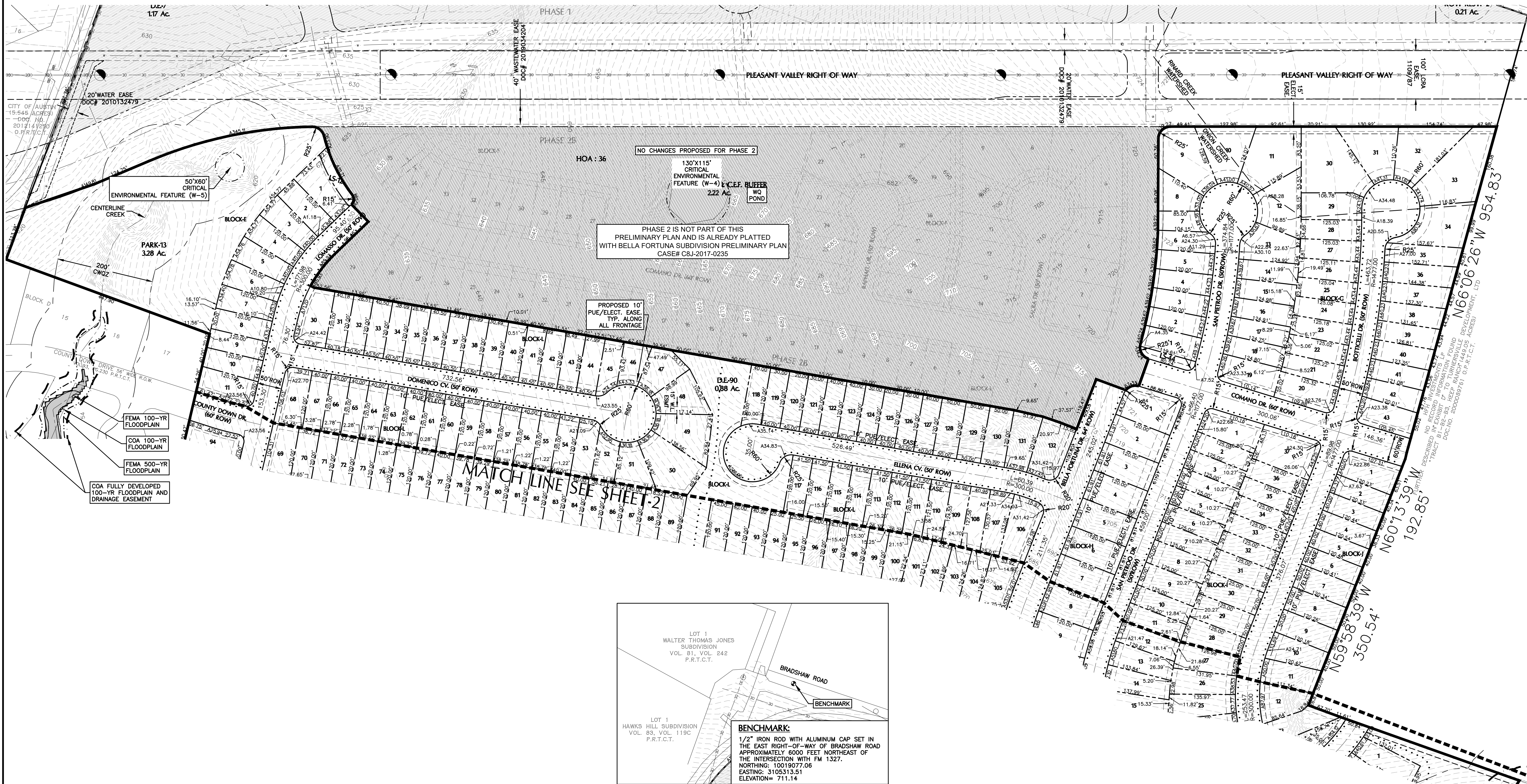


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2020-0013**PC DATE:** 1/26/21**SUBDIVISION NAME:** West Bella Fortuna Preliminary Plan**AREA:** 93.28 acres**LOT(S):** 344**OWNER/APPLICANT:** Clayton Properties Group, Inc. Brohn Homes (Tyler Gatewood)**AGENT:** Doucet & Associates (Davood Salek)**ADDRESS OF SUBDIVISION:** Approx. 13300 Bradshaw Rd**GRIDS:** G-10**COUNTY:** Travis**WATERSHED:** Onion Creek and Rinard Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family, Drainage, Landscape, Park**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on all internal streets.**DEPARTMENT COMMENTS:** The request is for approval with conditions of the West Bella Fortuna Preliminary Plan consisting of 344 lots on 93.28 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** The staff recommends approval with conditions of this preliminary plan. This plan will be back to Commission when it meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sarah Sumner**PHONE:** 512-854-7687Email address: [sarah.sumner@traviscountytexas.gov](mailto:sarah.sumner@traviscountytexas.gov)





**OWNER:** CLAYTON PROPERTIES GROUP, INC.  
BROHN HOMES  
6720 VAUGHT RANCH RD. STE. 200  
AUSTIN, TX. 78735  
(512) 320-8833

**ENGINEER:** DAVOOD SALEK  
DOUCET & ASSOCIATES  
7401B HWY 71W, STE 160  
AUSTIN, TX. 78735  
(512) 583-2600

**SURVEYOR:** GARRETT CAVAIUOLO  
DOUCET & ASSOCIATES  
7401B HWY 71W, STE 160  
AUSTIN, TX. 78735  
(512) 583-2600  
**RELATED PERMITS:**  
C8J-03-0167

#### LEGAL DESCRIPTION:

CLAYTON PROPERTIES GROUP, INC., OWNER OF THAT CERTAIN 92.66 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE 10-LEAGUE GRANT, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2018087850 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

#### WATERSHED:

THIS SITE IS LOCATED IN THE UNION CREEK AND RINARD CREEK WATERSHEDS AND IS CLASSIFIED AS SUBURBAN BY THE CITY OF AUSTIN. THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

#### FEMA FLOODPLAIN NOTE

- a. THE 500-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A 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) #48453C0595K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY # 481026.
- b. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: APPROX. 600' M.S.L.
- c. NOTE: (MINIMUM FINISHED FLOOR ELEVATION SHALL BE SHOWN INSIDE A BOX ON EACH AFFECTED LOT ON THE FACE OF THE PLAT WITH THE DESIGNATION OF "M.S.L." MEAN SEA LEVEL)

#### UTILITY PROVIDERS:

**WATER:** CITY OF AUSTIN  
**WASTEWATER:** CITY OF AUSTIN  
**ELECTRIC:** AUSTIN ENERGY  
**GAS:** TEXAS GAS SERVICE  
**PHONE:** SBC  
**CABLE:** TIME WARNER CABLE  
**PARK SERVICE PROVIDER:** CITY OF AUSTIN

#### BUILDING SETBACKS:

**SMALL LOT (< 5,750 s/f):** SF LOT:  
**FRONT = 20'** **FRONT = 25'**  
**REAR = 5'** **REAR = 10'**  
**SIDE YARD = 5'** **SIDE YARD = 5'**  
**STREET SIDE YARD = 10'** **STREET SIDE YARD = 15'**

#### SMALL LOTS:

BLOCKS "E", "C", "F", "J", "K", "L", & "N"

| TREE LIST |           |      |
|-----------|-----------|------|
| Tag #     | SPECIES   | SIZE |
| 15006     | OAK       | 22"  |
| 15007     | MESQUITE  | 27"  |
| 15008     | OAK       | 18"  |
| 15009     | CEDAR ELM | 24"  |
| 15010     | OAK       | 24"  |
| 15011     | OAK       | 18"  |
| 15013     | MESQUITE  | 23"  |
| 15016     | CEDAR ELM | 18"  |
| 15017     | CEDAR ELM | 18"  |

#### CUL-DE-SAC, ELBOWS AND CURB RETURN NOTE:

- \* ALL ELBOWS AND CUL-DE-SACS WITH THROAT LENGTHS LESS THAN OR EQUAL TO 150' SHALL HAVE A R.O.W. RADIUS OF 50' WITH CURB RETURN RADIUS OF 25'.
- \* CUL-DE-SACS WITH THROAT LENGTHS GREATER THAN 150' SHALL HAVE A R.O.W. RADIUS OF 60'.
- \* ALL INTERSECTION CURB RETURNS SHALL HAVE A RADIUS OF 15' MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE SHOWN.

ADMINISTRATIVE VARIANCES HAVE BEEN GRANTED PER LDC 30-5-42(B)(6) TO ALLOW CUT AND FILL UP TO 8 FEET.

#### S.I.E. - SIGHT LINE EASEMENT

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.

#### LOT TYPE LEGEND

H.O.A. LOT HOME OWNERS ASSOCIATION  
P.P. LOT PRIVATE PARK  
D.E. LOT DRAINAGE EASEMENT

#### WEST BELLA FORTUNA

A SMALL LOT SUBDIVISION  
TRAVIS COUNTY, TEXAS  
WITHIN THE CITY OF AUSTIN'S ET.J.



Scale: 1"=100'  
Designed: RP  
Drawn: SC/RP  
Reviewed: DS  
Date: 12/17/2020

SHEET

1  
OF 3

Project No:  
1814-001-02

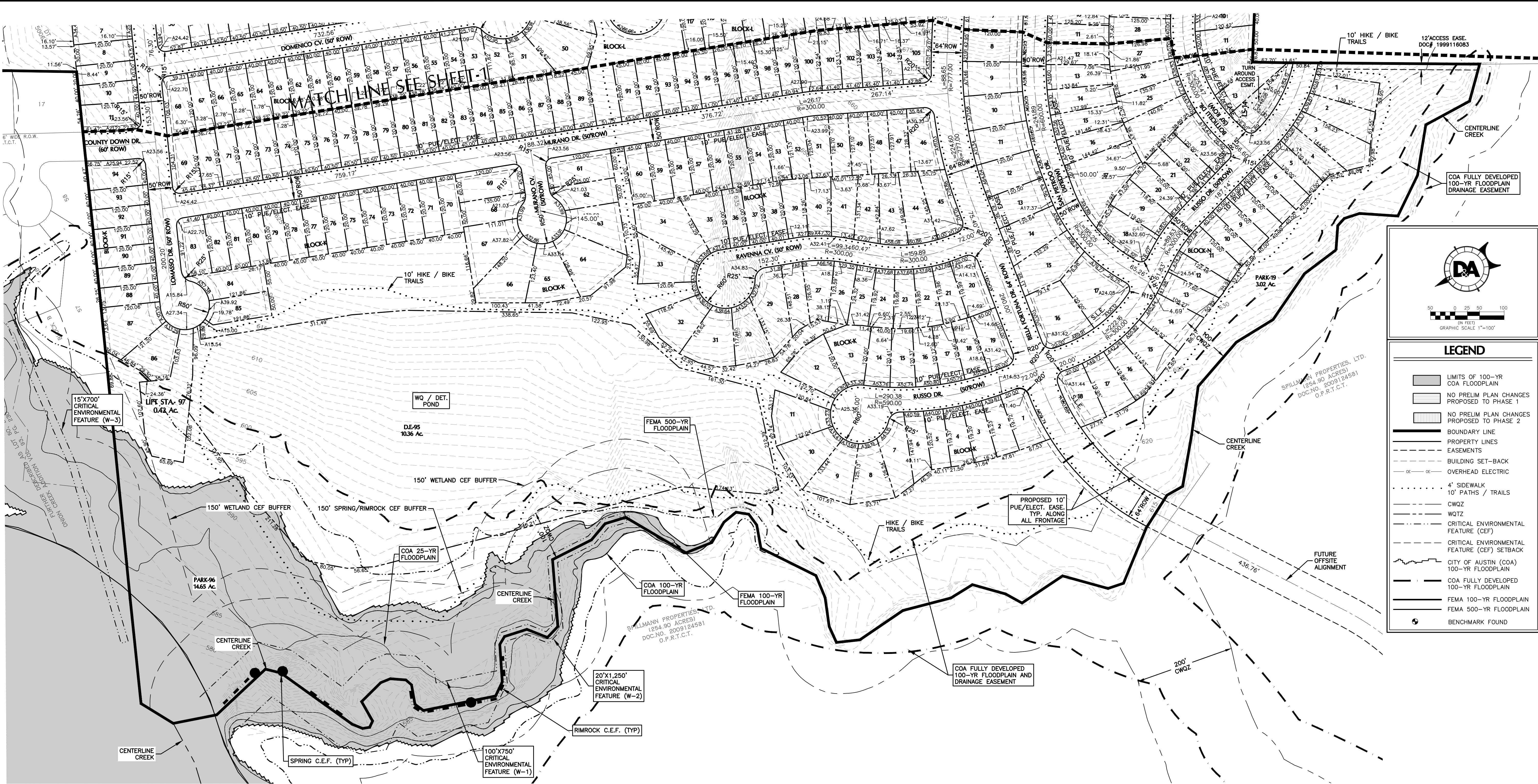
C8J-2020-0013PA

WEST BELLA FORTUNA  
PRELIMINARY PLAN  
A SMALL LOT SUBDIVISION  
AUSTIN, TEXAS

PLAN PAGE 1 OF 2

**DA DOUCET & ASSOCIATES**  
Civil Engineering - Entitlements - Surveying/Mapping  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetengineers.com  
Firm Registration Number: 3937





PUBLIC ROADWAY TABLE

- NOTES:  
1. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED WITH CURB & GUTTER.  
2. PLEASANT VALLEY ROAD WILL BE DEDICATED BY A SEPARATE INSTRUMENT.

| STREET NAME       | R.O.W. & PAVEMENT | CLASSIFICATION | LENGTH    | SIDEWALK           |
|-------------------|-------------------|----------------|-----------|--------------------|
| BELLA FORTUNA DR. | 64' ROW, 44' F-F  | NHD, COLLECTOR | 1,296 L/F | BOTH SIDES 4' WIDE |
| BOTTICELLI DR.    | 50' ROW, 30' F-F  | LOCAL STREET   | 1,290 L/F | BOTH SIDES 4' WIDE |
| COMANO DR.        | 60' ROW, 40' F-F  | RES. COLLECTOR | 568 L/F   | BOTH SIDES 4' WIDE |
| COUNTY DOWN DR.   | 60' ROW, 40' F-F  | RES. COLLECTOR | 145 L/F   | BOTH SIDES 4' WIDE |
| DOMENICO CV.      | 50' ROW, 30' F-F  | LOCAL STREET   | 733 L/F   | BOTH SIDES 4' WIDE |
| ELLENA CV.        | 50' ROW, 30' F-F  | LOCAL STREET   | 655 L/F   | BOTH SIDES 4' WIDE |
| RUSSO DR.         | 50' ROW, 30' F-F  | LOCAL STREET   | 1,219 L/F | BOTH SIDES 4' WIDE |
| LOMASSO DR.       | 50' ROW, 30' F-F  | LOCAL STREET   | 834 L/F   | BOTH SIDES 4' WIDE |
| MURANO DR.        | 50' ROW, 30' F-F  | LOCAL STREET   | 1,618 L/F | BOTH SIDES 4' WIDE |
| MURANO CV.        | 50' ROW, 30' F-F  | LOCAL STREET   | 145 L/F   | BOTH SIDES 4' WIDE |
| RAVENNA CV.       | 50' ROW, 30' F-F  | LOCAL STREET   | 579 L/F   | BOTH SIDES 4' WIDE |
| SAN PIETROO DR.   | 50' ROW, 30' F-F  | LOCAL STREET   | 1,453 L/F | BOTH SIDES 4' WIDE |

TOTAL: 10,535 L/F

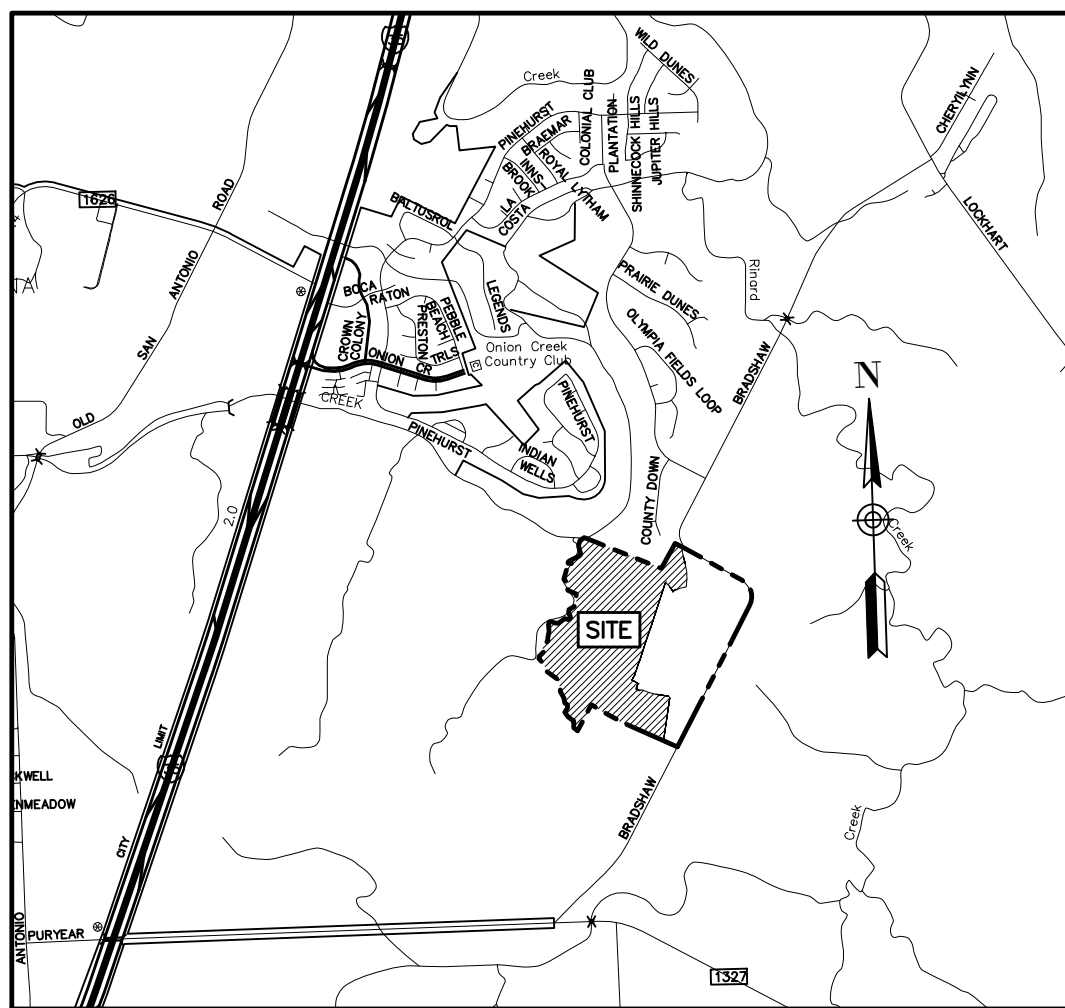
OVERALL SITE DATA TABLE

|                               | AREA        |
|-------------------------------|-------------|
| TOTAL BOUNDARY AREA:          | 9328 Ac.    |
| LIFT STATION LOT              | 0.42 Ac.    |
| RESIDENTIAL LOTS (40'x120'):  | 267         |
| RESIDENTIAL LOTS (50'x120'):  | 40          |
| RESIDENTIAL LOTS (60'x120'):  | 28          |
| TOTAL RESIDENTIAL LOTS:       | 335         |
| PARK AREA:                    | 20.95 Ac.*  |
| DRAINAGE EASEMENT(D.E.) AREA: | 1124 Ac.    |
| LANDSCAPE LOTS AREA:          | 0.24 Ac.    |
| STREET R.O.W.                 | 10,535 (LF) |
| NUMBER OF BLOCKS:             | 8           |
| WALKING TRAIL:                | 7,105 (LF)  |

\* CITY OF AUSTIN REQUIRES A MIN. 3.69 AC. OF PARK LAND BASED ON A TOTAL OF 335 RESIDENTIAL LOTS ON 46.75 AC. OF LAND.

PARKLAND AREAS IN FLOODPLAIN TABLE (ACRES)

| LOT & BLOCK   | TOTAL | 25yr FP | 100yr FP | CEF BUFFER / CWQZ |
|---------------|-------|---------|----------|-------------------|
| PARK-96 BLK-K | 14.65 | 2.63    | 3.10     | 3.53              |
| PARK-19 BLK-N | 3.02  | 0.00    | 0.00     | 2.58              |
| PARK-13 BLK-E | 3.28  | 0.00    | 0.00     | 1.99              |



VICINITY MAP  
1"=3000'

WEST BELLA FORTUNA  
A SMALL LOT SUBDIVISION  
TRAVIS COUNTY, TEXAS  
WITHIN THE CITY OF AUSTIN'S ET.J.

**LEGEND**

- LIMITS OF 100-YR COA FLOODPLAIN
- NO PRELIM PLAN CHANGES PROPOSED TO PHASE 1
- NO PRELIM PLAN CHANGES PROPOSED TO PHASE 2
- BOUNDARY LINE
- PROPERTY LINES
- EASEMENTS
- BUILDING SET-BACK
- OVERHEAD ELECTRIC
- 4' SIDEWALK
- 10' PATHS / TRAILS
- CWQZ
- WGZ
- CRITICAL ENVIRONMENTAL FEATURE (CEF)
- CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK
- CITY OF AUSTIN (COA) 100-YR FLOODPLAIN
- COA FULLY DEVELOPED 100-YR FLOODPLAIN
- FEMA 100-YR FLOODPLAIN
- FEMA 500-YR FLOODPLAIN
- BENCHMARK FOUND

WEST BELLA FORTUNA  
PRELIMINARY PLAN  
A SMALL LOT SUBDIVISION  
AUSTIN, TEXAS

**DA DOUCET & ASSOCIATES**

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SHEET

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OF 3

Project No:  
1814-001-02

C8J-2020-0013PA





|           |            |
|-----------|------------|
| Scale:    | N/A        |
| Designed: | RP         |
| Drawn:    | SC/RP      |
| Reviewed: | DS         |
| Date:     | 12/17/2020 |

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Project No:  
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GENERAL NOTES

- THIS SUBDIVISION IS LOCATED IN CITY OF AUSTIN'S 2-MILE EXTRA TERRITORIAL JURISDICTION
- THERE ARE 4 KNOWN CEF'S ON OR WITHIN 150 FEET OF THIS PRELIMINARY PLAN, ONE OF WHICH SHALL BE MITIGATED.
- PARKLAND DEDICATION IS REQUIRED PER TITLE 30 OF THE CITY CODE PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 13 BLOCK E, LOT 96 BLOCK K, AND LOT 19 BLOCK N. PUBLIC RECREATION EASEMENTS WILL BE PROVIDED ON THESE LOTS AT THE TIME OF FINAL PLAT, AND THE HOMEOWNERS ASSOCIATION WITH MAINTAIN THEM. THESE LOTS SHALL BE DEDICATED TO THE CITY UPON ANNEXATION FOR ALL PURPOSES AND THEREAFTER MAINTAINED BY THE CITY. TOGETHER, THESE LOTS SATISFY THE PARKLAND DEDICATION REQUIREMENTS FOR 335 SINGLE-FAMILY LOTS.
- THIS PLAT COMPLIES WITH SECTION 30-2-232, SMALL LOT SUBDIVISION (BLOCKS E, G, I, J, K, L AND N).
- 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.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN UTILITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- CONSTRUCTION IN DRAINAGE EASEMENTS WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.
- SLOPES IN EXCESS OF 15% EXIST ON: BLOCK J 11-14, BLOCK K 86-88, BLOCK L 97, 130-132. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
- FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN (LDC 30-5-301).
- PRIOR TO RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
  - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY & WASTEWATER COLLECTION FOR THE FOLLOWING STREETS:  
BELLA FORTUNA DR., BOTTICELLI DR., COMANO DR., COUNTY DOWN DR., DOMENICO CV., ELLENA CV., RUSSO DR., LOMASSO DR., MURANO DR., MURANO CV., RAVENNA CV. AND SAN PIETROO DR.
  - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING ALL STREETS SHOWN ON THIS PRELIMINARY PLAN.
- RESIDENTIAL DEVELOPMENT IS PROHIBITED ON THE FOLLOWING LOTS: PARK LOT, LIFT STATION LOT, DRAINAGE EASEMENT LOT, WATER QUALITY / DETENTION LOTS, R.O.W. RESERVE LOTS, PUBLIC TRANSIT LOTS, H.O.A. LOTS, LANDSCAPE(S) AND COMMERCIAL LOTS;

| BLOCK | LOT #  |
|-------|--|
| E     | 12(LANDSCAPE),13(PARK)                               |
| G     | 44 (LANDSCAPE)                                       |
| J     | 14 (LANDSCAPE)                                       |
| K     | 95 (DRAINAGE EASEMENT), 96 (PARK), 97 (LIFT STATION) |
| L     | 90 (DRAINAGE EASEMENT)                               |
| N     | 19 (PARK)  |

- ONLY GRASS IS ALLOWED WITHIN 15 FEET RIGHT OF WAY ON CORNER LOTS. TREES AND SHRUBS ARE NOT ALLOWED WITHIN 15 FEET OF THE RIGHT OF WAY FOR CORNER LOTS.
- THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTION 30-5-213 and 30-5-0231 THEREOF.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE CITY OF AUSTIN STANDARDS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. PURSUANT TO THE ENVIRONMENTAL CRITERIA MANUAL, WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT.
- A TEN FOOT P.U.E. SHALL BE DEDICATED ON THE FINAL PLAT ALONG ALL ROAD RIGHTS-OF-WAY, EXCEPT A 15 FT. ELECTRICAL EASEMENT IS DEDICATED PER THIS PLAT ALONG BRADSHAW ROW AND S PLEASANT VALLEY RD ROW.
- NO SMALL LOT SHALL FRONT ONTO AN ARTERIAL STREET (LDC 30-2-0232, C, 20).
- ACCESS FOR RESIDENTIAL LOTS TO COLLECTORS OR ARTERIALS IS PROHIBITED IF ALTERNATIVE ACCESS IS AVAILABLE.
- THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOME BUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY TDLR.

- SECTION 1.2.4.E.1(A), 1.2.4.E.4 AND 1.2.4.E.5 CONCERNING POND FENCING WILL BE COMPLIED WITH DURING THE CONSTRUCTION DOCUMENT PHASE.
- THE COA FULLY DEVELOPED 100-YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON.
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE WATER AND WASTEWATER UTILITY CONSTRUCTION.
- ROADWAY DESIGN SHALL COMPLY WITH THE CITY OF AUSTIN AND TRAVIS COUNTY DESIGN STANDARDS.
- TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BELLA FORTUNA DR., BOTTICELLI DR., COMANO DR., COUNTY DOWN DR., DOMENICO CV., ELLENA CV., RUSSO DR., LOMASSO DR., MURANO DR., MURANO CV., RAVENNA CV. AND SAN PIETROO DR.  
  
THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO CONSTRUCTION ON THIS SITE.
- HIKE AND BIKE TRAILS SHALL BE BUILT TO CITY OF AUSTIN STANDARDS.

AUSTIN ENERGY STANDARD NOTES:

- 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.
- 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.
- 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.
- 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.

AUSTIN ENERGY TRANSMISSION NOTES:

- OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
- ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES.
  - ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
  - ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS

THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, "IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN...B) 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ... VARIATIONS TO THESE PLANTING DISTANCES AND SPECIES MAY BE MADE ONLY WITH THE EXPLICIT WRITTEN APPROVAL OF AUSTIN ENERGY OR THE AFFECTED UTILITY OWNER."

NO TREES SHALL BE PLANTED WITH A MATURE HEIGHT OF GREATER THAN 15 FEET WITHIN THE EASEMENT. NO TREES SHALL BE PLANTED WITHIN 25 FEET OF THE BASE OF THE TRANSMISSION STRUCTURE. VEHICULAR ACCESS FOR AUSTIN ENERGY TRUCKS AND EQUIPMENT IS TO BE MAINTAINED AT ALL TIMES WITHIN THE EASEMENT. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE AND/OR REMOVAL OF VEGETATION WITHIN THE EASEMENT.

ENVIRONMENTAL NOTES:

- ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

DRAINAGE EASEMENTS NOTES:

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

CEF BUFFER MITIGATION NOTE

TOTAL AREA OF THE 150' CEF BUFFER: 145,220 S/F (215' RADIUS)  
TOTAL DISTURBED AREA WITHIN 150' BUFFER: 55,152 S/F  
SURFACE AREA OF PROPOSED BIOFILTRATION POND 'C' FOR CEF DISTURBED AREA MITIGATION: 56,000 S/F

DETAILS OF THE BIOFILTRATION POND DESIGN WILL BE PROVIDED WITH THE SUBDIVISION CONSTRUCTION PLANS.

| APPENDIX Q-2<br>IMPERVIOUS COVER                         |                  |   |                     |                                 |
|--|------------------|---|---------------------|---------------------------------|
| SUBURBAN WATERSHEDS                                      |                  |   |                     |                                 |
| NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS |                  |   |                     |                                 |
| IMPERVIOUS COVER ALLOWED AT                              | 45               | %   | X GROSS SITE AREA = | 42.152 ACRES<br>(93.67*45)      |
| ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY   |                  |   |                     |                                 |
| TOTAL ACREAGE 15-25% =                                   | 1.485            | X   | 10% =               | 0.1485                          |
| PROPOSED TOTAL IMPERVIOUS COVER                          |                  |   |                     |                                 |
| TOTAL PROPOSED IMPERVIOUS COVER =                        | 30.58            | ACRES   | 33                  | %                               |
| PROPOSED IMPERVIOUS COVER ON SLOPES                      |                  |   |                     |                                 |
| SLOPE CATEGORIES   | IMPERVIOUS COVER |   |                     | DRIVEWAYS/<br>ROADWAYS<br>ACRES |
|  | ACRES            | BUILDING/ AND OTHER IMPERVIOUS COVER<br>ACRES | % OF CATEGORY       |                                 |
| 0 - 15%  | 91.739           | 27.22   | 29.1%               | 21.78                           |
| 15 - 25%   | 1.485            | 0.45  | 0.48%               | 0.51                            |
| 25 - 35%   | 0.351            | 0   | 0.0%                | 0.08                            |
| OVER 35%   | 0.095            | 0   | 0.0%                | 0                               |
| TOTAL SITE AREA  | 93.67            |   |                     |                                 |

WEST BELLA FORTUNA  
A SMALL LOT SUBDIVISION  
TRAVIS COUNTY, TEXAS  
WITHIN THE CITY OF AUSTIN'S ET.J.

