

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0167**Z.A.P. DATE:** 6.16.2020**SUBDIVISION NAME:** Addison Section 5 - Preliminary Plan**AREA:** 23.718 Acres**LOT(S):** 144 Total Lots**OWNER/APPLICANT:** CARMA Properties Westport
(Chad Matheson)**AGENT:** Kitchen Table Solutions
(Jonathan Fleming)**ADDRESS OF SUBDIVISION:** Near South US Highway 183 and Dee Gabriel Collins Road**GRIDS:** L:13/14**COUNTY:** Travis**WATERSHED:** Onion and Cottonmouth Creeks**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single-Family Residential**ADMINISTRATIVE WAIVERS:**

None

VARIANCES:

None

SIDEWALKS: Sidewalks will be provided on both sides of all internal and boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a preliminary plan located in the county and in the City of Austin's 2 Mile ETJ. The plan is composed of 144 lots on 23.718 acres. The proposed subdivision includes 141 single-family lots and 3 open-space and landscape lot. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district.

The closes school is the John Ojeda Jr. High School on McKinney Falls Parkway and the Smith Elementary School on Smith School Road. The closes fire station is EDS #11 located on FM 812.

ISSUES:

Staff has not received any inquiries from anyone regarding the plan.

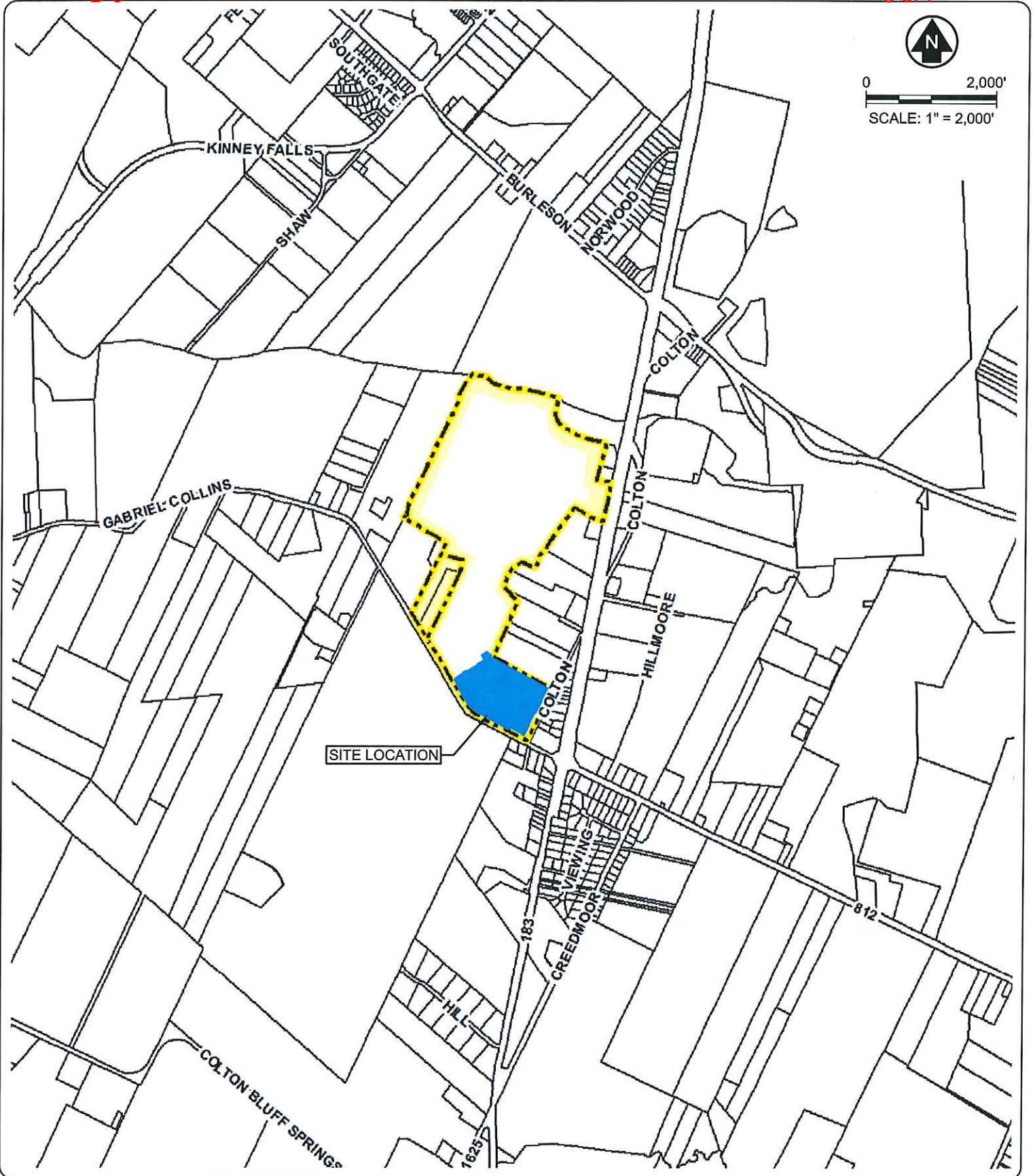
STAFF RECOMMENDATION: The preliminary plan meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga

Email address: joe.arriaga@traviscountytx.gov

PHONE: 854-7562



KT KITCHEN TABLE
CIVIL SOLUTIONS

6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129

Brookfield
Residential

SITE VICINITY MAP

ADDISON SECTION 5
AUSTIN, TRAVIS, TEXAS

EXH 1

ADDISON SECTION 5 PRELIMINARY PLAN SMALL LOT SUBDIVISION

U.S. HIGHWAY 183 AND DEE GABRIEL COLLINS ROAD
TRAVIS COUNTY AND THE CITY OF AUSTIN ETJ, TEXAS
SEPTEMBER 2018

VARIANCES:

1. AN ADMINISTRATIVE ENVIRONMENTAL VARIANCES HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42(B)(6), TO ALLOW FILL OF NOT MORE THAN 8 FEET.

NOTES:

THIS PROJECT IS LOCATED IN THE COTTONMOUTH CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHEDS.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48453C0615J FOR TRAVIS COUNTY, TEXAS, EFFECTIVE DATE JANUARY 6, 2016.

THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

ENGINEER: KITCHEN TABLE CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HIGHWAY
SUITE 315
AUSTIN, TEXAS 78731
PH. (512) 758-7474

SURVEYOR: JACOBS
2705 BEE CAVES ROAD,
SUITE 300
AUSTIN, TX 78746
(512) 314-3100
(512) 314-3135 FAX

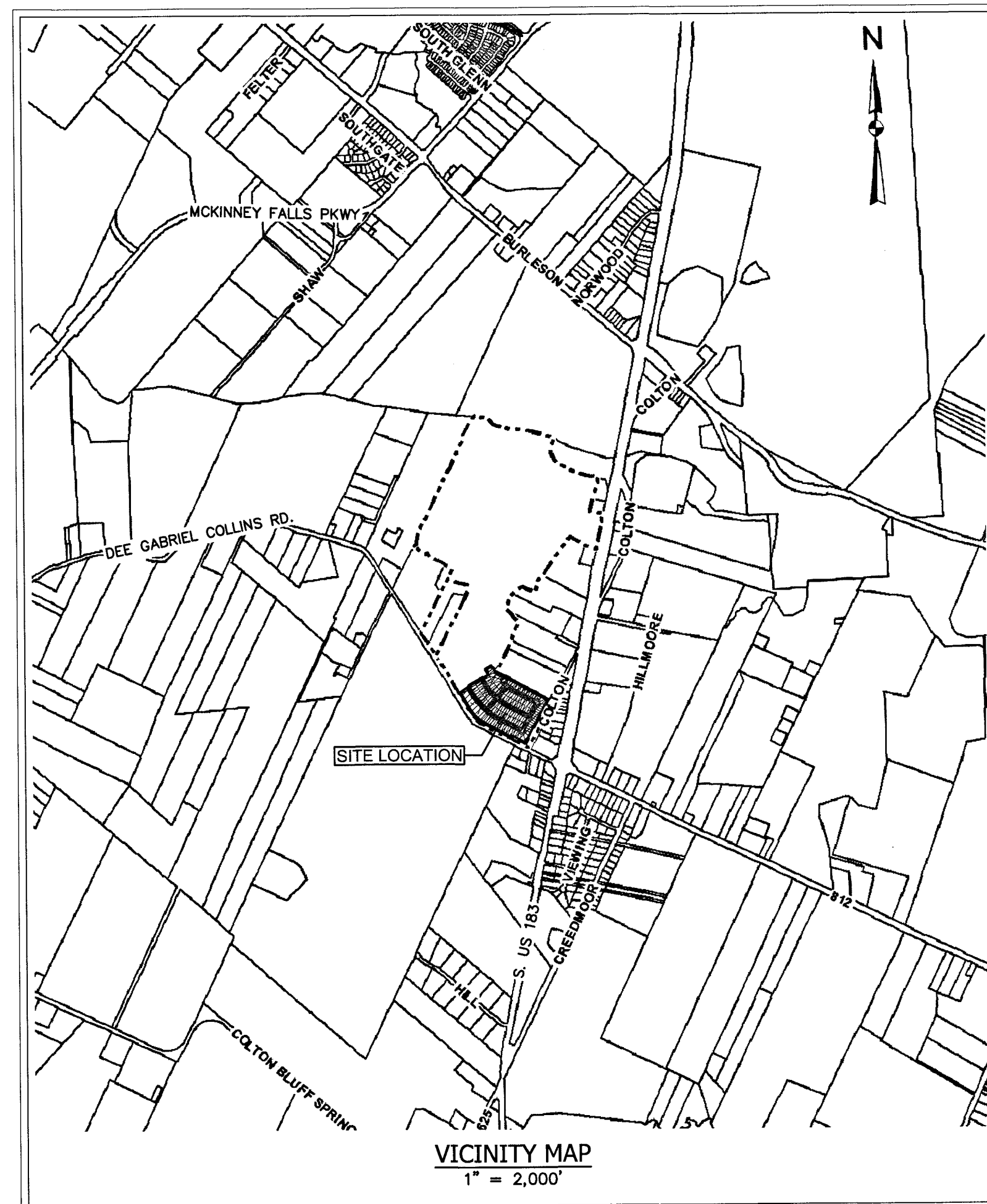
CHAPARRAL
3500 McCALL LANE
AUSTIN, TX 78744
(512) 443-1724
(512) 389-0943 FAX

PELTON LAND SOLUTIONS
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
(512)831-7700

OWNER: CARMA PROPERTIES WESTPORT LLC
9737 GREAT HILLS TRAIL, SUITE 260
AUSTIN, TX 78759

BENCHMARK #1:

CONCRETE MONUMENT WITH DISC FOUND, APPROXIMATELY 22' SOUTH OF THE SOUTH EDGE OF PAVEMENT OF DEE GABRIEL COLLINS ROAD AND APPROXIMATELY 82' SOUTHWEST OF THE SOUTHEAST CORNER OF THE 169.01 ACRE TRACT CONVEYED TO INKS INVESTMENTS, LTD. RECORDED IN DOCUMENT NO. 2005037877 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DESCRIBED IN VOLUME 6775, PAGE 1546 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF A 9.626 ACRE TRACT OF LAND CONVEYED TO ESMERALDA OCANA AND HECTOR RAMIREZ RECORDED IN DOCUMENT NO. 2005178626 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DESCRIBED IN DOCUMENT NO. 2005053951 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
(ELEVATION = 546.04')



MAPSCO PAGE #676K, 676P, -- MAPSCO GRID #L14

LEGAL DESCRIPTION

23.718 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 165.238 ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED TO CARMA PROPERTIES WESTPORT LLC, DATED JUNE 29, 2006 AND RECORDED UNDER DOCUMENT NO. 2006122815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A 19.678 ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED TO CARMA PROPERTIES WESTPORT LLC, DATED NOVEMBER 6, 2006 AND RECORDED UNDER DOCUMENT NO. 2006216208 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

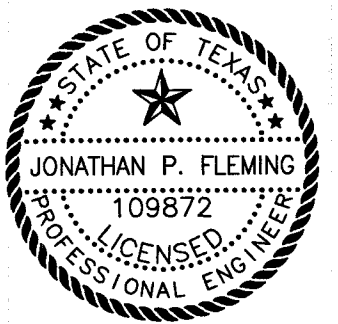
SHEET NO.	SHEET INDEX	
	DESCRIPTION	
01	COVER SHEET	
02	GENERAL NOTES	
03	PRELIMINARY PLAN - OVERALL	
04	PRELIMINARY PLAN	

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER. THE PLANS WERE PREPARED IN ACCORDANCE WITH TITLE 30, LAND DEVELOPMENT CODE AND COMPLIES WITH ALL TITLE 30 SUBDIVISION REGULATIONS.

SUBMITTED BY :

JONATHAN P. FLEMING
REGISTERED PROFESSIONAL ENGINEER NO. 109872
KITCHEN TABLE CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HWY
SUITE 315
AUSTIN, TEXAS 78731
PH. (512)758-7474

5/15/20
DATE



REVIEWED BY:

TRAVIS COUNTY FIRE MARSHAL

DATE 05-05-2020

NO.	DATE	REVISION/DESCRIPTION	BY

KITCHEN TABLE
CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL (512) 758-7474
TBE FIRM NO. T-16123

Brookfield
Residential

ADDISON SECTION 5
PRELIMINARY PLAN
AUSTIN, TRAVIS COUNTY, TEXAS

COVER SHEET

SHEET
1

OF 4

CSJ-2018-0167

ADDISON SECTION 5 PRELIMINARY PLAN

REQUIREMENTS

THE SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY, WITHIN THE CITY OF AUSTIN ZONE 61M1E ETJ, AND IS WITHIN THE COTTON WOOD CREEK WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED. THIS DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

2. ROADWAY STANDARDS

ALL STREETS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN URBAN STANDARDS WITH CURB AND GUTTER AND SIDEWALKS. STREET WIDTH AND SIDEWALK LOCATIONS SHALL BE AS SHOWN ON STANDARD ROADWAY SECTIONS.

3. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG PROPOSED STREETS IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS. SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALKS MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY.

4. FISCAL REQUIREMENTS:

FISCAL SURETY SHALL NOT BE REQUIRED UNTIL FINAL PLAT APPROVAL. FISCAL SURETY SHALL BE PROVIDED FOR THE SUBDIVISION IMPROVEMENTS: INCLUDING PUBLIC OR PRIVATE STREETS, SIDEWALKS, UTILITIES, DRAINAGE AND STORMWATER QUALITY FACILITIES, AND EROSION CONTROL DEVICES.

5. DRAINAGE EASEMENTS:

DRAINAGE EASEMENTS 15 FEET IN WIDTH ARE FOR ENCLOSED STORM SEWERS. EASEMENTS FOR OPEN CHANNELS SHALL BE A MINIMUM OF 25 FEET WIDE.

6. 100 YEAR FLOOD PLAIN:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48453C06151 FOR TRAVIS COUNTY, TEXAS, EFFECTIVE DATE JANUARY 6, 2016.

7. OPEN SPACE EASEMENTS AND DRAINAGE/WATER QUALITY EASEMENTS AND LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SUCCESSOR IN TITLE. PUBLIC UTILITY EASEMENTS WILL BE FURTHER DEFINED ON THE FINAL PLAT. THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT.

8. EROSION CONTROLS FOR SINGLE FAMILY: IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER/BUILDER TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL (SILT FENCE) DOWNHILL OF ALL DISTURBED AREAS DURING THE PERIOD OF HOUSE CONSTRUCTION.

9. ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THIS PRELIMINARY PLAN AND ACCOMPANYING REPORT, THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF.

JONATHAN P. FLEMING, P.E. # 109872

10. UTILITY SYSTEM:

NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN WATER SUPPLY AND CITY OF AUSTIN WASTEWATER SYSTEM.

11. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE APPROVED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY SYSTEM CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE ASSOCIATED CITY INSPECTION FEES.

12. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.

13. WATER SERVICES WILL BE PROVIDED BY CITY OF AUSTIN.

14. WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF AUSTIN.

15. NATURAL GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.

16. PHONE SERVICE WILL BE PROVIDED BY AT&T.

17. NO SUBDIVISION WITHIN THE LIMITS OF THIS PRELIMINARY PLAN MAY BE PLATTED UNTIL NECESSARY OFF-SITE INFRASTRUCTURE IS ALREADY PERMITTED FOR CONSTRUCTION OR FISCAL SURETY IS POSTED AT THE TIME OF SUBDIVISION FINAL PLATTING FOR ALL NECESSARY OFF-SITE INFRASTRUCTURE IMPROVEMENTS.

18. ALL RIGHT-OF-WAY RETURNS, OTHER THAN KNUCKLE RETURNS (35'), ARE 25' AND CUL-DE-SAC/KNUCKLE THROAT RADI ARE 25' UNLESS OTHERWISE NOTED.

19. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

20. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.

21. 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 STATE, UNLESS SUCH DEVIATION HAS 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. IF, DURING THE DEVELOPMENT OF THE FINAL PLAT, CONSTRUCTION DOCUMENTS, OR SITE PLAN, IT IS DETERMINED THAT THE PROJECT DOES NOT MEET THE FINDINGS OF FACT DOCUMENTED FOR THE ADMINISTRATIVE VARIANCES ISSUED WITH THIS PRELIMINARY PLAN, THEN IT WILL BE THE RESPONSIBILITY OF THE OWNER TO REQUEST NEW VARIANCES FOR CITY APPROVAL.

22. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

23. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE ASSOCIATED STORMWATER QUALITY AND DETENTION CONTROL FACILITIES HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.

24. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO TITLE 30-5-211 AND TITLE 30-5-213 THEREOF.

25. THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.

26. WITH THE EXCEPTION OF LOT 75-BLOCK A, LOT 13-BLOCK J, LOT 22-BLOCK X AND ALL OPEN SPACE, ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY USE.

27. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

28. ALL PROPOSED STREETS ARE TO BE PUBLIC.

29. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH SINGLE FAMILY DWELLING UNIT.

30. ALL CORNER LOTS TO BE A MINIMUM OF 4,500 SQUARE FEET.

31. IN ACCORDANCE WITH TITLE 30-5-301, INDIVIDUAL DRIVEWAYS FOR SINGLE FAMILY LOTS SHALL NOT BE CONSTRUCTED ON SLOPES GREATER THAN 15%.

32. NO LOTS CONTAIN SLOPES GREATER THAN 15%.

33. IF RESIDENTIAL BUILDING PERMITS FROM THE CITY OF AUSTIN ARE REQUIRED FOR DEVELOPMENT IN THIS SUBDIVISION, THE REQUIREMENT OF ORDINANCE NO. 030410-12 MAY BE APPLICABLE (DEVELOPMENT NEAR A HAZARDOUS PIPELINE).

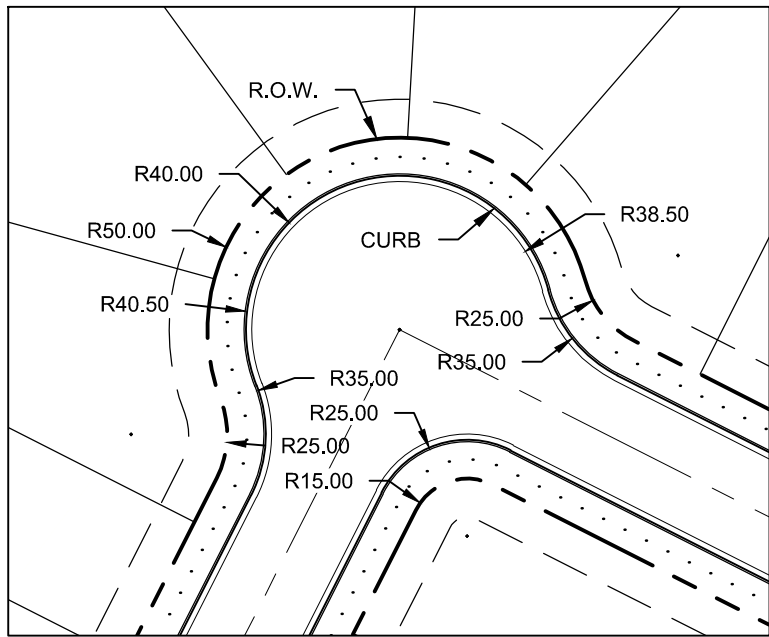
34. A HOME-OWNERS ASSOCIATION WILL BE CREATED FOR THE SINGLE FAMILY AND OPEN SPACE LOTS INCLUDED IN THIS PRELIMINARY PLAN.

3. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP, MAINTENANCE AND PAYMENT OF TAXES FOR ALL LOTS TO BE OWNED BY THE ASSOCIATION.
- THE LOTS ARE AS FOLLOWS:
- BLOCK R, LOT 13
- BLOCK W, LOT 17
- BLOCK W, LOT 68
36. ALL DETENTION AND WATER QUALITY PONDS LOCATED IN OPEN SPACE/DRAINAGE LOTS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
37. 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.
38. 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.
39. 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.
40. 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 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.

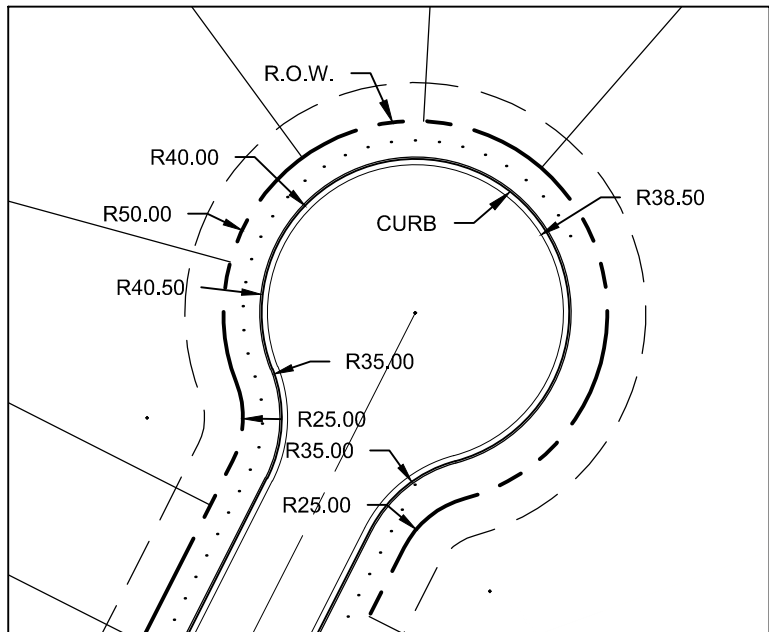
1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
2. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS OR ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER HEREBY UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
3. ALL DRAINAGE FACILITIES: HEADWALLS, OPEN CHANNELS, STORM SEWERS, AREA INLETS, DETENTION/RETENTION PONDS, WATER QUALITY CONTROL, ETC. WILL BE LOCATED WITHIN DRAINAGE EASEMENTS AND COMPLY WITH SECTION 1.2.4. OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
4. THE WATER QUALITY PONDS WILL BE CONSTRUCTED NOT TO BE INUNDATED BY THE 100 YEAR STORM FLOW.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
6. WITHIN A SIGHT DISTANCE EASEMENT, ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONER'S COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
7. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND OR CITY OF AUSTIN FOR INSPECTION AND MAINTENANCE OF SAID EASEMENT.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
9. PARKLAND REQUIREMENTS SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
10. A TEN FOOT (10') P.U.E. IS REQUIRED ALONG ALL RIGHT-OF-WAY.
11. ALL EASEMENTS WITHIN FUTURE RIGHT-OF-WAY IN THIS PRELIMINARY PLAN WILL BE VACATED PRIOR TO APPROVAL BY TRAVIS COUNTY COMMISSIONERS COURT OF THE ACCEPTANCE OF STREETS FOR MAINTENANCE.

STREET TABLE						
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	CROSS SECTION	SIDEWALK	CLASSIFICATION	
COTTAGE ROSE DRIVE	50'	30' F-F	2 LANE, C & G	4'	LOCAL	
Mc KAMY DRIVE	50'	30' F-F	2 LANE, C & G	4'	LOCAL	
MATHILDA LANE	50'	30' F-F	2 LANE, C & G	4'	LOCAL	
CUMBRAE LANE	50'	30' F-F	2 LANE, C & G	4'	LOCAL	
DUMFRIES LANE	50'	30' F-F	2 LANE, C & G	4'	LOCAL	
TOTAL LENGTH OF PROPOSED ROADWAY = 22,245'						

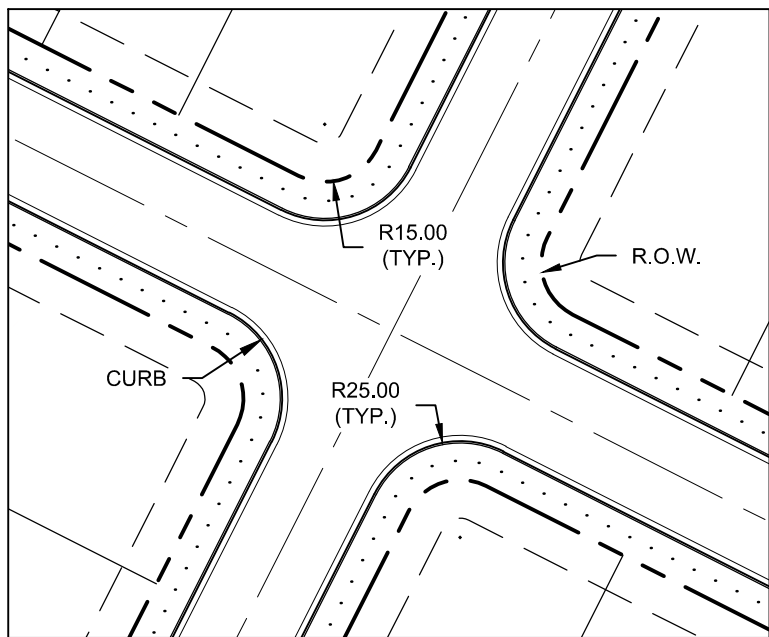
LAND USE TABLE		
LAND USE	LOTS	AREA (AC.)
40' SINGLE-FAMILY RESIDENTIAL	141	16.96
OPEN SPACE / DRAINAGE	1	1.96
OPEN SPACE	2	0.11
RIGHT-OF-WAY	—	4.69
TOTAL	144	23.72



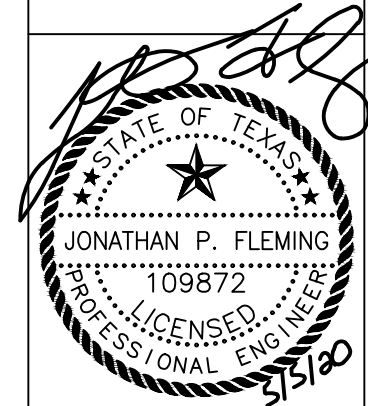
TYPICAL KNUCKLE DETAIL



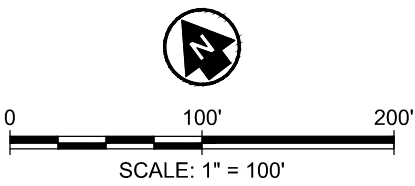
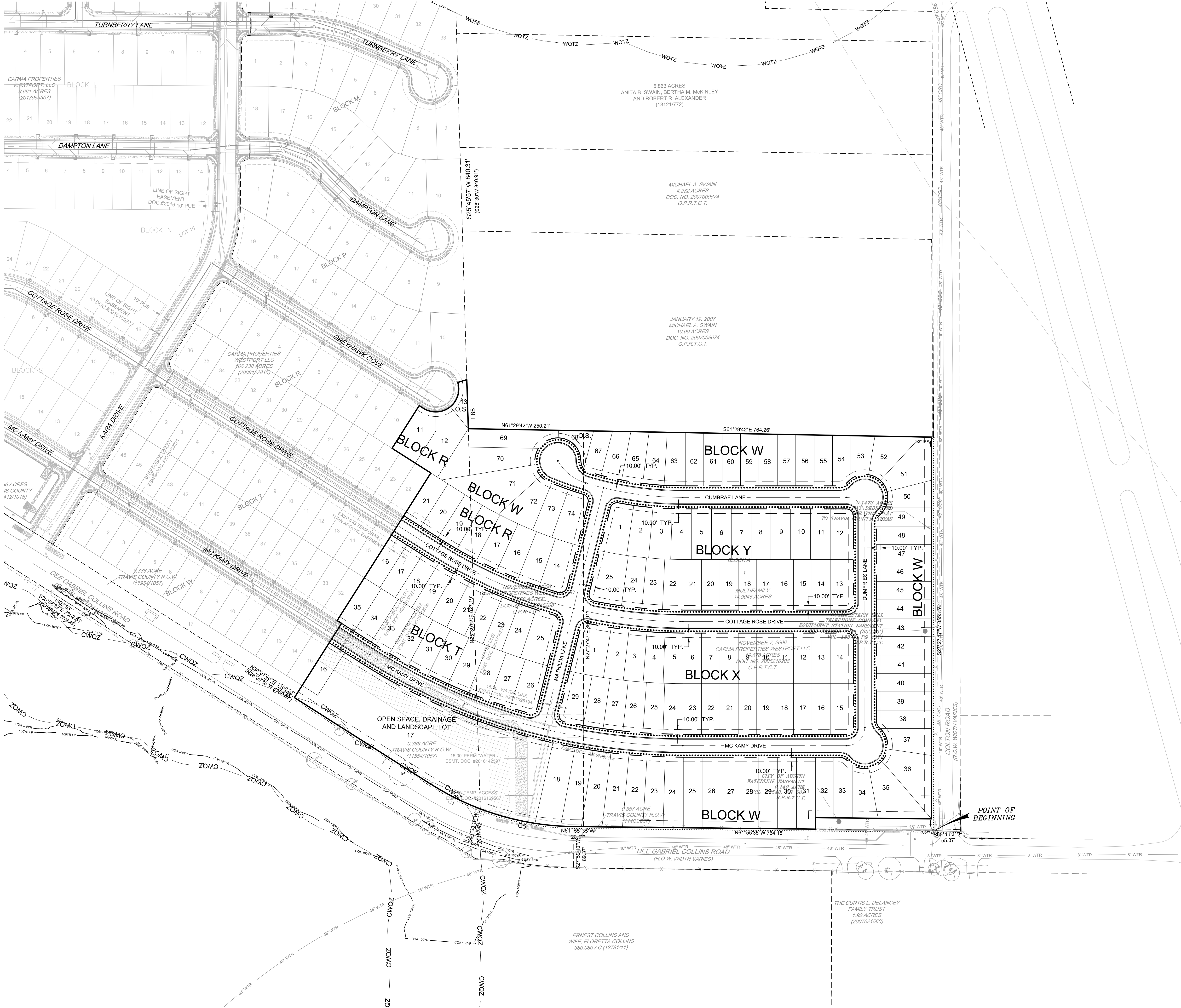
TYPICAL CUL-DE-SAC DETAIL



TYPICAL STREET INTERSECTION DETAIL

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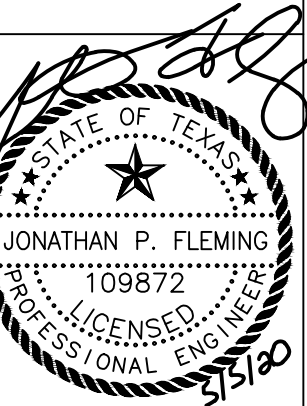
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 Plot Date: 11/11/2018 11:28 AM
 Plot Time: 11:28 AM
 Plotter: HP DesignJet T120



LEGEND

- WQTZ WATER QUALITY TRANSITION ZONE
- CWQZ CRITICAL WATER QUALITY ZONE
- FEMA 100 YEAR FLOODPLAIN
- 100 YEAR FULLY DEVELOPED FLOODPLAIN
- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED STREET CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- O.S. OPEN SPACE
- L.S. LANDSCAPE LOT
- 1/2" REBAR FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- IRON PIPE FOUND (SIZE NOTED)
- TREE FOUND (TYPE NOTED)
- CONC. HIGHWAY MON. FOUND
- NAIL FOUND (60D)
- CALCULATED POINT
- BENCHMARK

DATE OF SURVEY: MAY 2006, UPDATED AUGUST-SEPTEMBER, 2012
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83),
CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA
CONTROL NETWORK.



ADDISON SECTION 5
PRELIMINARY PLAN
AUSTIN, TRAVIS COUNTY, TEXAS

OVERALL PERLIMINARY PLAN

SHEET
3

OF 4

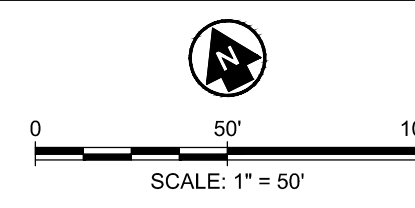
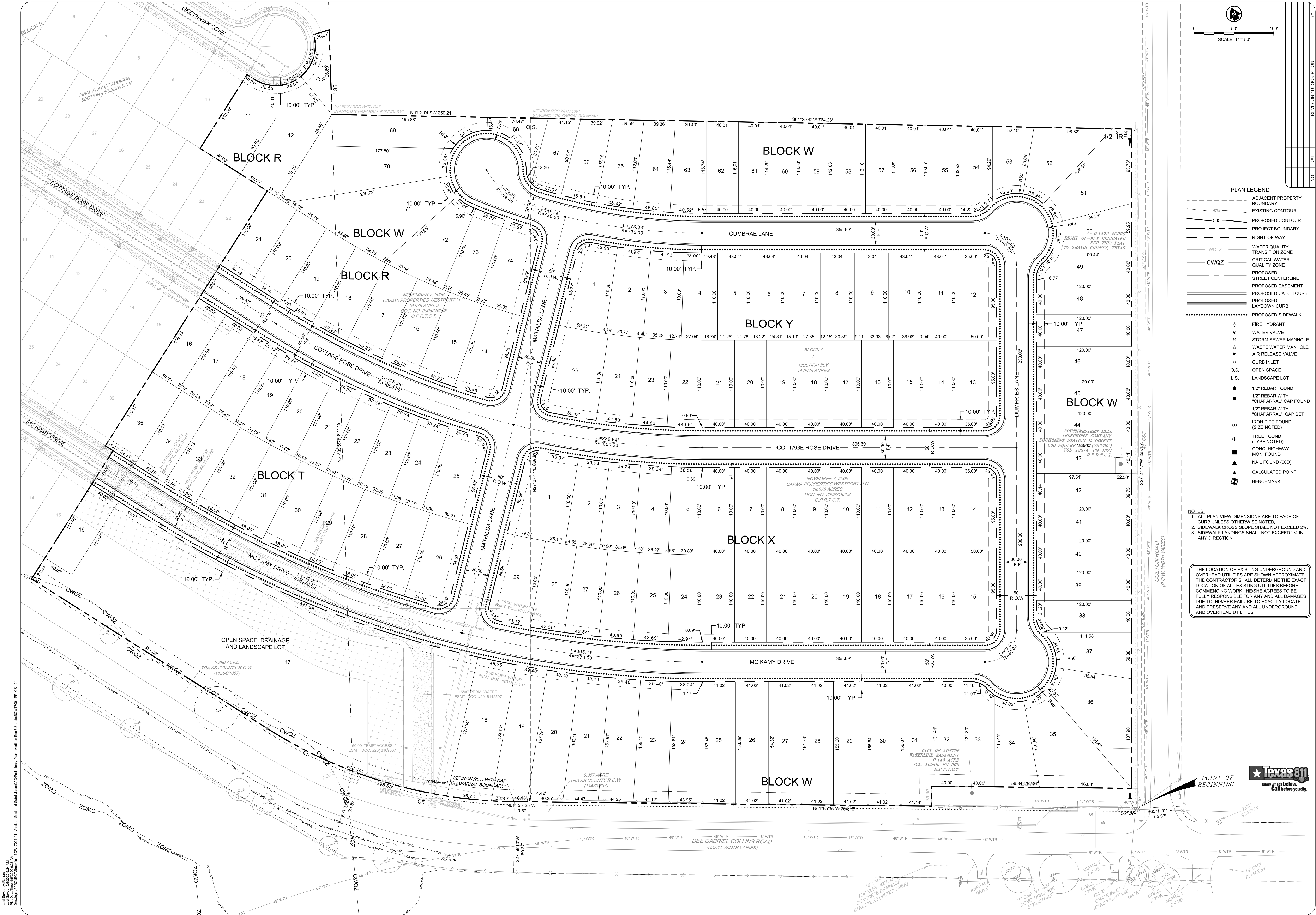
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Residential

ADDISON SECTION 5 PRELIMINARY PLAN



- PLAN LEGEND**
- ADJACENT PROPERTY BOUNDARY
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROJECT BOUNDARY
 - RIGHT-OF-WAY
 - WQEZ
 - CWQZ
 - PROPOSED STREET CENTERLINE
 - PROPOSED EASEMENT
 - PROPOSED CATCH CURB
 - PROPOSED LAYDOWN CURB
 - PROPOSED SIDEWALK
 - FIRE HYDRANT
 - WATER VALVE
 - STORM SEWER MANHOLE
 - WASTE WATER MANHOLE
 - AIR RELEASE VALVE
 - CURB INLET
 - OPEN SPACE
 - L.S.
 - LANDSCAPE LOT
 - 1/2" REBAR FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET (SIZE NOTED)
 - IRON PIPE FOUND (SIZE NOTED)
 - TREE FOUND (TYPE NOTED)
 - CONC. HIGHWAY MON. FOUND
 - NAIL FOUND (60D)
 - CALCULATED POINT
 - BENCHMARK

- NOTES:**
1. ALL PLAN VIEW DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
 3. SIDEWALK LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.

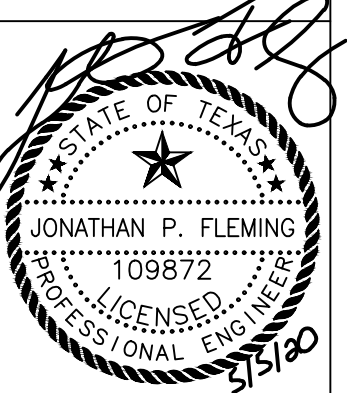
THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE/SHE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO HIS/HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.



KITCHEN TABLE
CIVIL SOLUTIONS

6805 N. CAPITAL OF TEXAS HIGHWAY, SUITE 315
AUSTIN, TEXAS 78731 | TEL: (512) 788-7474
TXPE FIRM NO. F-18129

Brookfield Residential



ADDISON SECTION 5
PRELIMINARY PLAN
AUSTIN, TRAVIS COUNTY, TEXAS

PRELIMINARY PLAN