

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0114**PC DATE:** April 28, 2020**SUBDIVISION NAME:** Simon-Caskey Tract Preliminary Plan**AREA:** 16.664 ac.**LOT(S):** 26**OWNER:** Ridgelea Properties, Inc. (Adams Caskey)**AGENT/APPLICANT:** Bill E. Couch (Carlson, Brigrance & Doering)**ADDRESS OF SUBDIVISION:** 7715 W SH 71 **COUNTY:** Travis**WATERSHED:** Williamson Creek**EXISTING ZONING:** SF-1, SF-2-NP, SF-6-NP**PROPOSED LAND USE:** Multifamily & Commercial with ROW and Parkland

DEPARTMENT COMMENTS: The request is for the approval of the Simon-Caskey Tract Preliminary Plan which will develop a 16.664 ac. previously un-platted tract creating 26 lots consisting of 2 lots for multifamily use (7.748 ac.), 21 lots for single-family use (3.810 ac.), 1 lot for parkland (1.307 ac.) and 2 lots designated for drainage & water quality easements and greenbelt (1.538 ac.) with 2.261 ac. being dedicated for streets with all associated improvements.

STAFF RECOMMENDATION: Staff recommends approval of this preliminary plan as it meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joey.delagarza@austintexas.gov


Case Number C-8-2019-0114

Contact: Joey de la Garza, 512-974-2664 or
Ramon Rezvanipour, 512-974-3124

Public Hearing: March 10, 2020, Planning Commission

Danny Anderson
8009 Little Deer Xing
Austin, TX 78736

I object to this application


Signature

3.9.2020
Date

Daytime Phone: 512-569-4761

We moved to Little Deer Xing 5 years ago and love the neighborhood. The neighborhood has many young families and the children all run from house to house playing. It's wonderful but the traffic on our little street combined with a blind hill top, a blind turn and a lack of sidewalks make it dangerous enough to cause concern for parents now. The continuation of Little Deer Xing into the proposed development and the increased traffic that it will bring is only going to make this worse.

The traffic on 71 already causes several of our surrounding streets like Silvermine, Scenic Brook and Oak Meadow to become dangerously overcrowded as people try to find ways to leave 71 and cut a few cars ahead in the traffic leading into the Y. Making our street another shortcut for this traffic will endanger our kids as well as our many friends and neighbors who walk the neighborhood every day.

If this development goes through, its access to 71 should be based on the applicants address - 7715 W SH 71.

As you review any plans to extend Little Deer into this new development, I just ask that you consider what this means to all of the children who call our neighborhood home.

Danny Anderson

Case Number C-8-2019-0114

Contact: Joey de la Garza, 512-974-2664 or
Ramon Rezvanipour, 512-974-3124

Public Hearing: March 10, 2020, Planning Commission

Emily Anderson
8009 Little Deer Xing
Austin, TX 78736


Signature

I object to this application

3/9/2020
Date

Daytime Phone: 512-569-4759

I adamantly oppose the proposal for a new addition to be put in our neighborhood. I live on Little Deer Xing and have two small children. Our street and community does not have the infrastructure to accommodate this subdivision. Our streets do not have sidewalks and Little Deer Xing has two blind spots where people could easily be hit.

Little Deer is a through street for both Pinto Path and Chinook Drive and we already have too many cars speeding on our street. It simply cannot handle any more traffic without risking the lives of children, neighbors and family pets.

The proposal states that the location of this subdivision starts at 7715 W SH 71. If this property connects to 71 then access to this subdivision must be at 71 and not Little Deer Xing and Scenic Brook.

Many people (commuting from 290) use Scenic Brook and Silvermine Drive as a cut through to avoid the Y at Oak Hill. The traffic issues in our neighborhood are only going to get worse when construction on the flyover in Oak Hill begins.

We moved to this neighborhood four years ago and plan on being here for a long time. We love our community, neighbors and schools. I know I am not alone in feeling this way; many of my neighbors oppose this subdivision. I hope that some kind of compromise can be made because this is something that will greatly impact our lives.

Thank you,
Emily Anderson

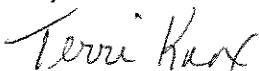
Case Number C-8-2019-0114

Contact: Joey de la Garza, 512-974-2664 or
Ramon Rezvanipour, 512-974-3124

Public Hearing: March 10, 2020, Planning Commission

Terri Knox
7001 Chinook Drive
Austin, Texas 78736

I object to this application



Signature



Date

Daytime phone: 512-632-4138

Comments:

We have lived at 7001 Chinook Drive for over 35 years, having raised our two children here and we now provide childcare for our grandson here at the house during the work week. It is a remarkably quiet neighborhood with very little traffic and children of all ages crossing the street to play back and forth in front yards. The vacant lot behind our house allows for green space as Austin growth encroaches. In short, it is an ideal, gem of an established neighborhood, and its character is why we and many neighbors have stayed here for so many years.

We urge the Planning Commission to reject the plan to develop the Simon Caskey Tract. Increase in traffic on the already narrow Little Deer Crossing poses a very real safety threat to the residents of the neighborhood, particularly children. The intersection of Little Deer Crossing and Chinook Drive in front of our house has always been dangerous. The extremely steep slope (a 14.88% gradient) allows for virtually no driver visibility approaching the intersection at the top of the hill from Chinook Drive. Opening up Little Deer Crossing to through traffic at the dead end is a safety nightmare. If the Commission leans in favor of approval of the application, we request that the dead end of Little Deer Crossing not be opened up to the new neighborhood. **The applicant's address is 7715 W SH71, so traffic access to any new development should be routed through land owned by Stephen Simon, of Ridgelea Properties, the person/entity that stands to profit from the development.** Residents of the Chinook/Little Deer neighborhood should not have to suffer a decline in safety and quality of life to allow for easy street access to a profit-making development.

At the very least, prior to any approval of the application the Planning Commission members should physically visit the intersection of Little Deer Crossing and Chinook Drive to see for themselves the dangerous terrain that cannot be envisioned by simply looking at a map on a computer. We welcome any or all commission members to come to our neighborhood to see for themselves our very real and valid concerns.

Respectfully submitted,
Terri Knox

Case Number C-8-2019-0114

Contact: Joey de la Garza, 512-974-2664 or
Ramon Rezvanipour, 512-974-3124

Public Hearing: March 10, 2020, Planning Commission

Mark Knox
7001 Chinook Drive
Austin, Texas 78736

I object to this application



Signature

March 9, 2020
Date

Daytime phone: 512-422-1846

Comments:

We have lived at 7001 Chinook Drive for almost 36 years. We are in the dead-end at the intersection of Chinook Drive and Little Deer Crossing. The green space behind my property has been sold to developers. This is a life-changing event for my family, neighborhood and wildlife now residing in the green space.

I am against any development of this tract but most importantly against any plan to make Little Deer Crossing a through street. Due to safety concerns, this should not be allowed. Our neighborhood is 40+ years old and the streets are barely adequate for the existing neighborhood. It is a quiet neighborhood with a lot of walkers, joggers, bikers and many young children playing and running from house to house. Adding traffic from this proposed new development will unfairly raise the stress level of all residents of this older, established neighborhood.

If this subdivision is built, I refer the Commissioners to the applicant's address: 7715 W SH 71. I strongly object to Little Deer Crossing becoming a through street and believe the developer should be directed to place the entrance to the development on W SH 71 which is a state highway not a 40-year-old residential street.

In addition to my protest of the impact on neighborhood traffic, I am also concerned about the environmental impact of this proposed development. There is a lot of wildlife that will be displaced including roadrunners, great horned owls and many species of songbirds. Also, this development is on top of a hill with a steep drop right into Williamson Creek. Has there been any thought given to runoff and water quality?

I invite any and all case managers and commissioners to please come and look at our neighborhood and streets and meet with neighbors. If you actually see the neighborhood with your eyes instead of looking at a map on a computer screen you could understand our concerns.

Mark Knox

March 7, 2020

Renee Vlahakis
6947 Chinook Dr.
Austin, TX. 78736
503-888-0163

Re: Case Number: C8-2019-0114
Public Hearing: March 10, 2020, Planning Commission
Case Manager: Joey de la Garza

To the Planning Commission,

I'm writing to you in regards to the Simon-Caskey Tract slated to be developed in the Scenic Brook/ Valley View Acres community off Hwy. 71. I **ADAMANTLY** object to this proposed development and object even more to the dead end at Little Deer Xing being opened up to a through street. Realistically, I know we probably will not stop this development from going in, but my hope is that we can stop them from taking away the dead end at Little Deer Xing.

I live on Little Deer Xing in the Valley View Community and have a small child who, along with many other children in our neighborhood, are always outside playing. I fear for the safety of our children, as well as the rest of our community, if the dead end at Little Deer is opened up to connect with Oak Forest Lane and Scenic Brook as proposed on the site plans.

Little Deer Xing is very narrow (barely wide enough for two cars), has many hills, does not have sidewalks, and has two blind curves where people walking can easily be hit. Opening up the Little Deer Xing dead-end will turn it into a major thorough-fare in this area, just like Scenic Brook and Silvermine, but without the proper infrastructure to accommodate the amount of traffic that would come with it. You will be forcing our children inside to play because it will be too unsafe for them to play outside with the cars speeding through the streets.

The development plans have Harvest Trail extended into a cul-de-sac. Why can't Oak Forest Lane be a cul-de-sac as well and leave our tiny neighborhood alone? Both of these streets, Harvest Trail and Oak Forest Lane, are better equipped to handle the traffic than Little Deer Xing is. They are much wider and both have curbs and are directly connected to Scenic Brook, which is a very wide two-lane road.

There is already an influx of drivers using Scenic Brook and Silvermine Dr as a cut-through between Hwy. 71 and Hwy. 290 so drivers can bypass going through the Y. On a weekly, and sometimes daily, basis I hear stories of people almost being hit as well as actual hit and runs that have occurred by these speeding drivers. A couple of years ago, the bridge on Silvermine Dr and Hwy. 71 was washed out and is, once again,

showing cracks. Our streets cannot handle the increased traffic this new development would bring and the intersection at the Y cannot handle the increased traffic and amount of cars this would bring either.

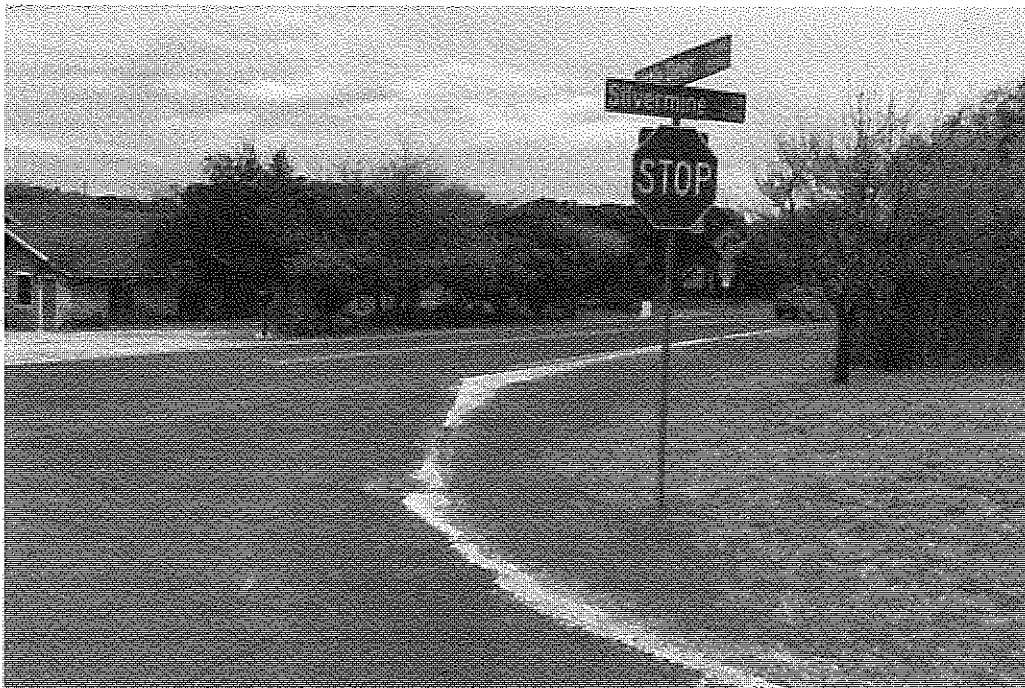
Our quiet, sleepy neighborhood and all of our children should not have to suffer for this new subdivision.

To give you a better understanding of our neighborhood and it's infrastructure, I have attached photos at the end of this letter.

Sincerely,



Renee Vlahakis



LITTLE DEER XING AND SILVERMINE INTERSECTION.

SILVERMINE HAS BECOME A MAJOR CUT THROUGH FROM HWY 71 TO HWY 290 TO AVOID THE Y INTERSECTION



SCENIC BROOK DR.

THIS IS A VERY WIDE TWO-LANE ROAD WITH CURBS AND SIDEWALKS IN SOME AREAS



OAK FOREST LANE

THIS ROAD IS A WIDE ROAD WITH CURBS THAT COULD ACCOMMODATE A CUL-DE-SAC RATHER THAN IT GOING THROUGH AND CONNECTING WITH LITTLE DEER XING

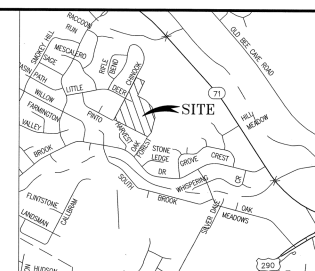


VIEW FROM THE DEAD END OF LITTLE DEER XING

VERY NARROW STREETS, NO CURBS, LOTS OF HILLS AND LOTS OF KIDS PLAYING



VIEW LOOKING TO THE DEAD END OF LITTLE DEER XING (THE WHITE TRUCK IS PARKED AT THE DEAD END) WHERE IT'S BEING PROPOSED TO CONTINUE TO MEET WITH OAK FOREST LANE



LOCATION MAP
NOT TO SCALE

- NOTES

1. THIS PROJECT IS LOCATED IN THE WILLIAMSON CREEK WATERSHED, WHICH IS CLASSIFIED AS BARTON SPRINGS ZONE.
2. THIS PROJECT IS LOCATED OVER THE EDWARD'S AQUIFER CONTRIBUTING ZONE.

SHEET INDEX

1. PRELIMINARY PLAN
2. GENERAL NOTES

GIANFRANCO

RIDGELEA PROPERTIES, INC.
1400 E. 5TH ST.
AUSTIN, TX 78702-3815

STEPHEN MARSHALL & JOHN SIMON
300 E. 32ND ST. UNIT A
AUSTIN, TX 78705-2406

ENGINEER AND CUSTOMER

CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749 PHONE: (512)
280-5160 FAX: (512) 280-5165

PREPARATION DATE: OCTOBER __, 2019
ORIGINAL SUBMITTAL DATE: JULY 14, 2019
TOTAL ACREAGE: 16.671 ACRES
FEMA MAP NO: NUMBER 4845300560H, DATED SEPTEMBER 26, 2008, THIS TRACT OF LAND IS
LOCATED IN ZONE "X", WHICH IS DETERMINED TO BE OUTSIDE THE DESIGNATED 100-YEAR FLOODPLAIN
SURVEY: A.J. BOND SURVEY, ABSTRACT NO. 114

LEGAL DESCRIPTION:

BEING ALL OF THAT CERTAIN 10.175 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF T-
A.J. BOND SURVEY NUMBER 91, ABSTRACT NUMBER 114, SITUATED IN TRAVIS COUNTY, TEXAS, SAID
TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 23.56
ACRE TRACT OF LAND, CONVEYED TO STEPHEN SIMON, ET AL IN VOLUME 5677, PAGE 2275, AND
DESCRIBED IN VOLUME 4498, PAGE 494, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

	ACREAGE
TOTAL NO. OF LOTS: 26	
NO. OF BLOCKS: 3	
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 21	3.810 AC
NO. OF MULTI-FAMILY LOTS: 2	7.748 AC
NO. OF PUBLIC PARK LOTS: 1	1.307 AC
NO. OF DRAINAGE ESMT., WATER QUALITY ESMT. & GREENBELT LOTS: 2	1.538 AC
TOTAL LINEAR FOOTAGE OF STREETS: 1,463 LF	2.261 AC
(SEE SHEET NUMBER 2 FOR STREET LENGTHS)	16.684 TOTAL ACRES

LEGEND

- | | |
|----|--------------------------------|
| 7 | LOT NUMBER |
| 8 | BLOCK NUMBER |
| 9 | PROPERTY LINE |
| 10 | CRQ2 |
| 11 | FEMA 100 YEAR FLOODPLAIN |
| 12 | DEVELOPED 100 YEAR FLOODPLAIN |
| 13 | CREEK CENTERLINE |
| 14 | SUBURBAN LOCATION |
| 15 | ADJACENT PROPERTY OWNER |
| 16 | INFORMATION (SEE LIST SHEET 2) |
| 17 | CONCRETE MONUMENT SET |
| 18 | IRON PIPE FOUND |
| 19 | IRON ROD FOUND |
| 20 | IRON ROD SET |
| 21 | WATER LASS CASMENT |
| 22 | RATCHET FASMENT |
| 23 | ELECTRIC FASMENT |
| 24 | PUBLIC UTILITY FASMENT |
| 25 | ELECTRIC FASMENT |
| 26 | LANDSCAPE & SIGN FASMENT |
| 27 | DRAINAGE FASMENT |
| 28 | ACCESS FASMENT |
| 29 | SUBURBAN FASMENT |
| 30 | VEGETATING FILTER STRIP |

ENGINEERS' CERTIFICATION

I, CHARLES R. BRIDGANCE JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN 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.

WITNESS MY HAND THIS 13th DAY OF February, 2020

Charles R. Bridgance Jr.

CHARLES R. BRIDGANCE JR., P.E. #66360

PRELIMINARY SUBDIVISION APPROVAL

FILE NUMBER C8-2019-0114

APPLICATION DATE 8-12-2019

APPROVED BY (ZAP) (PC) ON _____

EXPIRATION DATE (LDC 25-4-62) _____

CASE MANAGER:

Joey de la Garza, for

Denise Lucas, Acting Director, Development Services Department

Final plans must be recorded by the expiration date. Subsequent site plans which do not comply with the code current at the time of filing, and require building permits or notice of construction (if a building permit is not required), must also be approved prior to the project expiration date.

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 REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C8-2019-0114

Carlson, Brigrance & Doering, Inc.
TELE 110 861204

PRELIMINARY PLAN

SHEET

SIMON-CASKEY TRACT

JOB NAME	JOB N
----------	-------

1

DATE JULY 2019

CP
CAPTED BY:

CRB

SIMON-CASKEY TRACT

PRELIMINARY PLAN

JOB NAME	JOB N
----------	-------

2

SIMON-CASKEY TRACT

PRELIMINARY PLAN

ADJOINING OWNERS:

1. ERIC HENDER YERKOVICH
PO BOX 80174
AUSTIN, TX 78709-0174
2. BERNARD CEMETERY
7817 N HWY 71
AUSTIN, TX 78755-6209
3. ELIZABETH & PABLOK BOYD
7808 SHORE CREST DR.
AUSTIN, TX 78736-1902
4. ELIZABETH S. ROJAS, JR.
7807 SHORE CREST DR.
AUSTIN, TX 78736-1902
5. ALAN W. SHORE ROAD
7805 GROSS CREST CIR.
AUSTIN, TX 78736-1902
6. NATHAN & KATHY LESTER
1015 E. 38TH ST.
AUSTIN, TX 78705-1634
7. EDWIN BRUN & CHARLENE JANET NASS
7100 STONE LEDGE DR.
AUSTIN, TX 78758-1931
8. SARA & BRUCE STURTEVANT
7104 STONE LEDGE DR.
AUSTIN, TX 78758-1931
9. SUSANNA & DANIEL STEELE
2753 CHAMBERLIN LN.
AUSTIN, TX 78704-6429
10. JERRY HESBROOK
7108 STONE LEDGE DR.
AUSTIN, TX 78736-1931
11. GERRIE C. CARRUTH
(LIFE ESTATE)
7107 GOLF FOREST LN.
AUSTIN, TX 78758-1917
12. ELSIE M. ORTE
7108 GOLF FOREST LN.
AUSTIN, TX 78758-1917
13. REBECCA R. OWEN
7105 GOLF FOREST LN.
AUSTIN, TEXAS 78758-1942
14. LILAE MARION JOHNSON & PAUL MICHAEL WEST
7200 SCENIC BROOK DRIVE
AUSTIN, TX 78758
15. DUSTON & ANNEE YETSELL
7111 HARVEST TRAIL DR.
AUSTIN, TX 78758-1809
16. JIMMY UZMAN
7109 HARVEST TRAIL DR.
AUSTIN, TX 78758-1809
17. JULIE A. NOLD
(DECEASED TRUST)
7107 HARVEST TRAIL DR.
AUSTIN, TX 78758-1809
18. KERRY & CAROL TUCKER MARTIN
7108 HARVEST TRAIL DR.
AUSTIN, TX 78758-1841
19. LESLIE EDGEMONT & KATHLEEN STEGALL
7108 HARVEST TRAIL DR.
AUSTIN, TX 78758-1841
20. GARDEN BUTLER
8001 PRIMO DRIVE
AUSTIN, TX 78758-1820
21. WILLIAM T. SOKALA
7011 CHINOOK DR.
AUSTIN, TX 78736-1839
22. DAWN R. FORMAN
7008 CHINOOK DR.
AUSTIN, TX 78736-1839
23. JAMES & DONA LORDEKAT
7005 CHINOOK DR.
AUSTIN, TX 78736-1839
24. JOSEPH & MARLENE GZOFF
7004 CHINOOK DR.
AUSTIN, TX 78736-1840
25. MICHAEL & RENEE KAHNHAUS
6947 CHINOOK DR.
AUSTIN, TX 78736-1804
26. MARK & TERRY KNOX
7001 CHINOOK DR.
AUSTIN, TX 78736-1839
27. HARRY & HORTENSIA VELAZQUEZ
(REVOCABLE TRUST)
6945 CHINOOK DR.
AUSTIN, TX 78736-1804
28. AMY BETH SCHWARTZ
6943 CHINOOK DR.
AUSTIN, TX 78736-1804
29. GLENDA L. YOUNG
PO BOX 4031
AUSTIN, TX 78765-4073
30. JAMES JOSEPH CAIN
6839 CHINOOK DR.
AUSTIN, TX 78736-1804
31. RUSSELL PROPERTIES, INC.
1400 E. 5TH ST.
AUSTIN, TX 78702-3815
32. OAK HILL STORAGE LTD.
2539 GESSNER STE. 13
HOUSTON, TX 77060-2028
33. STEPHEN MARSHALL & JOHN SIMON
500 E. 12ND STREET A
AUSTIN, TX 78702-2408

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 PLATING.
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, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS BY PONDING OR OTHER APPROVED MEANS.
5. DRAINAGE 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:
LITTLE DEER CROSSING, OAK FOREST LANE, AND HARVEST TRAIL DRIVE, 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 ACQUIRED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
8. 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 LINE 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.
9. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
10. PARKLAND DEDICATION IS REQUIRED PER TITLE 25 OF THE CITY CODE PRIOR TO APPROVAL OF THE FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 11 BLOCK "D". THE PARK DEVELOPMENT FEE WILL BE SATISFIED BY CONSTRUCTION OF AMENITIES AND/OR FEE IN-LIEU THEREOF PRIOR TO FINAL PLAT APPROVAL.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
12. FOR LOT 7, BLOCK "A" AND LOTS 10 AND 11, BLOCK "D", DETENTION, SEDIMENTATION AND WATER QUALITY CONTROLS ARE REQUIRED PER THE WILLAMSON CREEK ORDINANCE NO. 801718-6, FOR ALL DEVELOPMENTS WITH IMPERVIOUS COVER EXCEEDING 10 PERCENT. PROVISIONS FOR DETENTION AND WATER QUALITY TREATMENT ARE SUBJECT TO THOSE LISTED IN THE WILLAMSON CREEK ORDINANCE. FOR LOTS 2-6, BLOCK "A", LOTS 1-6, BLOCK "D", AND LOTS 1-6, BLOCK "D", WATER QUALITY CONTROLS MEETING THE REQUIREMENTS OF 25-8-213 OF THE LAND DEVELOPMENT CODE ARE REQUIRED (CURRENT CODE).
13. 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 THE FOLLOWING PUBLIC STREETS:
LITTLE DEER CROSSING
HARVEST TRAIL DRIVE
OAK FOREST LANE
B. 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 INCLUDING THE FOLLOWING PUBLIC STREETS:
LITTLE DEER CROSSING
HARVEST TRAIL DRIVE
OAK FOREST LANE

14. THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____.
15. THE CITY OF AUSTIN DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT.
16. 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.
17. 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 THIRD COUNTY AND CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
18. THE OWNER/DEVELOPER IS AWARDED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR UNUSUAL TREATMENTS OF THE FLOW MAY ALSO REQUIRE A LICENSE AGREEMENT.
19. APPROVAL OF THIS PRELIMINARY PLAN 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'S SAFETY, HEALTH, WELFARE OR PROPERTY.
20. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC STREETS.
21. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
WATER & WASTEWATER - CITY OF AUSTIN
ELECTRIC - AUSTIN ENERGY
GAS - TEXAS GAS

22. 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.
23. LOT 1, BLOCK A & LOT 9, BLOCK B WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS. IF CHANGED OR ABANDONED, OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION
LITTLE DEER CROSSING	56'	615 LF	36" FACE TO FACE	4.0'	RESIDENTIAL
HARVEST TRAIL DRIVE	50'	680 LF	30" FACE TO FACE	4.0'	RESIDENTIAL
OAK FOREST LANE	56'	551 LF	36" FACE TO FACE	4.0'	RESIDENTIAL

24. TOTAL LINEAR FOOTAGE OF STREETS 1.84 MI.
25. AT THE TIME OF FINAL PLATING AND SUBDIVISION PLAN REVIEW, A DAM SAFETY CERTIFICATION WILL BE REQUIRED ON THE COVER SHEET OF THE CONSTRUCTION PLANS FOR ANY PONDS WITH AN EMBANKMENT OF SIX FEET OR GREATER, IN CONFORMANCE WITH THE REQUIREMENTS OF CITY OF AUSTIN DRAINAGE CRITERIA MANUAL SECTION 8.3.4.
26. 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 VIOLATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
27. RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON ALL NON-RESIDENTIAL LOTS.

28. SLOPES WITH GRADIENTS IN EXCESS OF 15% EXIST ON THIS TRACT OF LAND. DEVELOPMENT ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.

29. 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 CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT PROVIDE 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.

30. THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (ECM) STATES THAT 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.

31. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE AND WALLS PLACED IN THE ELECTRIC EASEMENT CAUSED BY BLUEBONNET ELECTRIC CO-OP DURING MAINTENANCE AND REPAIRS.

32. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

33. ALL BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

34. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MAINTAIN AND MAINTAIN LANDSCAPING IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

35. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT BY LAND DEDICATION OF LOT 11, BLOCK B. THE MAXIMUM LOTS WILL BE LIMITED TO A TOTAL OF 31 UNITS FOR THE PURPOSES OF PARKLAND DEDICATION.

FLOOD NOTE:
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM #84502800A) FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAs). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAs ON FEMA'S FLOOD MAPS INCLUDING (BUT NOT LIMITED TO) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND, OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.

Simon-Caskey Tract Zoning Summary:

Western (Caskey) Parcel:
Refer to Restrictive Covenant C814-85-288.22
Tract 1: Zoning: SF-1 (+/- 2.01 ac)
Maximum Units Allowed: 5
Units Proposed: 5 (Lots 6-8, Block B, 7-8, Block C)
Tract 2: Zoning: SF-2 (+/- 2.54 ac)
Maximum Units Allowed: 11
Units Proposed: 11 (Lots 1-5, Block B, 1-6, Block C)
Tract 3: Zoning: SF-6 (+/- 1.94 ac)
Maximum Units Allowed: 15; Maximum Impervious Cover: 50%
Units Proposed: 5 (Lots 2-6, Block A)
Impervious Cover Proposed:
Roads = 298' x 36' = 10,728 sf
Lots = 5 lots x 2,500 sf/lot = 12,500 sf
Total = 10,728 + 12,500 = 23,228 sf = 0.53 ac
% = 0.53/1.94 = 27.4%

Eastern (Simon) Parcel:
Refer to Restrictive Covenant C814-85-288.23
Tract 2: Zoning: SF-6 (+/- 10.16 ac)
Maximum Units Allowed @ 4 units per acre = 40 units
Impervious Cover Allowed: 50% = 5.08 ac
Impervious Cover Proposed:
Roads = 868' x 36' = 31,248 sf
Townhome/Condominium Lots = 190,037 sf (max)
Total = 31,248 sf + 190,037 sf (max) = 5.08 ac
% = 5.08/10.16 = 50.0% (maximum)



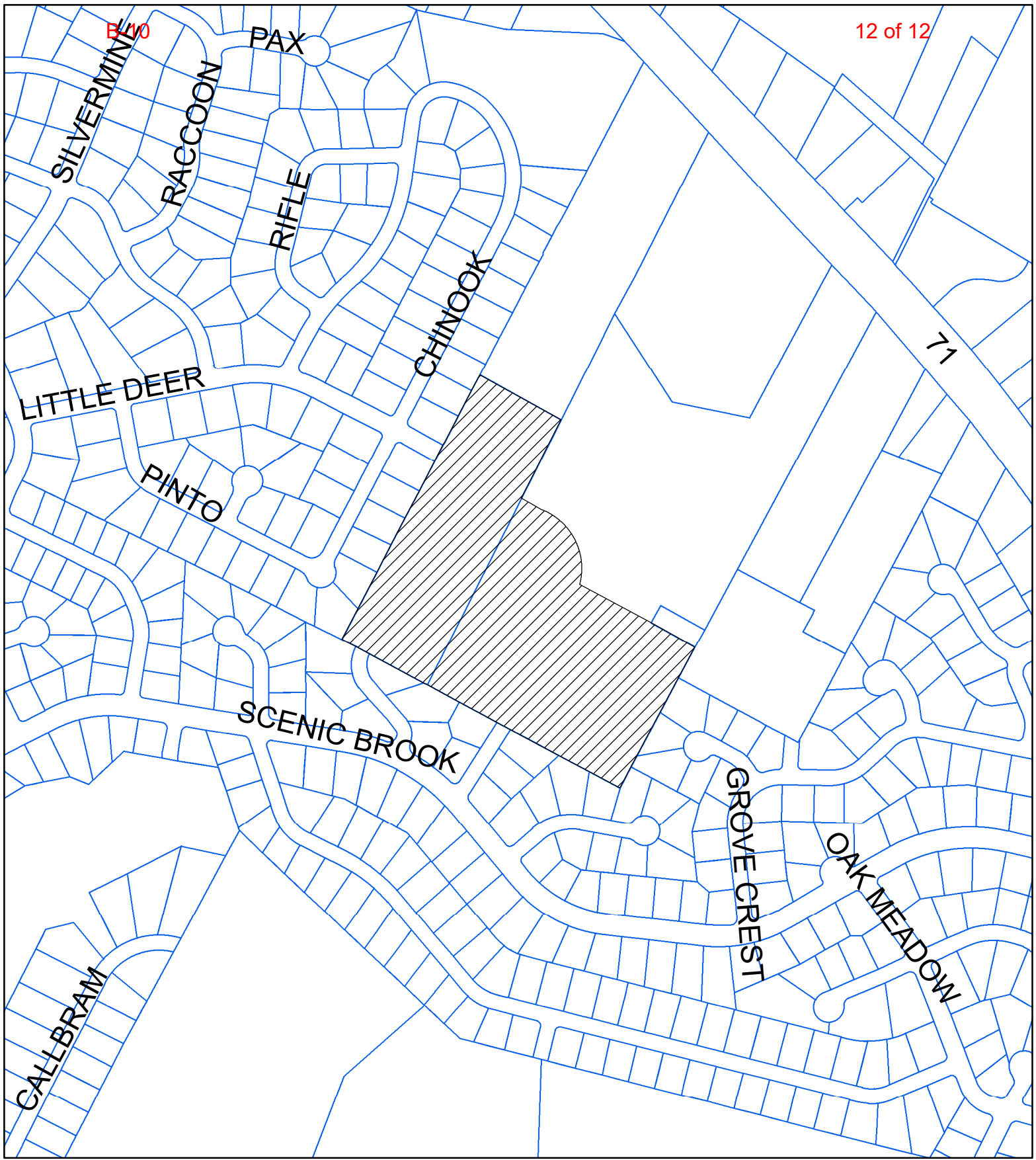
PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____
FILE NUMBER C8-2019-0114
APPLICATION DATE 8-12-2019
APPROVED BY (ZAP/PC) ON
EXPIRATION DATE (LDC 25-4-82)
CASE MANAGER:



Joey de la Garza, for:
Denise Lucas, Acting Director, Development Services Department
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 require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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 REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C8-2019-0114

Carlson, Brigrance & Doering, Inc.
C&D
JULY 2019
GENERAL NOTES
SHEET
SIMON-CASKEY TRACT
PRELIMINARY PLAN
JOB NAME
JOB NUMBER
SHEET
2
OF
2



 Subject Tract
 Base Map

CASE#: C8-2019-0114
LOCATION: 7715 W SH 71

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.