTZ) =			6.33 ACRES
ALLOWABLE IMPERVIOUS COVER			
IMPERVIOUS COVER ALLOWED AT	30 %	X NON-FP WQTZ =	1.90 ACRES
*IMPERVIOUS COVER ALLOWED AT	60 %	X NET SITE AREA =	16.67 ACRES
TOTAL IMPERVIOUS COVER ALLOWED =			18.57 ACRES
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY			
TOTAL ACREAGE 15 - 25 % =	0.0000	X 10% =	0.00 ACRES
PROPOSED TOTAL IMPERVIOUS COVER			
IMPERVIOUS COVER ALLOWED AT	30 %	X NON-FP WQTZ =	1.90 ACRES
IMPERVIOUS COVER ALLOWED AT	60 %	X NET SITE AREA =	16.67 ACRES
TOTAL PROPOSED IMPERVIOUS COVER =			18.57 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER: BUILDING / AND OTHER IMPERVIOUS COVER ACRES	% OF CATEGORY	DRIVEWAYS / ROADWAYS ACRES
0 - 15%	37.33	8.14	21.8%	10.29
15 - 25%	0.00	0.00	0.0%	0.00
25 - 35%	0.00	0	0.0%	0.00
OVER 35%	0.00	0	0.0%	0.00
TOTAL SITE AREA	37.33			

*MAX ALLOWABLE IMPERVIOUS COVER OF 60% IS PER WILDHORSE RANCH PUD ORDINANCE 020214-28.

PRELIMINARY SUBDIVISION APPROVAL — SHEET 1 OF 7
FILE NUMBER C8-2018-0043 — APPLICATION DATE 03/23/2018
APPROVED BY ZAP ON _____
EXPIRATION DATE (25-4-62 LDC) 03/23/2023 — CASE MANAGER STEVE HOPKINS
_____
_____
J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE _____ ZONING PUD

Final plat must be recorded by the Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of continuous use (of a building permit is not required), must also be approved prior to the Project Expiration Date.

Know what's **below.** **Call** before you dig.

OWNER/DEVELOPER

TITAN TEXAS DEVELOPMENT, LLC,
dba, HOM TITAN DEVELOPMENT, LLC.
401 EAST CITY AVENUE
SUITE 812
BALA CYNWYD, PA 19004
TEL: (215) 283-1121
CONTACT: WILLIAM A. PERUZZI

SURVEYOR

JOHN GREGORY MOSIER, RPLS(TX),PG(TX)
601 NW LOOP 410
SUITE 350
SAN ANTONIO, TX 78216
PHONE # (210)321-3402

ENGINEER

Kimley»Horn
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
PH. (512) 418-1771
CONTACT: JOSHUA W. MIKSCH, P.E.
STATE OF TEXAS
REGISTRATION NO. F-928

No.	REVISIONS	DATE	BY

C8-2018-0043

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS — JOSHUA W. MIKSCH — 122089 — LICENSED PROFESSIONAL ENGINEER — 2/15/2019

KHA PROJECT 069244511
DATE MARCH 2018
SCALE: AS SHOWN
DESIGNED BY: MJS
DRAWN BY: SLY
CHECKED BY: JWM

COVER SHEET

PARKSIDE SECTION 1 AT WILDHORSE RANCH
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1 OF 7

Plotted By: Bechtl, Daniel Date: March 13, 2019 - 10:03:22am File Path: X:\AUS_Civil\069244511 Wildhorse Ranch - Parkside\Cad\Preliminary\PlanSheets\C - Cover Sheet.dwg
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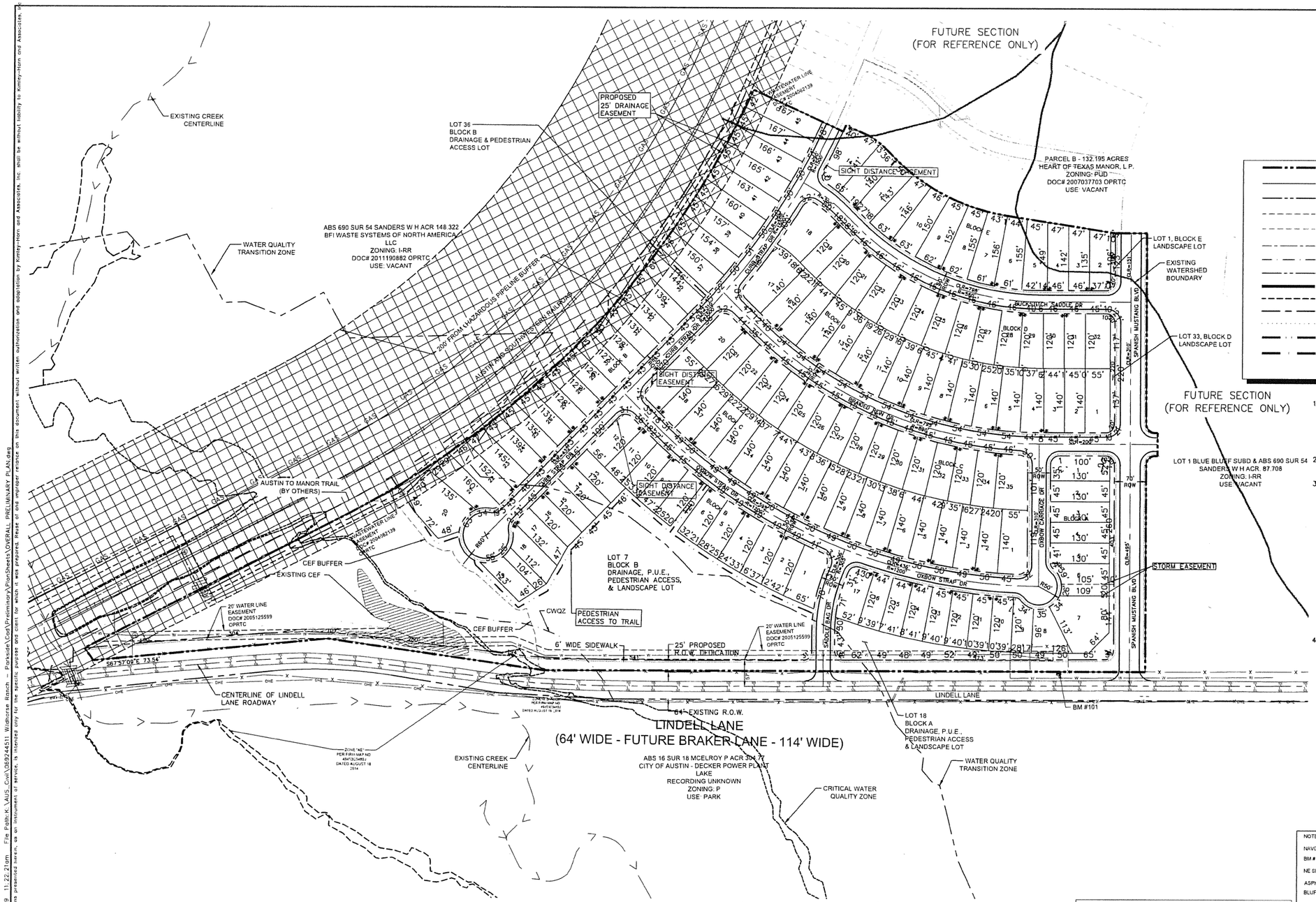


LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- EASEMENT LINE
- CEF BUFFER
- CRITICAL ENVIRONMENTAL FEATURE
- CWQZ
- WQTZ
- WATERSHED BOUNDARY LINE
- FEMA FLOODPLAIN ZONE "AE"
- FEMA FLOODPLAIN ZONE "X"
- PROPOSED SIDEWALK
- PEDESTRIAN ACCESS TRAIL TO AUSTIN TO MANOR TRAIL
- PROPOSED AUSTIN TO MANOR TRAIL (BY OTHERS)

NOTE:

1. HOME BUILDER TO INSTALL CLUSTERED DRIVEWAY ON LOT LINES WITH *. FINAL LOCATION OF CLUSTERED DRIVEWAY SHALL BE NOTED AND DICTATED ON SUBDIVISION CONSTRUCTION PLANS.
2. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.
3. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: SPANISH MUSTANG BLVD, CURB STRAP DR, BUCKSTITCH SADDLE DR, SADDLE BAG DR, OXBOW CARRIAGE DR, OXBOW STRAP DR, BRAIDED REIN DR & LINDELL LN. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT 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.
4. IN LIEU OF COMPLIANCE WITH STANDARD REQUIREMENTS OF THE FIRE CODE, DEVELOPMENT WITHIN THE SUBDIVISION SHALL UTILIZE AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) AS A CONDITION TO THE REDUCED STREET WIDTHS APPROVED BY THIS PLAT. AMOC REQUIREMENTS, WHICH MAY BE IMPOSED AT BUILDING PERMIT OR SITE PLAN, ARE SUBJECT TO APPLICABLE PROVISIONS OF THE FIRE CODE AND FINAL APPROVAL BY THE FIRE MARSHALL. CONDITIONS FOR THIS SUBMISSION INCLUDE CLUSTERED DRIVEWAYS. SUBDIVIDER AGREES TO THESE CONDITIONS VOLUNTARILY, TO MITIGATE IMPACTS OF REDUCED STREET WIDTHS APPROVED IN THIS PLAT.

BENCHMARKS

NOTE: POINTS SHOWN BELOW ARE -0.72 (AVERAGE) BELOW NAVD88-GEOID 12A

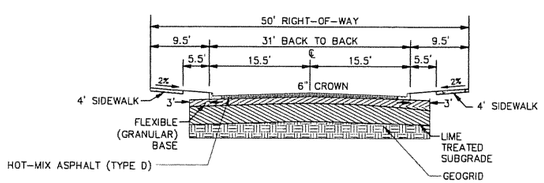
BM #101 "X" CUT SET ON TOP OF FIRE HYDRANT ON THE NE SIDE OF LINDELL LANE ±16' FROM THE EDGE OF ASPHALT AND ±2820' NW FROM THE NW LINE OF BLUE BLUFF ROAD — ELEV =582.79'

BM #102 "X" CUT SET ON TOP CONCRETE HEADWALL ON THE SW SIDE OF LINDELL LANE ±9' SW FROM THE EDGE OF ASPHALT AND ±51' SOUTH OF THE AUSTIN AND SOUTHEAST RAILROAD R.O.W. LINE — ELEV =565.47'

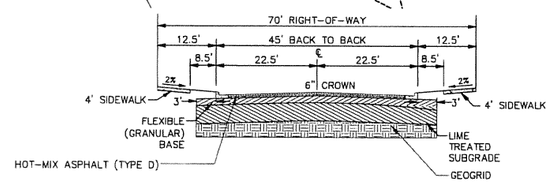
PRELIMINARY SUBDIVISION APPROVAL — SHEET ___ OF 7
FILE NUMBER C8-2018-0043 APPLICATION DATE 03/23/2018
APPROVED BY ZAP ON _____
EXPIRATION DATE (25-4-62.LDC) 03/23/2023 CASE MANAGER STEVE HOPKINS

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE _____ ZONING PUD

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



TYPICAL 50' RIGHT-OF-WAY SECTION
NTS



TYPICAL 70' RIGHT-OF-WAY SECTION
NTS

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
JOSHUA W. WIKSCH
122089
LICENSED PROFESSIONAL ENGINEER
2/19/2019

KHA PROJECT 069244511
DATE MARCH 2018
SCALE: AS SHOWN
DESIGNED BY: MJS
DRAWN BY: SLY
CHECKED BY: JWM

OVERALL PRELIMINARY PLAN

PARKSIDE SECTION 1 AT WILDHORSE RANCH

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
2 OF 7

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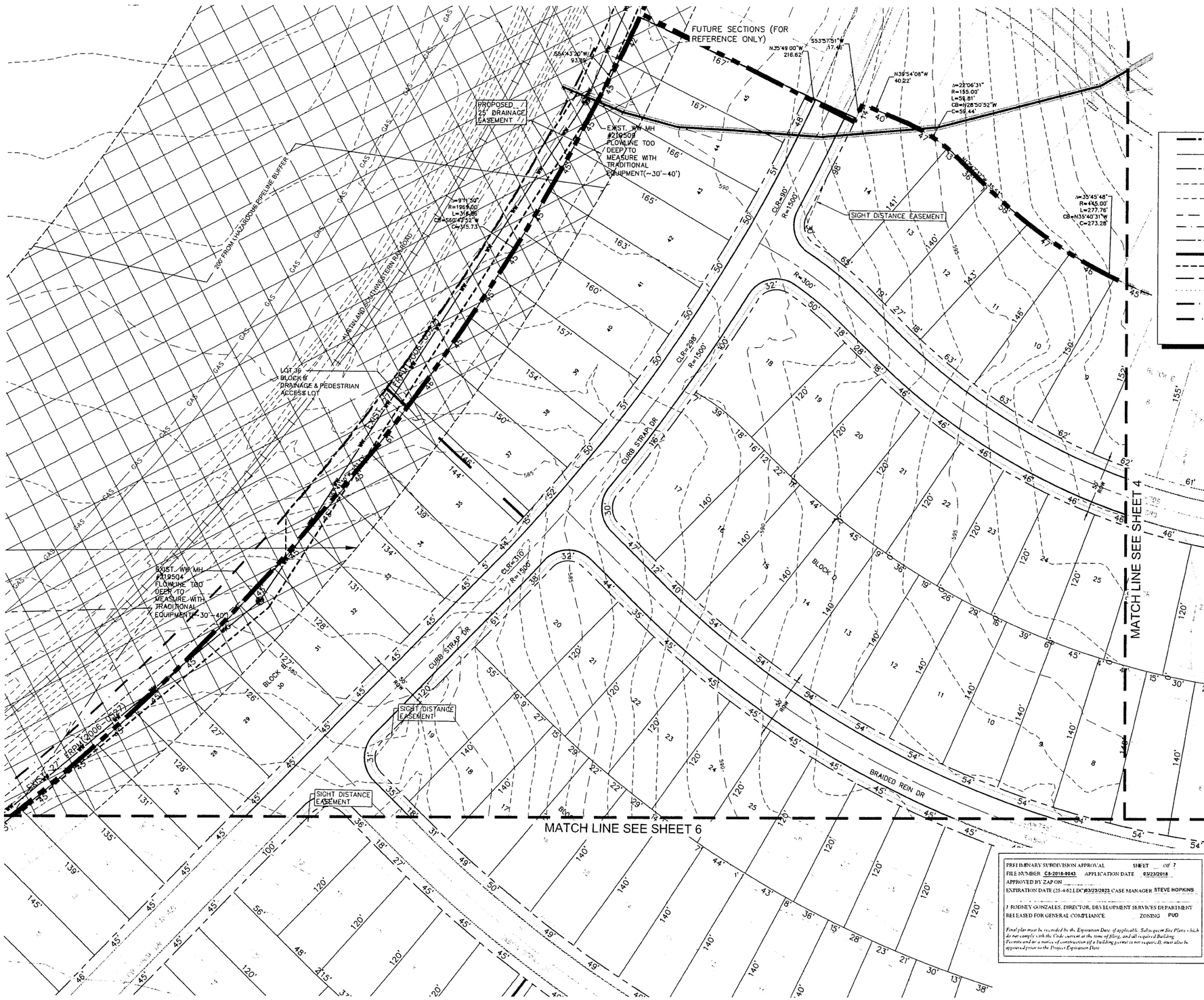

PRELIMINARY SUBDIVISION APPROVAL SHEET ___ OF 7
FILE NUMBER C8-2018-0043 APPLICATION DATE 03/23/2018
APPROVED BY ZAP ON _____
EXPIRATION DATE (25-4-62 LDC) 03/23/2023 CASE MANAGER STEVE HOPKINS

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE ZONING PUD

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BENCHMARKS

NOTE: POINTS SHOWN BELOW ARE -0.72'(AVERAGE) BELOW NAVD88-GEOID 12A

BM #101 "X" CUT SET ON TOP OF FIRE HYDRANT ON THE NE SIDE OF LINDELL LANE ±16' FROM THE EDGE OF ASPHALT AND ±2820' NW FROM THE NW LINE OF BLUE BLUFF ROAD ELEV.=582.79'

BM #102 "X" CUT SET ON TOP CONCRETE HEADWALL ON THE SW SIDE OF LINDELL LANE ±6' SW FROM THE EDGE OF ASPHALT AND ±61' SOUTH OF THE AUSTIN AND SOUTHEAST RAILROAD R.O.W. LINE ELEV.=565.47'

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
JOSHUA W. MIKSCH
122089
LICENSED PROFESSIONAL ENGINEER
2/19/2019

KHA PROJECT 069244511
DATE MARCH 2018
SCALE: AS SHOWN
DESIGNED BY: MJS
DRAWN BY: SLY
CHECKED BY: JWM

PRELIMINARY PLAN (SHEET 1 OF 5)

PARKSIDE SECTION 1 AT WILDHORSE RANCH

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
3 OF 7

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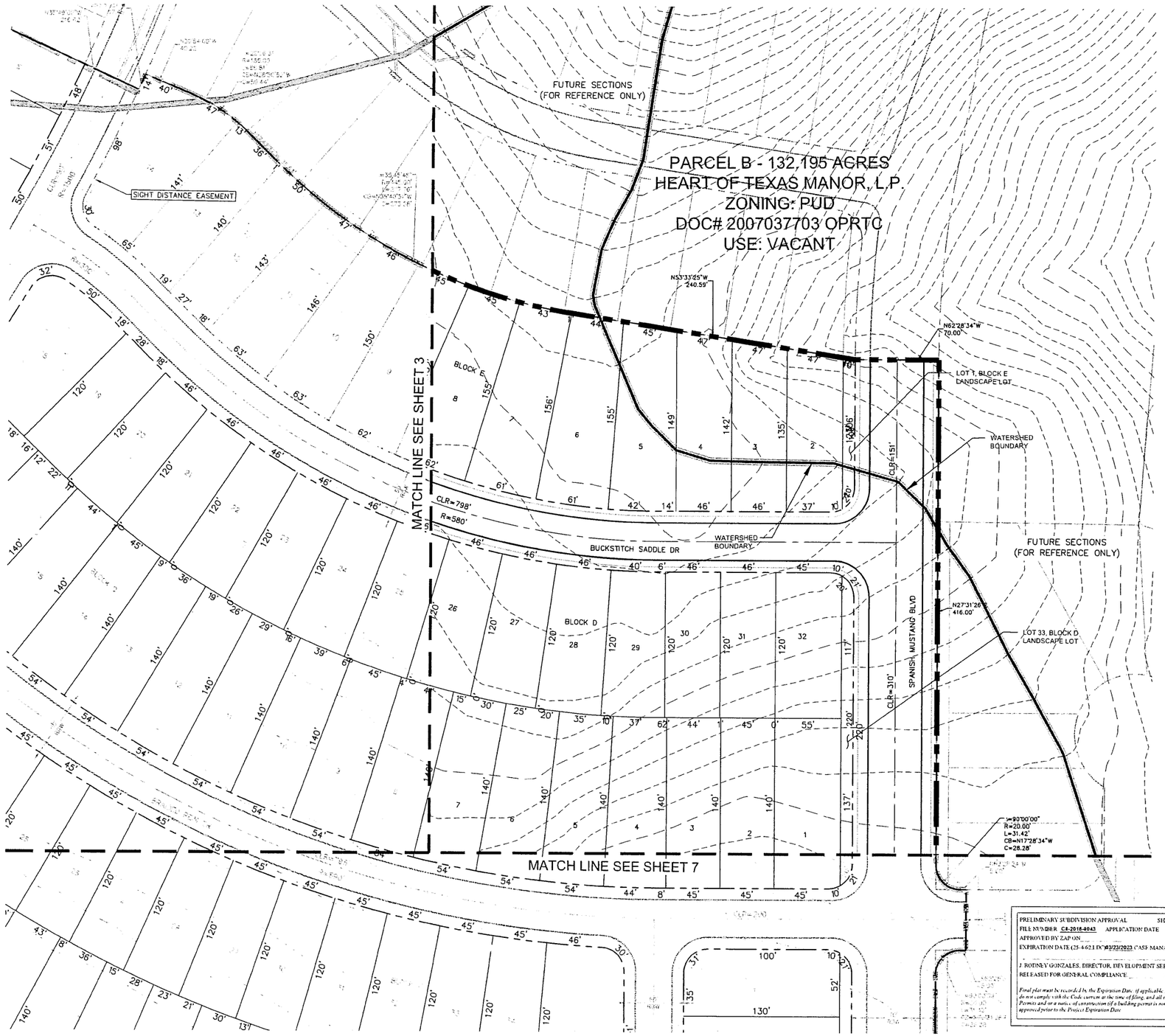

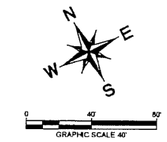

LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- EASEMENT LINE
- CEF BUFFER
- CRITICAL ENVIRONMENTAL FEATURE
- CWQZ
- WQTZ
- WATERSHED BOUNDARY LINE
- FEMA FLOODPLAIN ZONE "AE"
- FEMA FLOODPLAIN ZONE "X"
- PROPOSED SIDEWALK
- PEDESTRIAN ACCESS TRAIL TO AUSTIN TO MANOR TRAIL
- PROPOSED AUSTIN TO MANOR TRAIL (BY OTHERS)

PRELIMINARY SUBDIVISION APPROVAL SHEET OF 7
FILE NUMBER C8-2018-0043 APPLICATION DATE 03/23/2018
APPROVED BY ZAP ON ____
EXPIRATION DATE (25-4-62.1 DC) 03/23/2023 CASE MANAGER STEVE HOPKINS

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE ____ ZONING PUD

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BENCHMARKS

NOTE: POINTS SHOWN BELOW ARE -0.72'(AVERAGE) BELOW NAVD88-GEOID 12A

BM #101 "X" CUT SET ON TOP OF FIRE HYDRANT ON THE NE SIDE OF LINDELL LANE ±16' FROM THE EDGE OF ASPHALT AND ±2820' NW FROM THE NW LINE OF BLUE BLUFF ROAD ELEV.=562.79'

BM #102 "X" CUT SET ON TOP CONCRETE HEADWALL ON THE SW SIDE OF LINDELL LANE ±6' SW FROM THE EDGE OF ASPHALT AND ±61' SOUTH OF THE AUSTIN AND SOUTHEAST RAILROAD R.O.W. LINE ELEV.=565.47'

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
JOSHUA W. MIKSCH
122089
LICENSED PROFESSIONAL ENGINEER
2/19/2019

KHA PROJECT	069244511
DATE	MARCH 2018
SCALE:	AS SHOWN
DESIGNED BY:	MJS
DRAWN BY:	SLY
CHECKED BY:	JWM

PRELIMINARY PLAN (SHEET 2 OF 5)

PARKSIDE SECTION 1 AT WILDHORSE RANCH

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
4 OF 7

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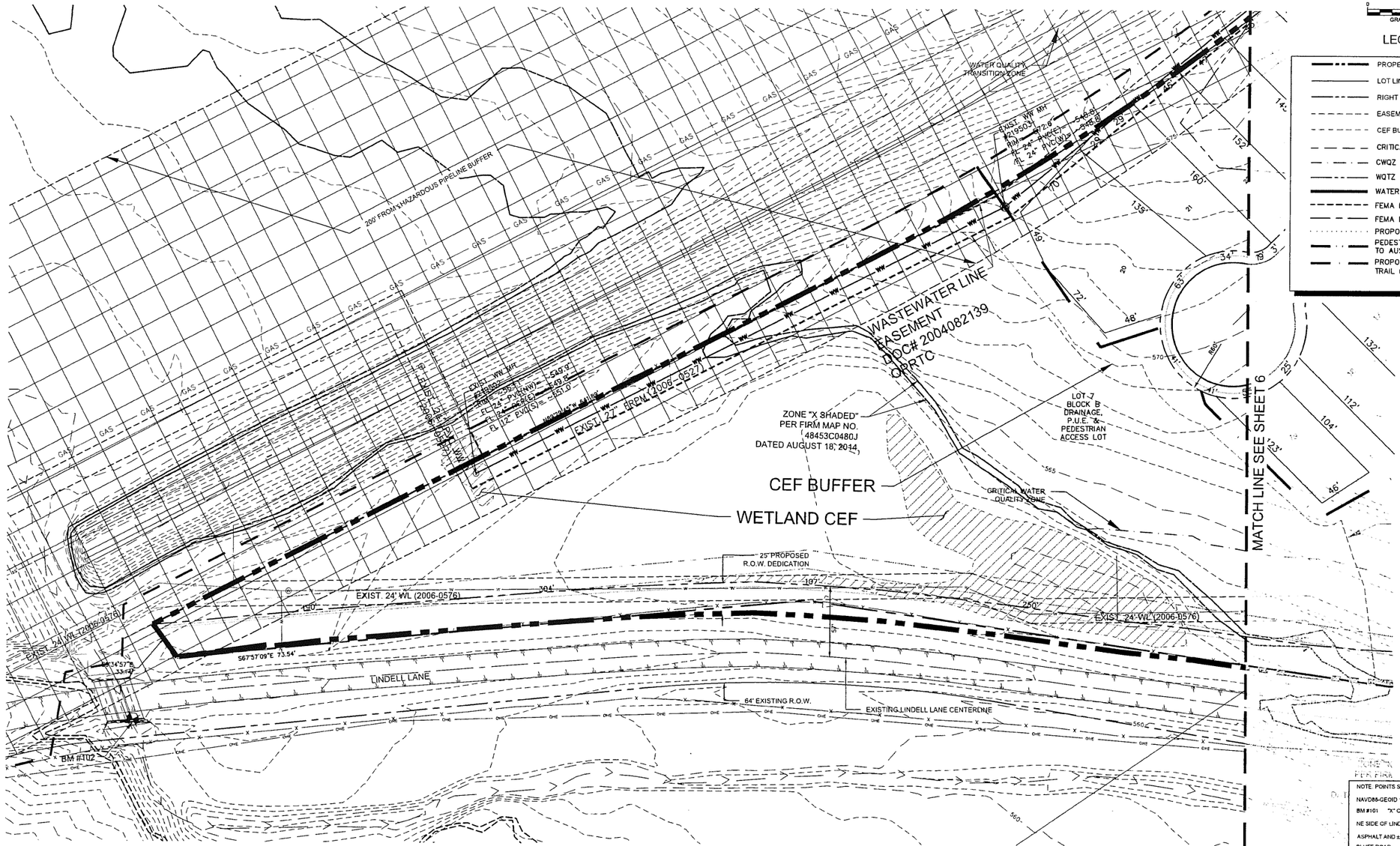

BENCHMARKS

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BM #101 "X" CUT SET ON TOP OF FIRE HYDRANT ON THE NE SIDE OF LINDELL LANE ±16' FROM THE EDGE OF ASPHALT AND ±2820' NW FROM THE NW LINE OF BLUE BLUFF ROAD ELEV.=582.79'

BM #102 "X" CUT SET ON TOP CONCRETE HEADWALL ON THE SW SIDE OF LINDELL LANE ±6' SW FROM THE EDGE OF ASPHALT AND ±61' SOUTH OF THE AUSTIN AND SOUTHEAST RAILROAD R.O.W. LINE ELEV.=565.47'

PRELIMINARY SUBDIVISION APPROVAL SHEET ___ OF 7
FILE NUMBER C8-2018-0043 APPLICATION DATE 03/23/2018
APPROVED BY ZAP ON _____
EXPIRATION DATE (25-4-62 LDC) 03/23/2023 CASE MANAGER STEVE HOPKINS

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE _____ ZONING PUD

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STATE OF TEXAS
JOSHUA W. MIKSCH
122089
LICENSED PROFESSIONAL ENGINEER
2/19/2019

KHA PROJECT 069244511
DATE MARCH 2018
SCALE: AS SHOWN
DESIGNED BY: MJS
DRAWN BY: SLY
CHECKED BY: JWM

PRELIMINARY PLAN (SHEET 3 OF 5)

PARKSIDE SECTION 1 AT WILDHORSE RANCH

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
5 OF 7

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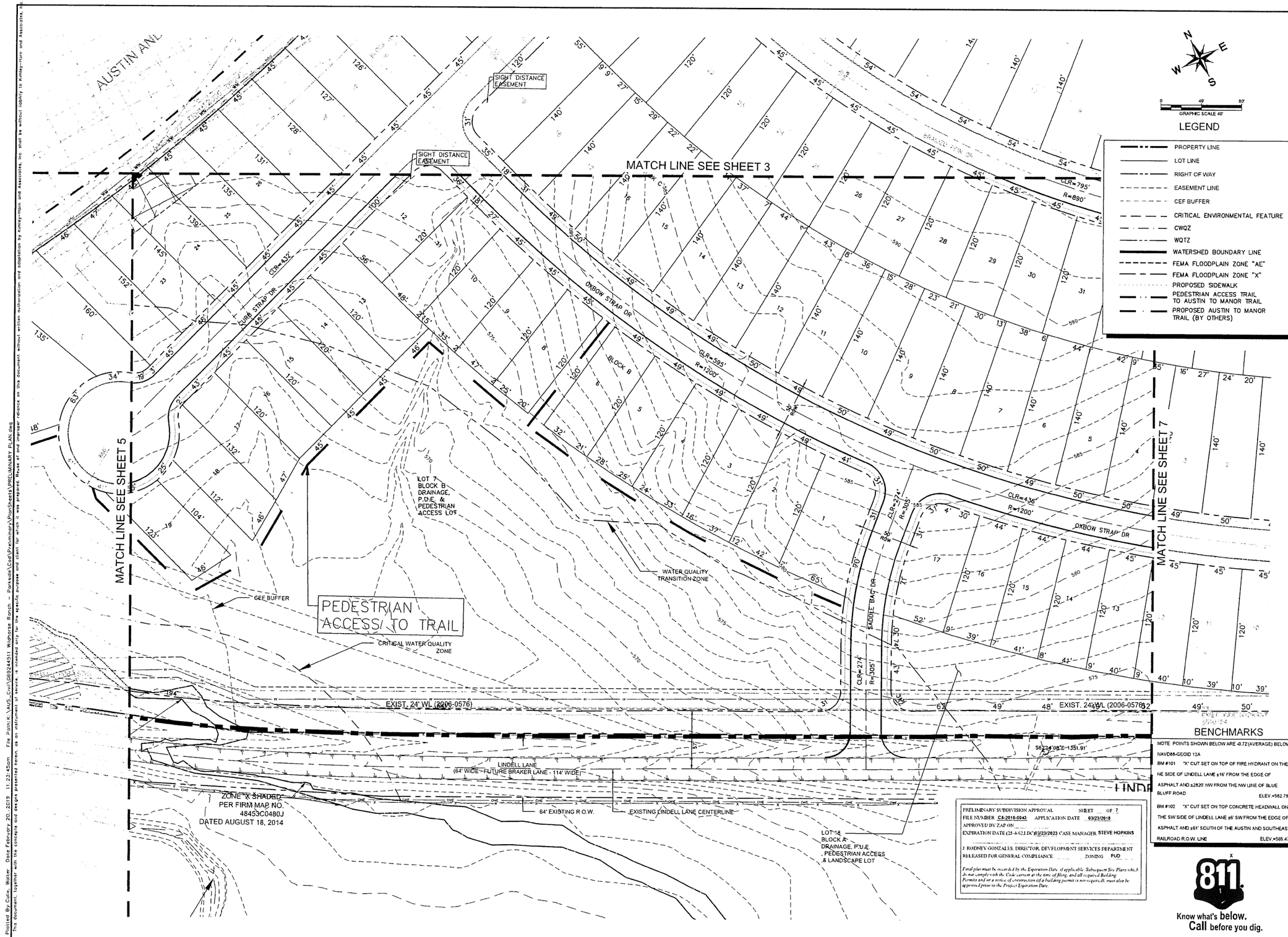

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DATE MARCH 2018
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DESIGNED BY: MJS
DRAWN BY: SLY
CHECKED BY: JWM

PRELIMINARY PLAN (SHEET 4 OF 5)

PARKSIDE SECTION 1 AT WILDHORSE RANCH

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
6 OF 7

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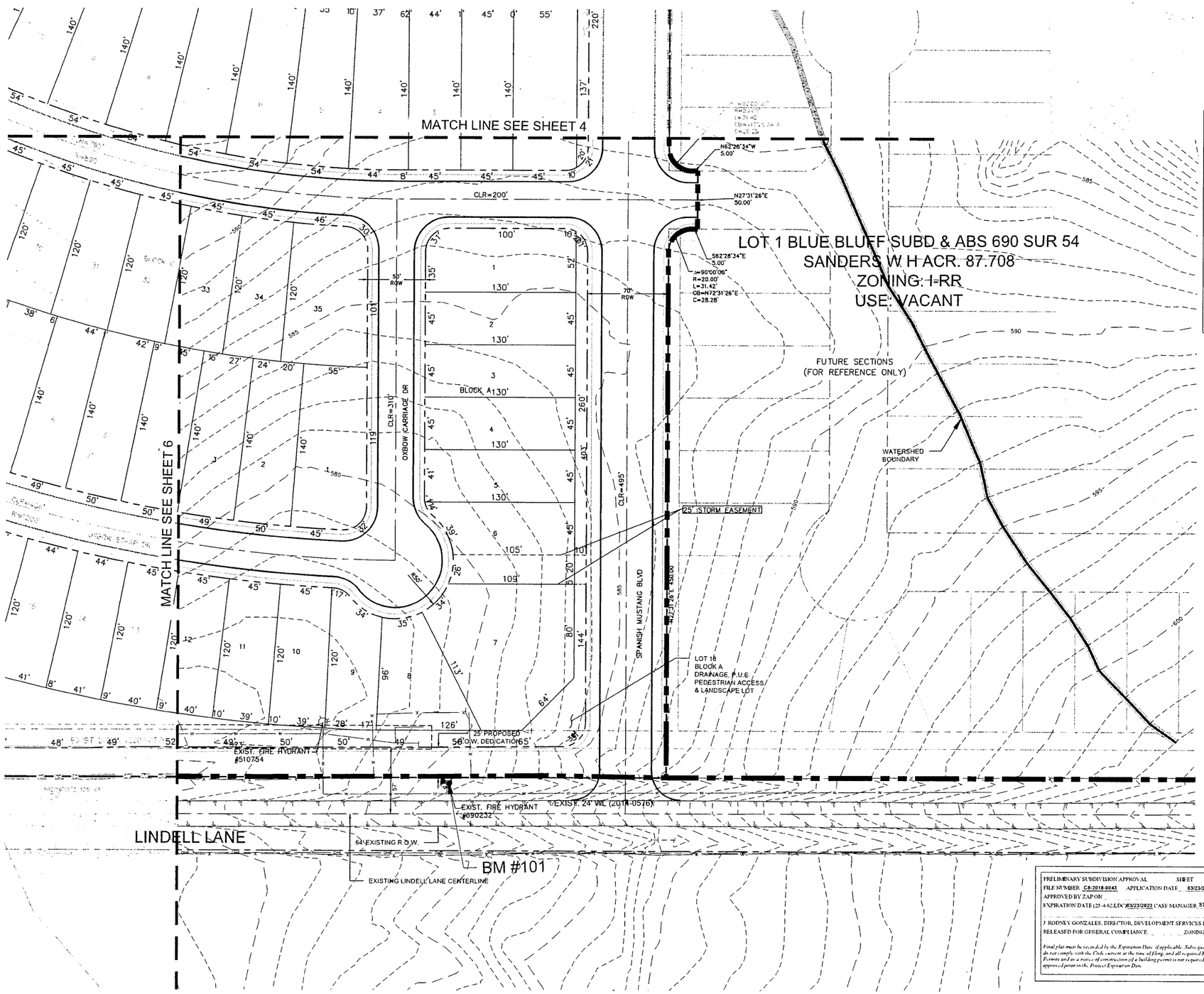

GRAPHIC SCALE 40'

LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- EASEMENT LINE
- CEF BUFFER
- CRITICAL ENVIRONMENTAL FEATURE
- CWQZ
- WQTZ
- WATERSHED BOUNDARY LINE
- FEMA FLOODPLAIN ZONE "AE"
- FEMA FLOODPLAIN ZONE "X"
- PROPOSED SIDEWALK
- PEDESTRIAN ACCESS TRAIL TO AUSTIN TO MANOR TRAIL
- PROPOSED AUSTIN TO MANOR TRAIL (BY OTHERS)

PRELIMINARY SUBDIVISION APPROVAL SHEET OF 7
FILE NUMBER C8-2018-0043 APPLICATION DATE 03/23/2018
APPROVED BY ZAP ON
EXPIRATION DATE (25-4-62.LDC) 03/23/2023 CASE MANAGER STEVE HOPKINS

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
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BENCHMARKS

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CHECKED BY:	JWM

PRELIMINARY PLAN (SHEET 5 OF 5)

PARKSIDE SECTION 1 AT WILDHORSE RANCH

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
7 OF 7

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