

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2019-0141**P.C. DATE:** November 24, 2020**SUBDIVISION NAME:** Skyline 2-D Preliminary Plan**AREA:** 62.407 acres**LOT(S):** 308**OWNER/APPLICANT:** Carma Easton, LLC
(AJ Zorn)**AGENT:** Carlson, Brigrance, and Doering, Inc
(Brett Pasquarella)**ADDRESS OF SUBDIVISION:** 8321 Thaxton Road**GRIDS:** J/K12**COUNTY:** Travis**WATERSHED:** Marble/Cottonmouth Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** Planned Unit Development (PUD)**MUD PLAN:** Pilot Knob MUD**PROPOSED LAND USE:** Residential- Single Family; cemetery, park/greenbelt/open space/landscape/ drainage easement lots, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Skyline 2-D Preliminary Plan. The plan is comprised of 308 lots on 62.407 acres, proposing 295 residential lots, 1 cemetery lot (existing Caperton cemetery tract), 7 park lot and 5 other lots for landscape/drainage easement, and approximately 9,850 linear feet of right-of-way/streets. Sidewalks are proposed on all streets. The proposed lots comply with the PUD zoning requirements for use and lot size. Parkland will be in compliance with the PUD. Water and wastewater will be provided by the City of Austin.

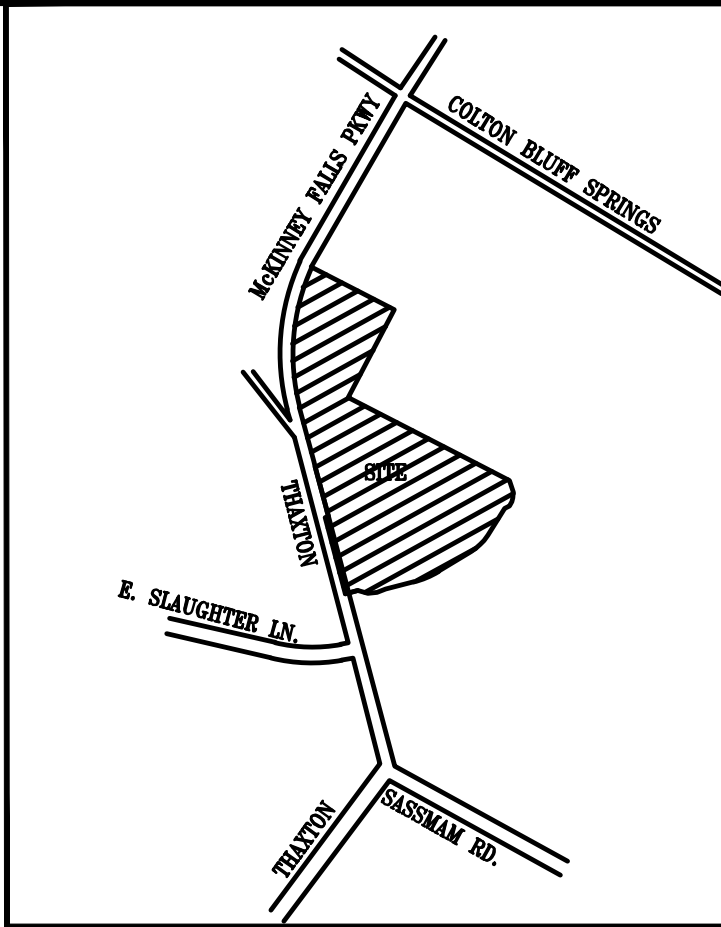
STAFF RECOMMENDATION: Staff recommends approval of the preliminary plan as it meets all applicable State, County and City of Austin LDC requirements.

CASE MANAGER: Sue Welch, Travis County - Single Office **PHONE:** 512-854-7637
Email address: Sue.Welch@traviscountytx.gov

SKYLINE 2D

PRELIMINARY PLAN

63.382 ACRES AND PART OF A 133.849 ACRE TRACT OF THE SANTIAGO DEL VALLE GRANT,
TRAVIS COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

LEGEND

17A	LOT NUMBER
④	BLOCK NUMBER
---	PROPERTY LINE
CWQZ	CWQZ
---	FEMA 100 YEAR FLOODPLAIN
---	COA DEVELOPED 500 YEAR FLOODPLAIN
---	COA DEVELOPED 100 YEAR FLOODPLAIN
---	CREEK CENTERLINE
---	100' CEF SETBACK
---	SIDEWALK LOCATION
---	EXISTING SIDEWALK LOCATION
---	ADJACENT PROPERTY OWNER INFORMATION (SEE LIST SHEET 2)
①	CONCRETE MONUMENT SET
□	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
○	WATER LINE EASEMENT
○	W.W.E.
○	ELEC.E.
○	P.U.E.
○	E.U.E.
○	LANDSCAPE & SIGN EASEMENT
○	DRAINAGE EASEMENT
○	ACCESS EASEMENT
○	SIDEWALK EASEMENT
○	VEGETATIVE FILTER STRIP
○	MINIMUM FINISHED FLOOR ELEVATION IN FEET ABOVE (M.S.L.)
○	MEAN SEA LEVEL

SHEET INDEX

1. PRELIMINARY PLAN 200 SCALE
2. GENERAL NOTES
3. PRELIMINARY PLAN 100 SCALE (1 OF 2)
4. PRELIMINARY PLAN 100 SCALE (2 OF 2)

ORIGINAL SUBMITTAL DATE: SEPTEMBER 27, 2019

TOTAL ACREAGE: 62.407 ACRES
FEMA MAP NO: 48453C0615J TRAVIS COUNTY, TEXAS
PROPERTY IS LOCATED FLOOD ZONE AE
DATED: MARCH 30, 2020
SURVEY: SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24

TOTAL NO. OF LOTS: 308
NO. OF BLOCKS: 11
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 295
NO. OF CEMETERIES: 1
NO. OF HOA, L.S.E. & S.W.E. LOTS: 2
NO. OF P.U.E., PUBLIC ACCESS, DRAINAGE LOTS: 1
NO. OF P.U.E., PUBLIC ACCESS LOTS: 1
NO. OF W.Q./D.E. LOTS: 1
NO. OF PARK LOTS: 7
AREA OF ROAD DEDICATION:
TOTAL LINEAR FOOTAGE OF STREETS: 9,850 LF
(SEE SHEET NUMBER 2 FOR STREET LENGTHS)

TOTAL ACREAGE: 35.006
TOTAL ACREAGE: 0.409
TOTAL ACREAGE: 0.138
TOTAL ACREAGE: 0.113
TOTAL ACREAGE: 0.411
TOTAL ACREAGE: 0.661
TOTAL ACREAGE: 11.971
TOTAL ACREAGE: 0.802
TOTAL ACREAGE: 12.896
TOTAL 62.407 ACRES

OWNER:

DEED#: 2015069748
CARMA EASTON, LLC
11501 ALTERRA PARKWAY
SUITE 100
AUSTIN, TEXAS 78758
PHONE: (512) 391-1330

ENGINEER AND SURVEYOR:

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

NOTES:

1. THIS PROJECT IS LOCATED IN THE COTTONMOUTH CREEK AND MARBLE CREEK WATERSHEDS, WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS.
2. THIS PROJECT IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE.
3. 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.
4. AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42 TO ALLOW FILL FROM 4 TO 8 FEET IN THE DDZ [LDC 30-5-342].
5. AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42 TO ALLOW CUT FROM 4 TO 8 FEET IN THE DDZ [LDC 30-5-341].
6. PROPERTY IS SUBJECT TO DRAINAGE MAINTENANCE AGREEMENT RECORDED IN DOC#2020131204 AND 2020131631.
7. THE CAPERTON CEMETERY AREA IS DEDICATED BY DOC#2000003453.
8. IT IS BELIEVED THAT 16 TO 30 UNMARKED GRAVES EXIST IN THIS CEMETERY. UNMARKED GRAVES MAY EXIST BEYOND THE 100 FOOT BY 100 FOOT BOUNDARIES. IF SUCH MATERIAL ARE ENCOUNTERED DURING CONSTRUCTION OR DISTURBANCE ACTIVITIES, WORK SHOULD CEASE IN THE IMMEDIATE AREA AND THE TEXAS HISTORICAL COMMISSION SHOULD BE CONTACTED AT (512)463-6100.

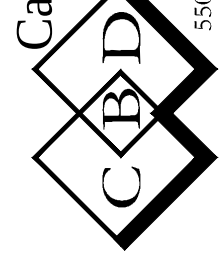
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C8J-2019-0141

DESIGNED BY:	BRK
DRAFTED BY:	ASL
DATE	
REVISION	

Carlson, Brigance & Doering, Inc.

Surveying
Civil Engineering
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12129 RE (20) N., Ste. 600
Austin, Texas 78750
Phone No. (512) 280-5160
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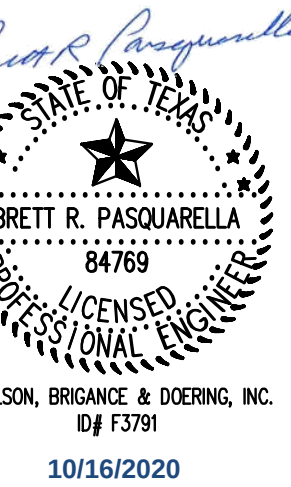
SHEET NAME: OVERALL PRELIMINARY PLAN 200 SCALE

SKYLINE 2D

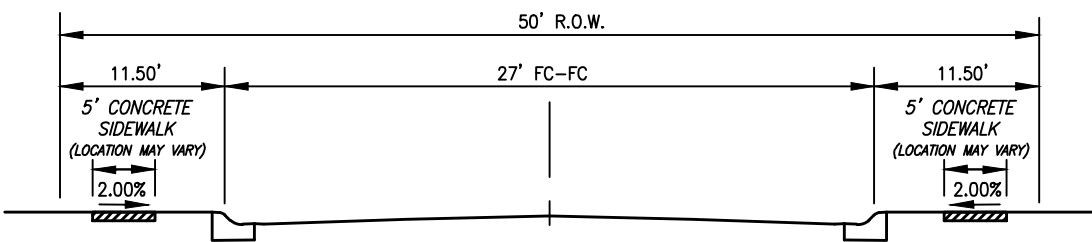
STREET, DRAINAGE, WATER, &
WASTEWATER IMPROVEMENTS

JOB NAME:

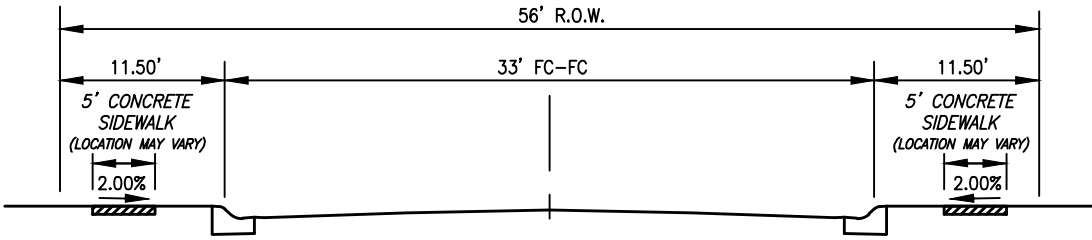
PROJECT:



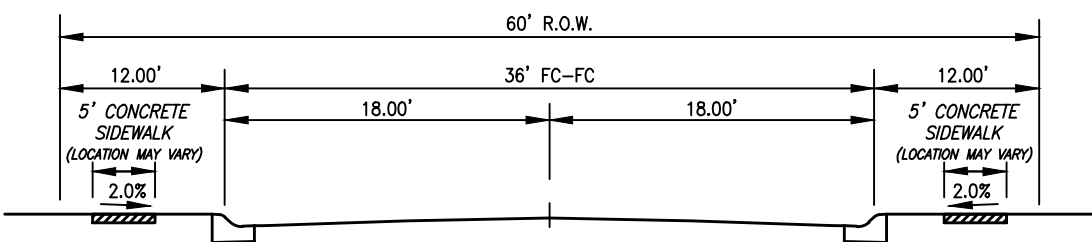
DATE	OCTOBER 2020
JOB NUMBER	5116
SHEET	1 OF 4



DESIGN FOR 50' LOCAL STREETS
N.T.S.



DESIGN FOR 56' LOCAL STREETS
N.T.S.



DESIGN FOR 60' RESIDENTIAL COLLECTOR STREETS
N.T.S.

GENERAL NOTES:

1. ALL STREETS IN THE SUBDIVISION SHALL 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, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS BY PONDING OR OTHER APPROVED MEANS.
5. DRAINWAY 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:

KNOXVILLE TRAIL	TRANQUIL TRAIL	SPARROW GLEN WAY
URANIA WAY	EZRA BROOKS BEND	MCKINNEY FALLS PKWY
WOODFORD WAY	EAGLE ROSE ROAD	THAXTON ROAD
BLANTONS TERRACE	BASIL HAYDEN LANE	
VAN WINKLE STREET	COLONEL TAYLOR STREET	
ELIJAH CRAIG WAY	ROSE RUN	

; 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. 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 TRAVIS COUNTY AND THE CITY OF AUSTIN.

10. PARKLAND DEDICATION FOR 295 RESIDENTIAL UNITS IS REQUIRED PER ORDINANCE 20151217-080 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED AS PARKLAND IS SHOWN IN THIS PRELIMINARY PLAN AS LOT 14, BLOCK A, LOT 67, BLOCK C, LOT 13, BLOCK E, LOT 13, BLOCK F, LOT 33, BLOCK J, AND LOT 1 AND LOT 20 OF BLOCK K.

11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

12. 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.

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:

KNOXVILLE TRAIL	TRANQUIL TRAIL	SPARROW GLEN WAY
URANIA WAY	EZRA BROOKS BEND	MCKINNEY FALLS PKWY
WOODFORD WAY	EAGLE ROSE ROAD	THAXTON ROAD
BLANTONS TERRACE	BASIL HAYDEN LANE	
VAN WINKLE STREET	COLONEL TAYLOR STREET	
ELIJAH CRAIG WAY	ROSE RUN	

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:

KNOXVILLE TRAIL	TRANQUIL TRAIL	SPARROW GLEN WAY
URANIA WAY	EZRA BROOKS BEND	
WOODFORD WAY	EAGLE ROSE ROAD	
BLANTONS TERRACE	BASIL HAYDEN LANE	
VAN WINKLE STREET	COLONEL TAYLOR STREET	
ELIJAH CRAIG WAY	ROSE RUN	

14. THIS SUBDIVISION IS LIMITED PURPOSE IN THE CITY LIMITS OF THE CITY OF AUSTIN. LOTS WITHIN THE CITY LIMITS OF AUSTIN SHALL BE IN CONFORMANCE WITH THE PILOT KNOB PUD ZONING ORDINANCE REQUIREMENTS. (ORDINANCE # 20161110-032)

15. TRAVIS COUNTY AND 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 TRAVIS COUNTY AND CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

18. 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.

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 STREETS.

21. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER & WASTEWATER – CITY OF AUSTIN
ELECTRIC – BLUEBONNET ELECTRIC CO-OP
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. LOTS 1, 12, & 14, BLOCK A; LOT 20, BLOCK B; LOT 67, BLOCK C; LOT 13, BLOCK E; LOT 13, BLOCK F; LOT 1, BLOCK I; LOT 33, BLOCK J; AND LOTS 1, 20, 37, & 44, BLOCK K ARE TO BE OWNED AND MAINTAINED BY THE OWNER OR ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	CLASSIFICATION
KNOXVILLE TRAIL	50'	150 LF	30' FACE TO FACE	5.0'	30 MPH	LOCAL
TRANQUIL GLADE TRAIL	60'/56'/50'	712 LF	36'/30' FACE TO FACE	5.0'	30 MPH	COLLECTOR/LOCAL
URANIA WAY	50'	151 LF	30' FACE TO FACE	5.0'	30 MPH	LOCAL
EZRA BROOKS BEND	56'/60'	728 LF	36' FACE TO FACE	5.0'	30 MPH	COLLECTOR/LOCAL
WOODFORD WAY	56'	1,177 LF	36' FACE TO FACE	5.0'	30 MPH	LOCAL
EAGLE ROSE ROAD	56'	670 LF	36' FACE TO FACE	5.0'	30 MPH	LOCAL
BLANTONS TERRACE	60'/56'	1,580 LF	36' FACE TO FACE	5.0'	30 MPH	COLLECTOR/LOCAL
BASIL HAYDEN LANE	56'	1169 LF	36' FACE TO FACE	5.0'	30 MPH	LOCAL
VAN WINKLE STREET	56'	393 LF	36' FACE TO FACE	5.0'	30 MPH	LOCAL
COLONEL TAYLOR STREET	56'/50'	592 LF	36'/30' FACE TO FACE	5.0'	30 MPH	LOCAL
ELIJAH CRAIG WAY	56'	1,022 LF	36' FACE TO FACE	5.0'	30 MPH	LOCAL
ROSE RUN	56'	979 LF	36' FACE TO FACE	5.0'	30 MPH	LOCAL
SPARROW GLEN WAY	56'	527 LF	36' FACE TO FACE	5.0'	30 MPH	LOCAL
MCKINNEY FALLS PKWY	VARIES		VARIES	5.0'	45 MPH	EXISTING MAJOR ARTERIAL
THAXTON ROAD	VARIES		VARIES	5.0'	45 MPH	EXISTING MAJOR ARTERIAL

24. TOTAL LINEAR FOOTAGE OF PROPOSED STREETS 9,850 LF.

25. AT THE TIME OF FINAL PLATTING 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 THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL SECTION B.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 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.

27. RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON ALL NON-RESIDENTIAL LOTS.

SKYLINE 2D

PRELIMINARY PLAN

28. A MINIMUM OF THREE (3) OFF STREET PARKING SPACES ARE REQUIRED FOR EACH SINGLE FAMILY LOT IN THIS SUBDIVISION.

29. THERE WILL BE NO DRIVEWAYS ON ANY LOT WITH A SLOPE GREATER THAN 15%.

30. 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.

31. 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.

32. 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.

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

34. EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO FINAL PLAT RECORDING AND SAID REMOVAL SHALL COMPLY WITH ALL NECESSARY PERMITTING REQUIREMENTS.

35. ALL BUILDING LINES WILL BE IN ACCORDANCE WITH PUD ZONING REQUIREMENTS.

36. THE HOMEOWNERS ASSOCIATION OR MUD IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

37. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

38. RIPARIAN RESTORATION IS REQUIRED IN THE CWOZ. A RIPARIAN RESTORATION PLAN WILL BE REVIEWED AND APPROVED DURING THE CONSTRUCTION PLAN REVIEW. RIPARIAN RESTORATION WILL BE COMPLETED DURING THE REPLICATION OF THE CONSTRUCTION PLANS AND CERTIFICATE OF OCCUPANCY FOR ANY LOTS IN THIS SUBDIVISION IS SUBJECT TO COMPLIANT COMPLETION OF THE RESTORATION PLAN.

39. PROPERTY IS SUBJECT TO DRAINAGE MAINTENANCE AGREEMENT RECORDED IN DOC#2020131204 AND 2020131631.

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) ~~4845300615J~~ FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016, COMMUNITY #4891026.

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 LOANS FOR MANUFACTURED (MOBILE) 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.

(A)THIS SECTION APPLIES TO A SUBDIVISION WITH SMALL LOTS.
(B)A SMALL LOT SUBDIVISION MAY NOT BE APPROVED UNLESS SERVICE IS AVAILABLE TO EACH LOT IN THE SUBDIVISION FROM PUBLIC WATER AND CENTRALIZED SEWER SYSTEMS.
(C)A SMALL LOT SUBDIVISION MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:

- (1)MINIMUM LOT AREA IS:
(A)3,600 SQUARE FEET, EXCEPT FOR A CORNER LOT; AND
(B)4,500 SQUARE FEET FOR A CORNER LOT.
- (2)MINIMUM LOT WIDTH IS:
(A)40 FEET FOR AN INTERIOR LOT;
(B)50 FEET FOR A CORNER LOT; AND
(C)40 FEET FOR A LOT ON A CUL-DE-SAC OR CURVED STREET, EXCEPT IT MAY BE 33 FEET AT THE FRONT LOT LINE.
- (3)MINIMUM FRONT YARD SETBACK IS 20 FEET.
- (4)MINIMUM STREET SIDE YARD SETBACK IS TEN FEET.
- (5)A LOT MAY HAVE ONE ZERO LOT LINE.
- (6)THE COMBINED SIDE YARD SETBACKS OF A LOT MAY BE NOT LESS THAN TEN FEET.
- (7)EXCEPT FOR A PATIO OR PATIO COVER, THE MINIMUM DISTANCE BETWEEN STRUCTURES ON ADJOINING LOTS IS TEN FEET. THE MINIMUM DISTANCE BETWEEN A PATIO OR PATIO COVER AND THE ROOF LINE OF A STRUCTURE ON AN ADJOINING LOT IS SIX FEET.
- (8)THE WALL OF A STRUCTURE BUILT ADJACENT TO A ZERO LOT LINE OR WITHIN FIVE FEET OF A COMMON SIDE LOT LINE MUST BE SOLID AND OPAQUE AND MAY NOT CONTAIN AN OPENING.
- (9)MINIMUM REAR YARD SETBACK IS FIVE FEET, EXCLUDING DRAINAGE EASEMENTS.
- (10)MINIMUM SETBACK IS TEN FEET BETWEEN A REAR ACCESS EASEMENT AND A BUILDING OR FENCE.
- (11)MAXIMUM BUILDING COVERAGE IS 45 PERCENT.
- (12)MAXIMUM IMPERVIOUS COVER IS 55 PERCENT.
- (13)MAXIMUM BUILDING HEIGHT IS 35 FEET.
- (14)A LOT MAY HAVE NOT MORE THAN ONE DWELLING UNIT.
- (15)TWO OFF-STREET PARKING SPACES, ARE REQUIRED FOR EACH DWELLING UNIT.
- (16)A MAINTENANCE EASEMENT IS REQUIRED IN THE DOMINANT SIDE YARD OF A LOT.
- (17)A USE EASEMENT IS REQUIRED IN THE SUBORDINATE SIDE YARD OF A LOT.
- (18)A LOT THAT IS LESS THAN 50 FEET WIDE AND THAT FRONTS ON A COLLECTOR STREET MUST HAVE A PRIVATE ACCESS EASEMENT ALONG THE REAR PROPERTY LINE.
- (19)MINIMUM PAVEMENT WIDTH OF A PRIVATE ACCESS EASEMENT IS 25 FEET. IN THE EXTRATERRITORIAL JURISDICTION, THE MINIMUM PAVEMENT WIDTH IS 25 FEET OR THE WIDTH REQUIRED BY THE COUNTY, WHICHEVER IS GREATER.
- (20)A LOT MAY NOT FRONT ON AN ARTERIAL STREET.
- (21)UNDERGROUND UTILITY SERVICE TO ALL LOTS IS REQUIRED.
- (22)MAINTENANCE OF A COMMON AREA OR ACCESS EASEMENT IS THE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION, IN ACCORDANCE WITH THE REQUIRED DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS.
- (23)THE SINGLE OFFICE MAY NOT RECORD A PLAT OF A SMALL LOT SUBDIVISION UNLESS A DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS OR SIMILAR DOCUMENT HAS BEEN APPROVED BY THE CITY ATTORNEY, RECORDED, AND REFERENCED ON THE PLAT. THE DOCUMENT MUST CONTAIN THE FOLLOWING:
(1)A STATEMENT THAT THE SUBDIVISION IS DEVELOPED UNDER THIS SECTION AND INCORPORATING THE REQUIREMENTS OF THIS SECTION BY REFERENCE;
(2)A DESCRIPTION OF THE REQUIREMENTS OF SUBSECTIONS (C)(1) THROUGH (14) AND AN IMPOSITION OF THOSE REQUIREMENTS AS A RESTRICTION RUNNING WITH THE LAND; AND
(3)A RESTRICTION OF THE USE OF THE PROPERTY TO:
(A)ONE-FAMILY DWELLINGS EXCEPT MOBILE HOMES;
(B)ACCESSORY USES PERMITTED IN AN SF-3 DISTRICT;
(C)PARKS, PLAYGROUNDS, OPEN SPACE, AND COMMON AREAS PROVIDING RECREATIONAL AMENITIES TO THE SUBDIVISION; AND
(D)GROWING AGRICULTURAL CROPS;
- (4)PROVISIONS FOR THE MAINTENANCE EASEMENTS AND USE EASEMENTS REQUIRED BY THIS SECTION; AND
(5)PROVISIONS OBLIGATING THE ADJOINING PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN COMMON AREAS AND ACCESS EASEMENTS.

SOURCE: CITY CODE SECTION 25-4-232; COUNTY CODE SECTION 82.202(0); ORD. 031211-11; ORD. 031211-42.

ADJACENT OWNERS

1 DEED #: 2016074607 WEST STAN ETAL PO BOX 1410 BUDA, TX 78610-1410	5 DEED #: 2016044794 SOLIS ROSA 8300 THAXTON RD AUSTIN, TX 78747-4038	9 (NO RECORDED DEED INFORMATION) CASTRO JESSE & ORTENSIA 8604 THAXTON RD AUSTIN, TX 78750-4048	13 DEED #: 2018195329 KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249
2 DEED #: 2016210557 BOGHOSIAN PHILIP LIVING TRUST 726 SOUTH 8TH FOWLER, CA 93625-2506	6 DEED #: 2016044795 GARCIA GENEVA 8300 THAXTON ROAD AUSTIN, TX 78747-4038	10 DEED #: 2018181315 CASTRO BENITO V 8608 THAXTON RD AUSTIN, TX 78747-4048	14 DEED #: 2016074607 WEST STAN ETAL PO BOX 1410 BUDA, TX 78610-1410
3 DEED #: 20162100557 BOGHOSIAN PHILIP LIVING TRUST 726 SOUTH 8TH FOWLER, CA 93625-2506	7 DEED #: 2008041709TR CASTRO LUCIANO 8318 THAXTON RD AUSTIN, TX 78747-4042	11 DEED #: 2016210557 BOGHOSIAN PHILIP LIVING TRUST 726 SOUTH 8TH FOWLER, CA 93625-2506	
4 DEED #: 200911129TR SHIRLOD HOLDINGS II 5122 PRAIRIE DUNES RD AUSTIN, TX 78747-1473	8 DEED #: 2013035164TR CASTRO FRANK SOLIS PO BOX 2703 AUSTIN, TX 78768-2703	12 DEED #: 2016111842 CARMA EASTON LLC 11501 ALTEIRA PKWY STE 100 AUSTIN, TX 78758-3201	

LEGAL DESCRIPTION:

BEING 63.382 ACRES AND PART OF A 1,333.849 ACRE TRACT OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, BY DOCUMENT NO. 2015069748, AND BEING A PORTION OF THAT CERTAIN 165.4 ACRE (NET) TRACT CONVEYED TO EDWARD J. GILLEN AND WIFE, MILDRED GILLEN, BY DEED OF RECORD IN VOLUME 1549, PAGE 268, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS SAID 165.4 ACRE TRACT ALSO HAVING BEEN CONVEYED TO CONSTANCE A. GILLEN, BY DEED OF RECORD IN VOLUME 6916, PAGE 248, OF SAID DEED RECORDS; SAID 63.382 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A ⅝-INCH IRON ROD WITH "CHAPARRAL" CAP FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SASSMAN ROAD (R.O.W. VARIES), BEING THE SOUTHWEST CORNER OF THAT CERTAIN 232.233 ACRE TRACT CONVEYED TO JEMA ACQUISITION, INC., BY DEED OF RECORD IN DOCUMENT NO. 2009003190, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING IN THE FENCED, OCCUPIED, AND MONUMENTED EAST LINE OF SAID 133.849 ACRE TRACT CONVEYED TO CARMA EASTON LLC., BY DEED OF RECORD IN DOCUMENT NO.2015069748, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT 0.266 ACRE TRACT CONVEYED TO TRAVIS COUNTY, BY DEED OF RECORD IN VOLUME 2437, PAGE 83, OF SAID DEED RECORDS, FOR THE SOUTHEASTERLY CORNER;

THENCE, N 61°02'44" W, ALONG SAID NORTH RIGHT-OF-WAY OF SASSMAN ROAD, OVER AND ACROSS SAID 133.849 ACRE TRACT, A DISTANCE OF 817.17 FEET TO A ⅝-INCH IRON ROD WITH "CITY OF AUSTIN CBD SETSTONE" CAP SET AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF THAXTON ROAD (50' R.O.W.), BEING THE NORTHWEST CORNER OF SAID 0.266 ACRE TRACT, ALSO BEING IN THE CALLED WEST LINE OF SAID 133.849 ACRE TRACT CONVEYED TO CARMA EASTON LLC, BY DEED OF RECORD IN DOCUMENT NO.2015069748, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE OF SASSMAN ROAD, ALONG SAID EAST RIGHT-OF-WAY LINE OF THAXTON ROAD, BEING THE WEST LINE OF SAID 133.849 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1.) N 28°45'11" W, A DISTANCE OF 113.32 FEET TO A ⅝-INCH IRON ROD WITH "CITY OF AUSTIN CBD SETSTONE" CAP SET, FOR AN ANGLE POINT;
- 2.) N 15°00'04" W, A DISTANCE OF 1472.21 FEET TO THE POINT OF BEGINNING;

THENCE N 15° 00' 04" W, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF THAXTON A DISTANCE OF 693.60 FEET TO A FEET TO A ⅝-INCH IRON ROD WITH "TRAVIS COUNTY" CAP FOUND AT THE SOUTHWEST CORNER OF THAT CERTAIN 5.169 ACRE TRACT CONVEYED TO TRAVIS COUNTY, TEXAS, BEING AN ANGLE POINT IN THE SOUTH TERMINUS OF MCKINNEY FALLS PKWY (115' R.O.W.), FOR AN ANGLE POINT;

THENCE, LEAVING SAID EAST RIGHT-OF-WAY OF THAXTON ROAD, OVER AND ACROSS SAID 133.849 ACRE TRACT, ALONG THE SOUTH AND EAST LINES OF SAID 5.169 ACRE TRACT, BEING THE EAST RIGHT-OF-WAY LINE OF MCKINNEY FALLS PKWY., THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1.) N 74°25'12" E, A DISTANCE OF 33.40 FEET TO A ⅝-INCH IRON ROD WITH "TRAVIS COUNTY" CAP FOUND AT THE SOUTHEAST CORNER OF SAID 5.169 ACRE TRACT, FOR AN ANGLE POINT;
- 2.) N 15°06'42" W, A DISTANCE OF 456.47 FEET TO A ⅝-INCH IRON ROD WITH "TRAVIS COUNTY" FOUND FOR AN ANGLE POINT;
- 3.) N 15°29'35" W, A DISTANCE OF 38.65 FEET TO A ⅝-INCH IRON ROD WITH "TRAVIS COUNTY" CAP FOUND FOR AN ANGLE POINT;
- 4.) N 14°49'23" W, A DISTANCE OF 505.15 FEET TO A ⅝-INCH IRON ROD WITH "TRAVIS COUNTY" CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 5.) ALONG SAID CURVE, HAVING A RADIUS OF 1842.50 FEET, A CENTRAL ANGLE OF 39°21'53", AN ARC LENGTH OF 1265.88 FEET, AND A CHORD WHICH BEARS N 04°50'51" E, A DISTANCE OF 1241.13 FEET TO A ⅝-INCH IRON ROD WITH "TRAVIS COUNTY" CAP FOUND IN THE NORTH LINE OF SAID 133.849 ACRE TRACT BEING THE SOUTH LINE OF THAT CERTAIN 7.88 ACRE TRACT CONVEYED TO STAN WEST, CHRISTOPHER WEST, MELISSA WEST AND LASHLEI WEST BY DEED OF RECORD IN DOCUMENT NO. 2016074607, OF SAID REAL PROPERTY RECORDS, ALSO BEING THE NORTHEAST CORNER OF SAID 5.169 ACRE TRACT OF THE NORTHWESTERLY CORNER HEREOF;

THENCE, S 62°45'22" E, LEAVING SAID EAST RIGHT-OF-WAY LINE OF MCKINNEY FALLS PKWY, ALONG THE SOUTH LINE OF SAID 7.88 ACRE TRACT, BEING THE NORTH LINE OF SAID 133.849 ACRE TRACT, A DISTANCE OF 824.29 FEET TO A ⅝-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 7.88 ACRE TRACT, BEING A NORTHEAST CORNER OF SAID 133.849 ACRE TRACT, ALSO BEING IN THE WEST LINE OF THAT CERTAIN 94.441 ACRE TRACT CONVEYED TO KB HOME LONE STAR INC., BY DEED OF RECORD IN DOCUMENT NO. 2018195329, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE MOST NORTHERLY NORTHEAST CORNER;

THENCE, S 27°42'44" W, ALONG THE WEST LINE OF SAID 94.441 ACRE TRACT, BEING A NORTH LINE OF SAID 133.849 ACRE TRACT, A DISTANCE OF 874.30 FEET TO A ⅝-INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID 94.441 ACRE TRACT, FOR AN INTERIOR CORNER OF SAID 133.849 ACRE TRACT;

THENCE, S 62°43'31" E, ALONG THE SOUTH LINE OF SAID 94.441 ACRE TRACT, BEING A NORTH LINE OF SAID 133.849 ACRE TRACT A DISTANCE OF 1176.06 FEET TO A ⅝-INCH IRON ROD FOUND, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 94.441 ACRE TRACT, AND BEING A SOUTHWEST CORNER OF SAID 232.233 ACRE TRACT;

THENCE, S 62°42'02" E CONTINUING ALONG A WEST LINE SAID 232.233 ACRE TRACT FOR A DISTANCE OF 552.58 FEET TO A POINT;

THENCE, PARALLEL TO THE FLOODPLAIN OF COTTONMOUTH CREEK ALONG THE FOLLOWING COURSES:

- S 02° 58' 44" W A DISTANCE OF 147.69 FEET TO A POINT FOR CORNER;
- S 39° 23' 13" W A DISTANCED OF 120.06 FEET TO A POINT FOR CORNER;
- S 45° 34' 17" W A DISTANCE OF 78.06 FEET TO A POINT FOR CORNER;
- S 53° 58' 48" W A DISTANCE OF 41.28 FEET TO A POINT FOR CORNER;
- S 62° 00' 14" W A DISTANCE OF 42.21 FEET TO A POINT FOR CORNER;
- S 43° 27' 02" W A DISTANCE OF 121.58 FEET TO A POINT FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET, AN ANGLE OF 15° 11' 09", AND HAVING A CHORD BEARING OF S 51°02'36" W A DISTANCE OF 211.41 FEET;
- THENCE ALONG SAID CURVE A DISTANCE OF 212.03 FEET TO A POINT FOR CORNER, CONTINUING ALONG SAID COURSE;

- S 75° 54' 21" W A DISTANCE OF 346.17 FEET TO A POINT FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET, AN ANGLE OF 17° 16' 11", AND HAVING A CHORD BEARING OF S 67° 16' 16" W A DISTANCE OF 240.21 FEET;
- THENCE, ALONG SAID CURVE A DISTANCE OF 241.13 FEET TO A POINT FOR CORNER, CONTINUING ALONG SAID COURSE;
- S 75° 54' 21" W A DISTANCE OF 254.48 FEET TO A POINT FOR CORNER;
- S 66° 18' 43" W A DISTANCE OF 84.05 FEET TO A POINT FOR CORNER;
- S 86° 29' 43" W A DISTANCE OF 78.02 FEET TO A POINT FOR CORNER;
- N 74° 16' 50" W A DISTANCE OF 92.87 FEET TO A POINT FOR CORNER;
- S 74° 59' 42" W A DISTANCE OF 114.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF THAXTON ROAD (A 60 FOOT R.O.W.) TO THE POINT FOR BEGINNING, AND CONTAINING 63.382 ACRES (2,760,920 SQUARE FEET) OF LAND MORE OR LESS.

PARKLAND TABLE		
PARKLAND DEDICATED CREDITS	GROSS ACRES PARK	CREDITED ACRES PARK
UPLANDS	11.94	6.88
25YR FLOODPLAIN	Ø	Ø
AREA BETWEEN 25YR AND 100YR FLOODPLAIN	Ø	Ø
CRITICAL WATER QUALITY ZONE	Ø	Ø
TOTAL CREDITED PARKLAND ACRES		6.88

DRAINAGE NOTES:

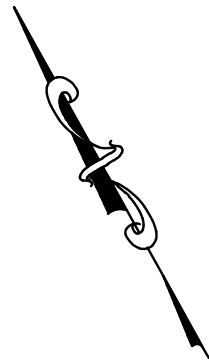
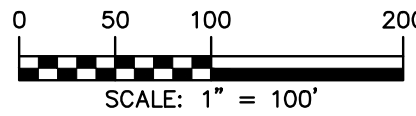
1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
2. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

NOTE:

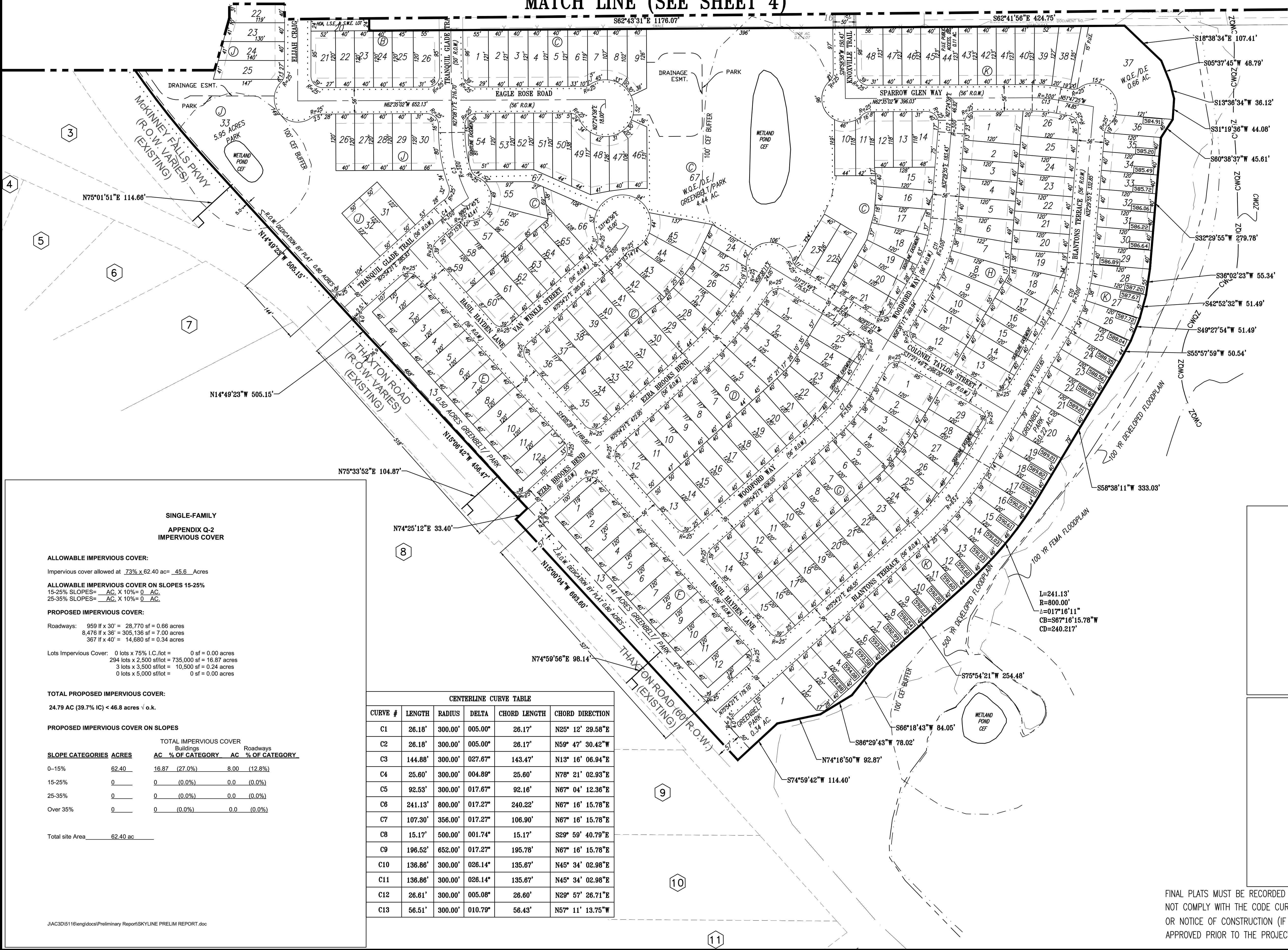
No portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #4845300-615J, Travis

SKYLINE 2D

PRELIMINARY PLAN



MATCH LINE (SEE SHEET 4)



LEGEND

LOT NUMBER
BLOCK NUMBER
PROPERTY LINE
CWQZ
FEMA 100 YEAR FLOODPLAIN
COA DEVELOPED 500 YEAR FLOODPLAIN
COA DEVELOPED 100 YEAR FLOODPLAIN
CREEK CENTERLINE
100' CEF SETBACK
SIDEWALK LOCATION
EXISTING SIDEWALK LOCATION
ADJACENT PROPERTY OWNER INFORMATION (SEE LIST SHEET 2)
CONCRETE MONUMENT SET
IRON PIPE FOUND
IRON ROD FOUND
IRON ROD SET
WATER LINE EASEMENT
WASTEWATER EASEMENT
ELECTRIC EASEMENT
PUBLIC UTILITY EASEMENT
ELECTRIC UTILITY EASEMENT
LANDSCAPE & SIGN EASEMENT
DRAINAGE EASEMENT
ACCESS EASEMENT
SIDEWALK EASEMENT
VEGETATIVE FILTER STRIP
MINIMUM FINISHED FLOOR ELEVATION IN FEET ABOVE (M.S.L.) MEAN SEA LEVEL

17A
①
— CWQZ —
①
□
●
●
W.L.E.
W.W.E.
ELEC.
P.U.E.
E.U.E.
L.S.E.
D.E.
A.E.
S.W.E.
VFS
④71.00

- NOTES:
- THIS PROJECT IS LOCATED IN THE COTTONMOUTH CREEK AND MARBLE CREEK WATERSHEDS, WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS.
 - THIS PROJECT IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE.
 - 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.
 - AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42 TO ALLOW FILL FROM 4 TO 8 FEET IN THE DDZ [LDC 30-5-342].
 - AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42 TO ALLOW CUT FROM 4 TO 8 FEET IN THE DDZ [LDC 30-5-341].
 - PROPERTY IS SUBJECT TO DRAINAGE MAINTENANCE AGREEMENT RECORDED IN DOC#2020131204 AND 2020131631.
 - THE CAPERTON CEMETERY AREA IS DEDICATED BY DOC#2000003453.
 - IT IS BELIEVED THAT 16 TO 30 UNMARKED GRAVES EXIST IN THIS CEMETERY. UNMARKED GRAVES MAY EXIST BEYOND THE 100 FOOT BY 100 FOOT BOUNDARIES. IF SUCH MATERIAL ARE ENCOUNTERED DURING CONSTRUCTION OR DISTURBANCE ACTIVITIES, WORK SHOULD CEASE IN THE IMMEDIATE AREA AND THE TEXAS HISTORICAL COMMISSION SHOULD BE CONTACTED AT (512)463-6100.

**SINGLE-FAMILY
APPENDIX Q-2
IMPERVIOUS COVER**

ALLOWABLE IMPERVIOUS COVER:

Impervious cover allowed at 73% x 62.40 ac = 45.6 Acres

ALLOWABLE IMPERVIOUS COVER ON SLOPES 15-25%:

15-25% SLOPES = AC X 10% = 0 AC
25-35% SLOPES = AC X 10% = 0 AC

PROPOSED IMPERVIOUS COVER:

Roadways: 959 ft x 30' = 28,770 sf = 0.66 acres
8,476 ft x 36' = 305,136 sf = 7.00 acres
367 ft x 40' = 14,680 sf = 0.34 acres

Lots Impervious Cover: 0 lots x 75% I.C./lot = 0 sf = 0.00 acres
294 lots x 2,500 sf/lot = 735,000 sf = 16.87 acres
3 lots x 3,500 sf/lot = 10,500 sf = 0.24 acres
0 lots x 5,000 sf/lot = 0 sf = 0.00 acres

TOTAL PROPOSED IMPERVIOUS COVER:

24.79 AC (39.7% IC) < 46.8 acres \ o.k.

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	TOTAL IMPERVIOUS COVER	
		Buildings	Roadways
		AC % OF CATEGORY	AC % OF CATEGORY
0-15%	62.40	16.87 (27.0%)	8.00 (12.8%)
15-25%	0	0 (0.0%)	0.0 (0.0%)
25-35%	0	0 (0.0%)	0.0 (0.0%)
Over 35%	0	0 (0.0%)	0.0 (0.0%)

Total site Area 62.40 ac

CENTERLINE CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	26.18'	300.00'	005.00°	26.17'
C2	26.18'	300.00'	005.00°	26.17'
C3	144.88'	300.00'	027.67°	143.47'
C4	25.60'	300.00'	004.89°	25.60'
C5	92.53'	300.00'	017.67°	92.16'
C6	241.13'	800.00'	017.27°	240.22'
C7	107.30'	356.00'	017.27°	106.90'
C8	15.17'	500.00'	001.74°	15.17'
C9	196.52'	652.00'	017.27°	195.78'
C10	136.86'	300.00'	026.14°	135.67'
C11	136.86'	300.00'	026.14°	135.67'
C12	26.61'	300.00'	005.08°	26.60'
C13	56.51'	300.00'	010.79°	56.43'

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.

C8J-2019-0141

DESIGNED BY: BRK
DATE:
REVISION:
C.B.D.
Civil Engineering
Surveying
Main Office
5501 West William Cannon Dr.
Austin, Texas 78750
Phone No. (512) 280-5160
www.cbdcg.com

DATE:
OCTOBER 2020
JOB NUMBER:
5116
SHEET:
3 OF 4

PROJECT:
STREET, DRAINAGE, WATER, &
WASTEWATER IMPROVEMENTS

DATE:
OCTOBER 2020
JOB NUMBER:
5116
SHEET:
3 OF 4

DATE:
OCTOBER 2020
JOB NUMBER:
5116
SHEET:
3 OF 4

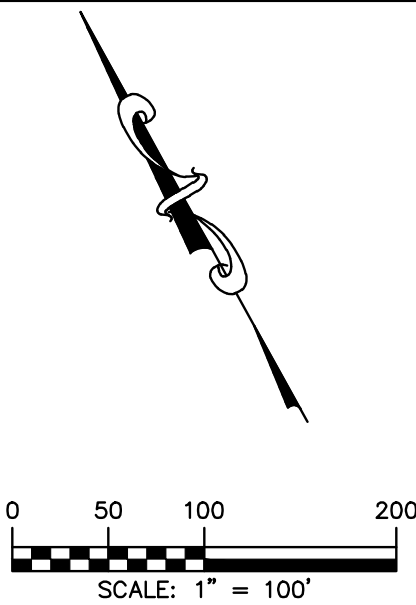
DATE:
OCTOBER 2020
JOB NUMBER:
5116
SHEET:
3 OF 4

SKYLINE 2D

PRELIMINARY PLAN

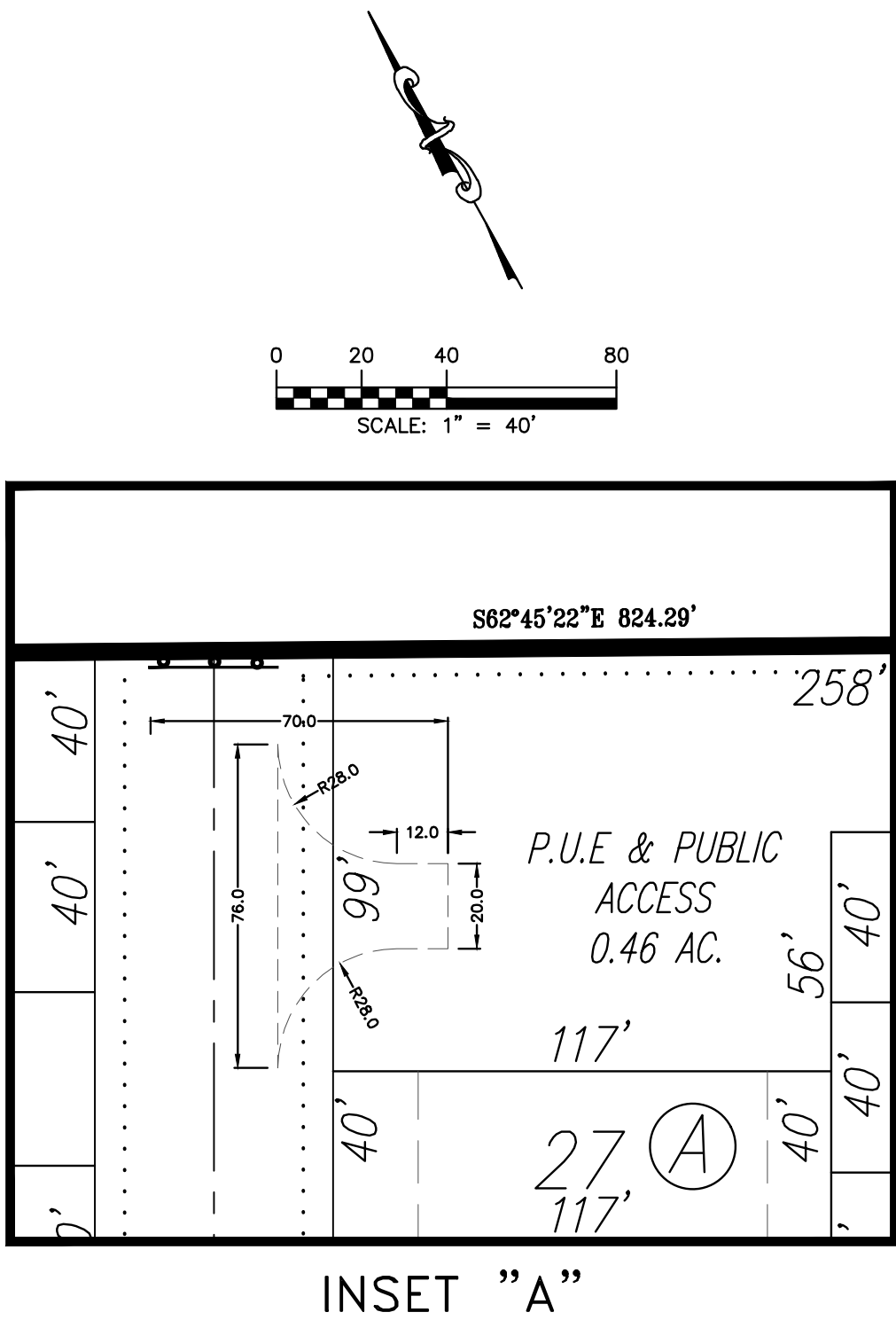
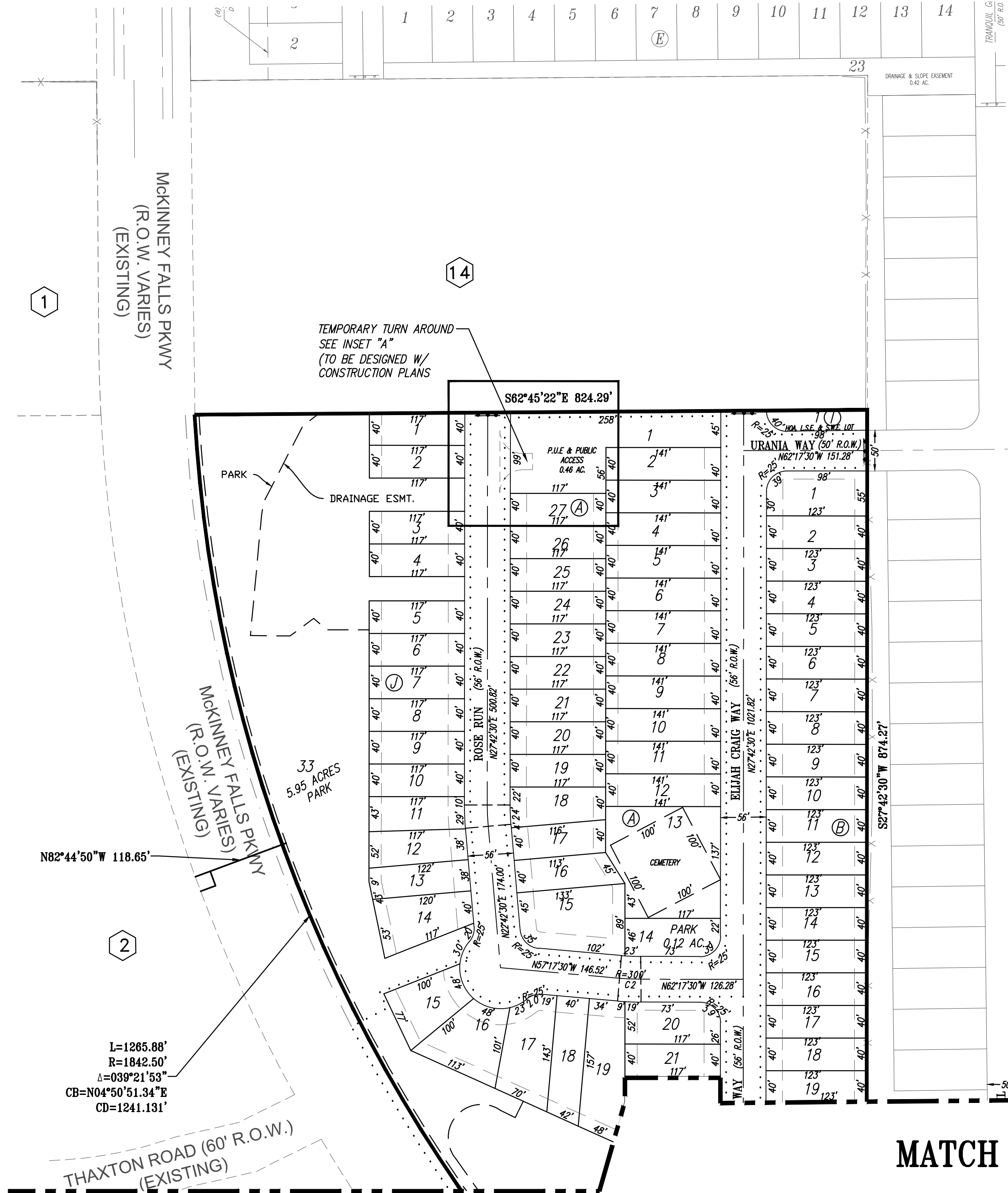
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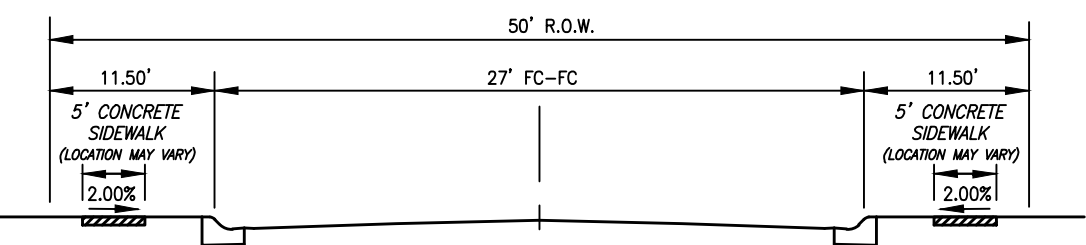
LEGEND	
17A	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	CWQZ
---	FEMA 100 YEAR FLOODPLAIN
---	COA DEVELOPED 500 YEAR FLOODPLAIN
---	COA DEVELOPED 100 YEAR FLOODPLAIN
---	CREEK CENTERLINE
---	100' CEF SETBACK
---	SIDEWALK LOCATION
---	EXISTING SIDEWALK LOCATION
---	ADJACENT PROPERTY OWNER INFORMATION (SEE LIST SHEET 2)
□	CONCRETE MONUMENT SET
●	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
W.L.E.	WATER LINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
ELEC.E.	ELECTRIC EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
E.U.E.	ELECTRIC UTILITY EASEMENT
L.S.E.	LANDSCAPE & SIGN EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
SW.E.	SIDEWALK EASEMENT
VFS	VEGETATIVE FILTER STRIP
471.00	MINIMUM FINISHED FLOOR ELEVATION IN FEET ABOVE (M.S.L.) MEAN SEA LEVEL

DESIGNED BY:	DRAFTED BY:
BRK	ASL
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc.	
Civil Engineering	
Surveying	
Main Office: 5501 West William Cannon Dr., Austin, Texas 78750	
North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750	
Phone No. (512) 280-5100	
FAX No. (512) 280-5100	
www.cbdoe.com	

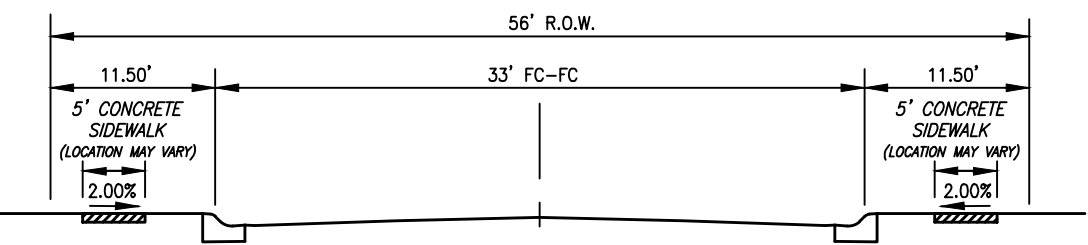


CENTERLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	26.18'	300.00'	005.00°	26.17'	N25° 12' 29.58"E
C2	26.18'	300.00'	005.00°	26.17'	N59° 47' 30.42"W
C3	144.88'	300.00'	027.67°	143.47'	N13° 16' 06.94"E
C4	25.60'	300.00'	004.89°	25.60'	N78° 21' 02.93"E
C5	92.53'	300.00'	017.67°	92.16'	N67° 04' 12.36"E
C6	241.13'	800.00'	017.27°	240.22'	N67° 16' 15.78"E
C7	107.30'	356.00'	017.27°	106.90'	N67° 16' 15.78"E
C8	15.17'	500.00'	001.74°	15.17'	S29° 59' 40.79"E
C9	196.52'	652.00'	017.27°	195.78'	N67° 16' 15.78"E
C10	136.86'	300.00'	026.14°	135.87'	N45° 34' 02.98"E
C11	136.86'	300.00'	026.14°	135.87'	N45° 34' 02.98"E
C12	26.61'	300.00'	005.08°	26.60'	N29° 57' 26.71"E
C13	56.51'	300.00'	010.79°	56.43'	N57° 11' 13.75"W

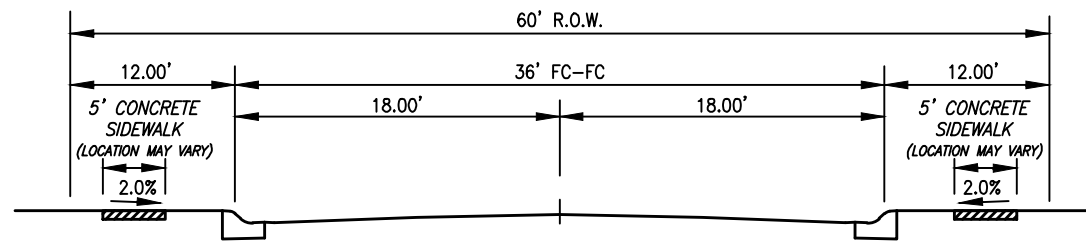
MATCH LINE (SEE SHEET 3)



DESIGN FOR 50' LOCAL STREETS
N.T.S.



DESIGN FOR 56' LOCAL STREETS
N.T.S.



DESIGN FOR 60' RESIDENTIAL COLLECTOR STREETS
N.T.S.

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.

C8J-2019-0141

DATE	OCTOBER 2020
JOB NUMBER	5116
SHEET	4 OF 4



B-14

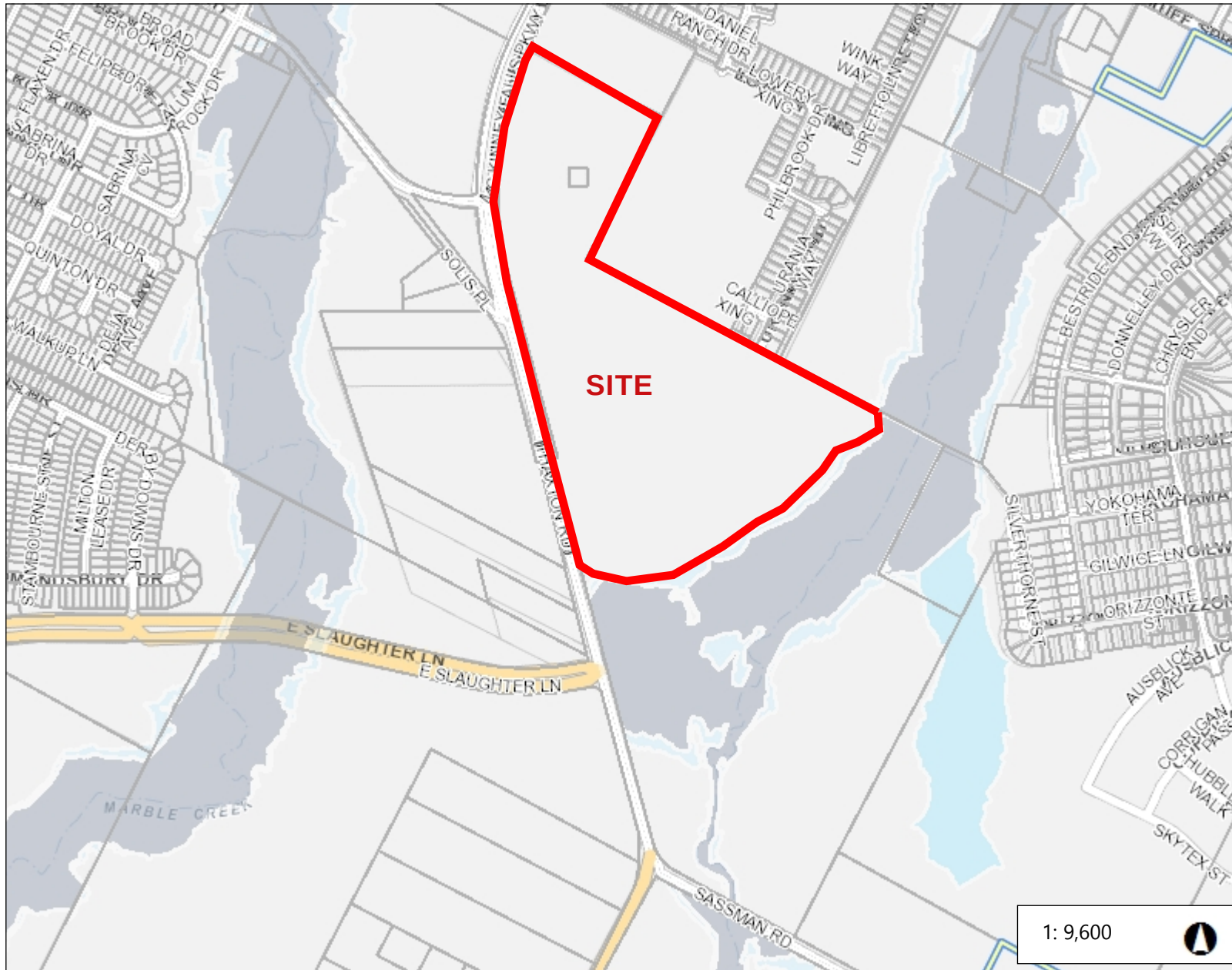
Property Profile

SITE LOCATION
SKYLINE PARK 2D PRELIMINARY PLAN
C8J-2019-0141

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Legend

- Street Labels
- TCAD Parcels
- FEMA Floodplain
 - 100 Year (Detailed-AE)
 - 100 year (Shallow-AO)
 - 100 Year (Approx-A)
 - X Protected by Levee
 - 500 Year



1: 9,600



0.3 0 0.15 0.3 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

July 16, 2020

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

Notes

Location Map
Skyline 2D Preliminary Plan
C8J-2019-0141