

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2019-0143

**ZAP DATE:** 3/2/21

**SUBDIVISION NAME:** Howard Lane, A Small Lot Subdivision Preliminary Plan

**AREA:** 119.38 acres

**LOT(S):** 508

**OWNER/APPLICANT:** Clayton Properties Group, Inc. Brohn Homes (Tyler Gatewood)

**AGENT:** BGE, Inc. (Adam Berry)

**ADDRESS OF SUBDIVISION:** 2906 East Howard Lane

**GRIDS:** P-33, Q-33

**COUNTY:** Travis

**WATERSHED:** Harris Branch and Gilleland Creek

**JURISDICTION:** 2-Mile ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**PROPOSED LAND USE:** Single Family, Drainage, Pond, Commercial

**ADMINISTRATIVE WAIVERS:** N/A

**VARIANCES:** Two Administrative Variances have been granted in accordance with 30-5-42 for cut and fill from 4-8 feet.

**SIDEWALKS:** Sidewalks will be provided on all internal streets.

**DEPARTMENT COMMENTS:** The request is for approval of Howard Lane, A Small Lot Subdivision Preliminary Plan consisting of 508 lots on 119.38 acres. Water and wastewater will be provided by the City of Austin.

**STAFF RECOMMENDATION:** The staff recommends approval of this preliminary plan. This plan meets all applicable County, State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Sarah Sumner  
Email address: [sarah.sumner@traviscountytx.gov](mailto:sarah.sumner@traviscountytx.gov)

**PHONE:** 512-854-7687

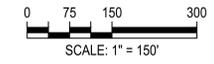
# HOWARD LANE, A SMALL LOT SUBDIVISION

## PRELIMINARY PLAN

CITY OF AUSTIN EXTRA-TERRITORIAL JURISDICTION  
TRAVIS COUNTY, TEXAS

BIEBAS-PATRICK FAMILY PARTNERSHIP, LTD.  
2504 VELASQUEZ DR, AUSTIN, TX 78703  
20.986 ACRES  
DOC. NOS. 2001000289 & 2016098839 O.P.R.T.C.  
(AS DESCRIBED IN VOL. 10837, PG. 574 R.P.R.T.C.)

CHRIS DANIEL METCALF  
2801 CRYSTAL BEND DR,  
PFLUGERVILLE, TX 78660  
DOC. NO. 2011018998  
O.P.R.T.C.



### LEGEND

- PROPERTY BOUNDARY
- MAJOR ELEV. CONTOUR
- MAJOR ELEV. CONTOUR
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- 10' PUBLIC UTILITY EASEMENT
- CEF BUFFER
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- EXISTING CRITICAL WATER QUALITY ZONE
- DEVELOPED 500 YEAR FLOODPLAIN PER DRAINAGE STUDY BY BGE, INC., DATED MARCH 5, 2020

KEYMAP  
SCALE: 1" = 500'

BARTLY EMKEN AND COURTNEY EMKEN  
2701 CRYSTAL BEND DRIVE, PFLUGERVILLE, TX 78660  
9.02 ACRES  
VOL. 12550, PG. 1076 R.P.R.T.C.

BARTLY EMKEN AND COURTNEY EMKEN  
2701 CRYSTAL BEND DRIVE, PFLUGERVILLE, TX 78660  
5.0 ACRES  
VOL. 12550, PG. 1076  
R.P.R.T.C.  
N27°30'33"E 1249.95'

15' ELECTRIC/FIBER/  
TELECOM ESMT

THE WESTCAP CORPORATION  
PO BOX 29080, AUSTIN, TX 78720  
21.146 ACRES  
VOL. 13389, PG. 1627 R.P.R.T.C.

UPPER EAST END  
DOC. 201800259 O.P.R.T.C.

UPPER EAST END  
DOC. 201800259 O.P.R.T.C.

SANTARRA SECTION III B  
DOC. 201900967 O.P.R.T.C.

**OWNERS:**  
CLAYTON PROPERTIES GROUP INC  
DBA BROHN HOMES  
6700 VAUGHN RANCH ROAD  
SUITE #200  
AUSTIN, TX 78730  
PHONE: 512-334-6775

2906 EAST HOWARD LANE LLC  
2207 W. PARMER LANE  
AUSTIN, TX 78728

2700 EAST HOWARD LANE LLC  
2204 W. PARMER LANE  
AUSTIN, TX 78728

**ENGINEER:**  
BGE, INC.  
101 WEST LOUIS HENNA BLVD,  
SUITE 400  
AUSTIN, TX 78728  
PHONE: 512-879-0400

TOTAL NO. OF LOTS: 508

NO. OF BLOCKS: 17  
NO. OF 40' LOTS: 433  
NO. OF 50' LOTS: 64  
NO. OF SINGLE FAMILY LOTS: 497  
NO. OF POND LOTS: 3  
NO. OF DRAINAGE EASEMENT LOTS: 6  
NO. OF COMMERCIAL LOTS: 2

TOTAL LINEAR FOOTAGE OF STREETS: 18,146 LF

TOTAL ACREAGE : 119.38 ACRES

APPLICATION SUBMITTAL DATE: \_\_\_\_\_

### NOTE:

- TWO ADMINISTRATIVE ENVIRONMENTAL VARIANCES HAVE BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42 TO ALLOW CUT FROM 4-8 FEET IN THE DDZ (LDC 30-5-342), AND FILL FROM 4 TO 8 FEET IN DDZ (LDC 30-5-342).
- FIRE CODE OF RECORD: 2015 INTERNATIONAL FIRE CODE

### LEGAL DESCRIPTION:

A 119.38 ACRE TRACT OF LAND OUT OF THE SAMUEL CUSHING SURVEY NUMBER 70 AND THE MARGUITA CASTRO SURVEY NUMBER 50, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 31.224 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 34.345 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, BOTH AS CONVEYED TO CLAYTON PROPERTIES GROUP, INC. BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019130311 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, ALL OF A CALLED 31.120 ACRE TRACT OF LAND AS CONVEYED TO CLAYTON PROPERTIES GROUP, INC. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019168893 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, THE REMAINING PORTION OF A CALLED 39.536 ACRE TRACT OF LAND AS CONVEYED TO 2700 EAST HOWARD LANE LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2013212648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, THE REMAINING PORTION OF A CALLED 48.915 ACRE TRACT OF LAND AS CONVEYED TO 2609 EAST HOWARD LANE LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2017164973 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, AND A PORTION OF LOT A OF THE D. W. PATRICK ADDITION, A SUBDIVISION RECORDED IN VOLUME 78, PAGE 293 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

HARRIS BRANCH WATERSHED AND GILLELAND CREEK WATERSHED (SUBURBAN)

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)  
FLOOD PLAIN MAP NUMBERS 48453C0290J & 48453C0270J

Sheet List Table	
Sheet Number	Sheet Title
1	OVERALL PRELIMINARY PLAN
2	PRELIMINARY PLAN 1 OF 2
3	PRELIMINARY PLAN 2 OF 2
4	NOTES
5	CEF MITIGATION

### ENGINEER'S CERTIFICATION

- 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 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0290J, TRAVIS COUNTY, TEXAS, DATED 08/18/2014 AND #48453C0270J, TRAVIS COUNTY, TEXAS, DATED 08/18/2014.
- THIS PLAN IS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES, EXCEPT FOR THE SPECIFIED VARIANCES AND WAIVERS DESCRIBED HERON.



*Adam Berry*  
REGISTERED PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	APR

DESIGNED BY: MKS  
REVIEWED BY: BAW  
DRAWN BY: MKS



BGE, INC.  
101 W. Louis Henna Blvd. Suite 400  
AUSTIN, TX 78728  
TYPE Registration No. F-1046  
TEL: 512-879-0400 www.bgeinc.com

HOWARD LANE, A SMALL LOT SUBDIVISION  
AUSTIN, TEXAS

OVERALL PRELIMINARY PLAN



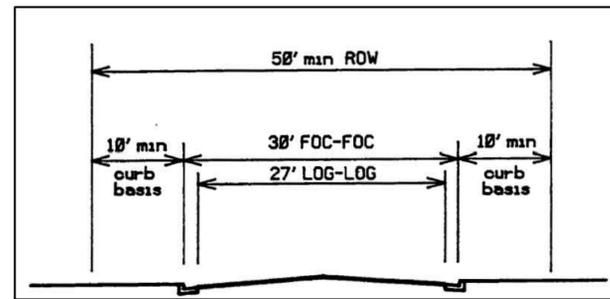


STREET DESIGN TABLE								
STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	MAINTENANCE AUTHORITY	DRAINAGE TYPE	SIDEWALK
STOCKSBRIDGE DRIVE	NEIGHBORHOOD COLLECTOR/ RESIDENTIAL COLLECTOR	30	4,127'	70' / 60'	48' F-F / 40' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
TOTLEY ROAD	RESIDENTIAL STREET	30	1,276'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
MEERSBOOK ROAD	RESIDENTIAL STREET	30	280'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
STEELS ROAD	RESIDENTIAL STREET	30	341'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
RIDING DRIVE	RESIDENTIAL STREET	30	1,820'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
PARAGON FOX DRIVE	RESIDENTIAL STREET	30	795'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
TOWY ROAD	RESIDENTIAL STREET	30	795'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
DERWENT DRIVE	RESIDENTIAL STREET	30	936'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
ST REGIS DRIVE	RESIDENTIAL STREET	30	1,282'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
FOSS ROAD	RESIDENTIAL STREET	30	795'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
UNDERBANK ROAD	RESIDENTIAL STREET	30	2,658'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
OXLEY ROAD	RESIDENTIAL STREET	30	1,130'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
MIDHOPE ROAD	RESIDENTIAL STREET	30	686'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
HUNTSHELF STREET	RESIDENTIAL STREET	30	380'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
WINSCHAR DRIVE	RESIDENTIAL STREET	30	280'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES
LITTLE DON DRIVE	RESIDENTIAL STREET	30	565'	50'	30' F-F	PUBLIC	CURB & GUTTER	4' BOTH SIDES

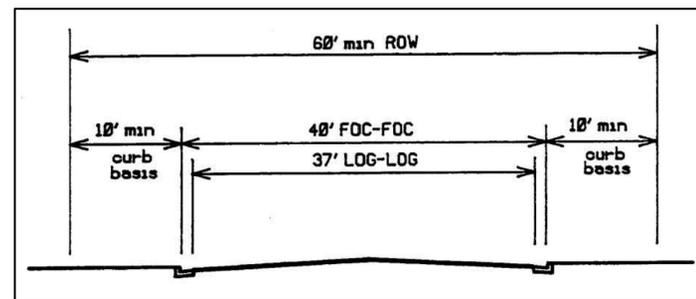
TOTAL LF OF STREETS: 17,352

ALL INTERSECTION CURB RETURNS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF AUSTIN TRANSPORTATION CRITERIA GUIDELINES AS FOLLOWS:  
 NEIGHBORHOOD COLLECTOR TO ARTERIAL = 25' RADIUS  
 RESIDENTIAL STREET TO RESIDENTIAL COLLECTOR = 20' RADIUS  
 RESIDENTIAL STREET TO RESIDENTIAL STREET = 15' RADIUS

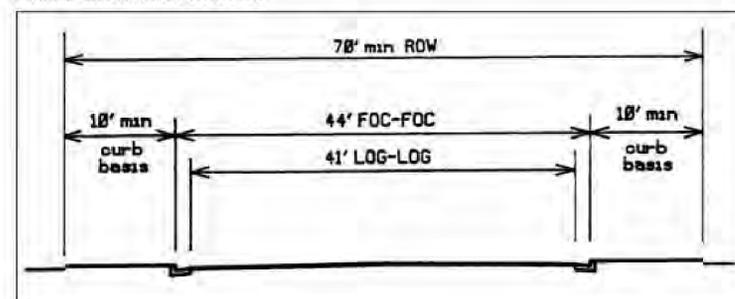
RESIDENTIAL STREET CROSS SECTION



RESIDENTIAL COLLECTOR CROSS SECTION



NEIGHBORHOOD COLLECTOR CROSS SECTION



**GENERAL NOTES:**

- 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 PLATTING.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER 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. 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.
- 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.
- DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
- PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS 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.
- NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTION ARE PERMITTED IN DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR DEVELOPMENT WITH IMPERVIOUS COVER, PURSUANT TO SECTION 30-5-211 OF THE LAND DEVELOPMENT CODE. LOT 1 BLOCK B AND LOT 1 BLOCK A ARE REQUIRED TO PROVIDE WATER QUALITY CONTROLS, PURSUANT TO SECTION 30-5-211 OF THE LAND DEVELOPMENT CODE.
- 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:
  - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING AND SIDEWALKS FOR ALL PUBLIC STREETS, AS WELL AS 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 OF ALL PUBLIC STREETS.
- THIS SUBDIVISION IS IN THE CITY OF AUSTIN EXTRA-TERRITORIAL JURISDICTION, TRAVIS COUNTY, TEXAS.
- THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE PROVIDED BY THE OWNER/DEVELOPER OR THE HOME OWNERS ASSOCIATION AS ASSIGNED, PURSUANT TO SECTION 30-5-231 OF THE LAND DEVELOPMENT CODE.
- 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 (OR OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- 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.
- 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 IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE, OR PROPERTY.
- THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:  
 WATER & WASTEWATER - CITY OF AUSTIN  
 ELECTRIC - AUSTIN ENERGY  
 GAS - TEXAS GAS SERVICE
- 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.
- TOTAL LINEAR FOOTAGE OF STREETS: 17,352 LF
- THE PRELIMINARY PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLAN 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.

- RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON THE FOLLOWING NON-RESIDENTIAL LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR THEIR ASSIGNS:  
 BLOCK B LOT 25  
 BLOCK D LOT 20  
 BLOCK E LOT 12  
 BLOCK J LOT 23  
 BLOCK K LOT 11  
 BLOCK L LOTS 4, 21  
 BLOCK M LOT 16  
 BLOCK O LOT 11
  - THERE WILL BE NO DRIVEWAYS ON ANY PORTION OF A LOT WITH AN EXISTING SLOPE GREATER THAN 15%.
  - 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 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453CO290J, TRAVIS COUNTY, TEXAS, DATED 08/18/2014 AND #48453CO270J, TRAVIS COUNTY, TEXAS, DATED 08/18/2014.
  - DISTURBANCES RELATED TO CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES IS APPROVED WITHIN THE CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACKS FOR THE PURPOSES OF THIS PRELIMINARY PLAN ONLY ON THE FOLLOWING LOTS:  
 BLOCK B LOT 25  
 BLOCK D LOT 20  
 BLOCK K LOT 11  
 BLOCK L LOTS 4 & 21
- FOLLOWING COMPLETION OF THE CONSTRUCTION AUTHORIZED IN THIS PRELIMINARY PLAN, INCLUDING THE MITIGATION REQUIREMENTS DESCRIBED ON SHEET 5, ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE (CEF) AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURALLY VEGETATIVE COVER MUST BE RETAINED TO MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE 500-YEAR FLOOD PLAIN AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453CO290J, TRAVIS COUNTY, TEXAS, DATED 08/18/2014 AND #48453CO270J, TRAVIS COUNTY, TEXAS, DATED 08/18/2014.
  - A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES IS REQUIRED FOR EACH DWELLING UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH SIX (6) OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE (1) SPACE PER BEDROOM.
  - A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
  - OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL LOTS.
  - PARKLAND FEES WILL BE SATISFIED TO TRAVIS COUNTY PRIOR TO FINAL PLAT APPROVAL.
  - ACCESS DRIVES ARE DESIGNED TO SUPPORT THE WEIGHT OF A 75,000 POUNDS LIVE-LOAD UNDER ALL WEATHER CONDITIONS.
  - THE MAXIMUM GRADE AT ANY POINT ALONG A DESIGNATED ACCESS DRIVE SHALL NOT EXCEED 10%.
  - A MINIMUM VERTICAL CLEARANCE OF 14 FEET WILL BE MAINTAINED FOR THE ENTIRE LENGTH AND WIDTH OF THE DESIGNATED EMERGENCY ACCESS DRIVES.
  - TRAFFIC CALMING DEVICES MUST BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION. APPROVAL OF THE SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL TRAFFIC CALMING DEVICES. IF TRAFFIC CALMING DEVICES WILL BE INSTALLED THE GENERAL CONTRACTOR MUST CONTACT TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 FOR INFORMATION REGARDING INSTALLATION REQUIREMENTS.
  - LOT A OF THE D.W. PATRICK ADDITION, A SUBDIVISION RECORDED IN VOLUME 78, PAGE 293 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND THE ASSOCIATED DRAINAGE EASEMENT, SHALL BE VACATED PRIOR TO APPROVAL OF A FINAL PLAT FOR ANY PORTION OF THE LAND SUBJECT TO THE PRELIMINARY PLAN.

**AUSTIN ENERGY 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 LANE 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.
- 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.

DATE	DESCRIPTION
APR	

DESIGNED BY: MKS  
 REVIEWED BY: BAW  
 DRAWN BY: MKS

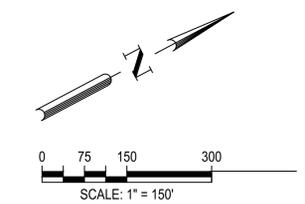
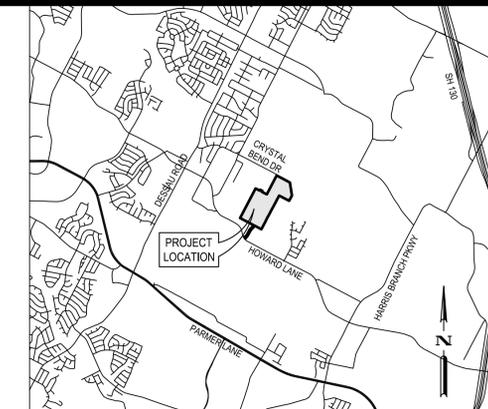
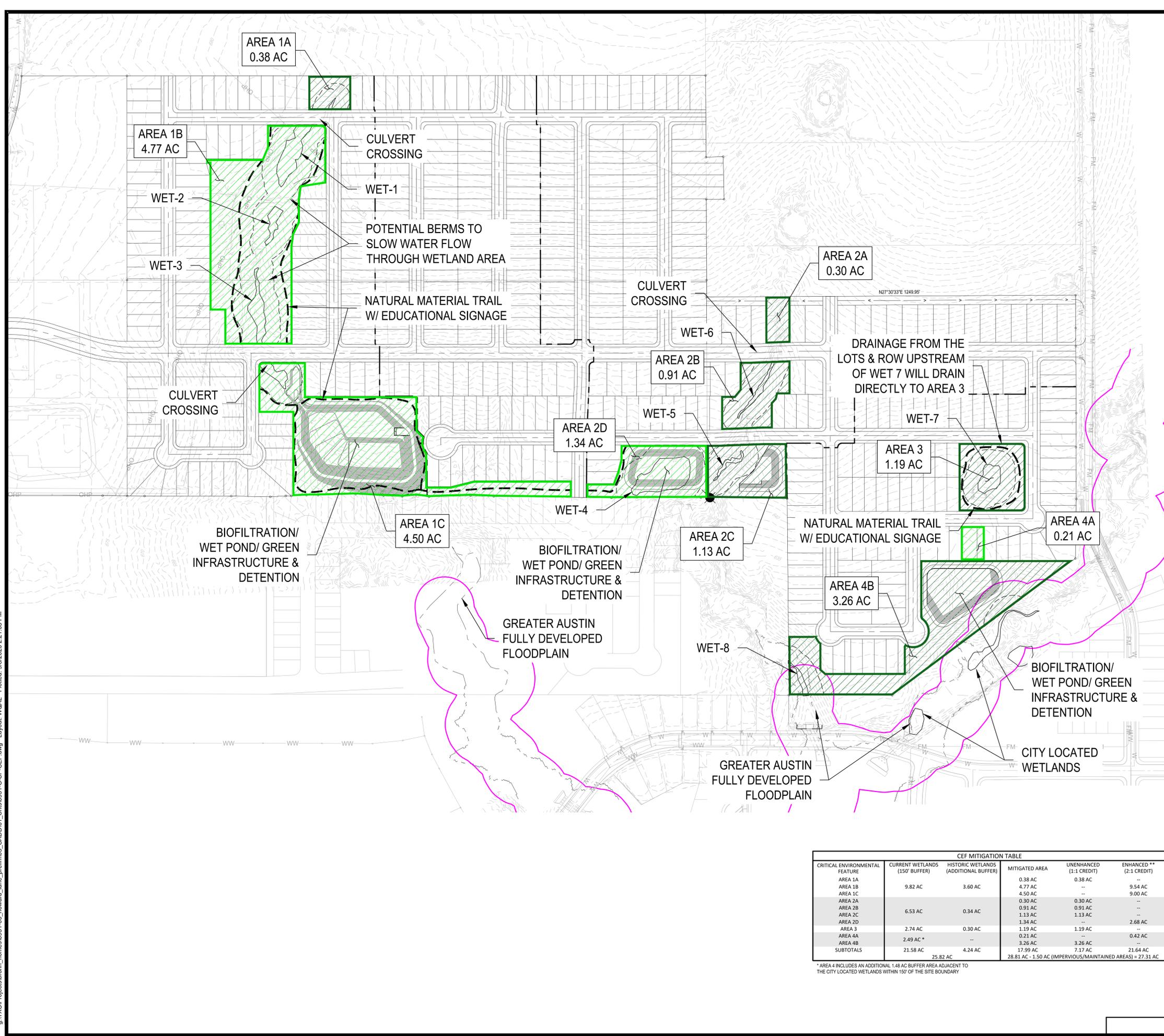


BGE, INC.  
 101 W. Louis Henna Blvd. Suite 400  
 AUSTIN, TX 78728  
 TYPE Registration No. F-1046  
 TEL: 512.979.9460 www.bgeinc.com

HOWARD LANE, A SMALL LOT SUBDIVISION  
 AUSTIN, TEXAS



G:\TXC\Projects\Brothn\_Homes\6951-00\_Howard\_Lane\_Prelim\03\_CADD\01\_Sha\6951-C-SP-PRM.dwg Layout NOTES Plotted: 12/3/2020 7:52:04 AM



- Buffers**
- Buffers around Wet 1, 2, 3, 4, 5, 6, 7, & 8. WET-4 to be converted to biofiltration pond.
  - Natural Material Trail (mulch or decomposed granite) with Educational Signage in Buffer Area - Provides community opportunity to experience and be educated on wetland functions
  - Remainder of Buffer area will be kept in natural state and protected from regular mowing by restrictive covenant.
- Water Quality**
- Water Quality Controls will consist of Biofiltration Ponds and Rain Gardens or other approved permanent BMPs
  - Residential Lots adjacent to wetlands and wetland buffers will drain towards buffer to maintain drainage area to wetlands and allow wetlands to provide natural water quality pre-treatment to runoff.
- Culvert Crossings**
- Culvert Crossings will consist of multi-barrel, low head culverts to maintain more natural dispersed flow patterns. This will provide lower exit velocities and reduce potential for scour.
- Plantings**
- Restoration Plantings A:**
- Riparian Recovery Seed Mix of herbaceous riparian plants native to the Black Land Prairie.
  - Restoration Area A will be limited to the non-impacted CEF footprints and Biofiltration ponds within Area 1
  - Ex. Bushy Bluestem and 33 other species of native forbs and grasses.
- Restoration Plantings B:**
- Riparian Recovery Seed Mix of herbaceous riparian plants native to the Black Land Prairie and selective trees approved by the City of Austin.
  - Restoration Area B will be planted/broadcasted between the space between the CEF and Pond Footprints and the inner edges of the Nature Trail in Area 1 and within the entirety of Area 4A. Where there is no trail present around the CEF (as in Area 1A), the 50-ft CEF buffer will be used.
  - Tree species considered for planting include but are not limited to Bald Cypress, Black Willow, Bur Oak, and Pecan. To ensure a diverse structure, different classes of trees will be planted and seeds broadcasted when possible.
- Restoration Plantings C:**
- Upland Wildflower Seed Mix. Restoration Area C exists between the Nature Trail (or 50-R CEF buffer) and the remaining extent of the Enhancement Areas.
  - 36 species of native forbs and grasses.
  - Ideal for pollinators i.e. native bees, Butterflies etc.

CEF MITIGATION TABLE					
CRITICAL ENVIRONMENTAL FEATURE	CURRENT WETLANDS (150' BUFFER)	HISTORIC WETLANDS (ADDITIONAL BUFFER)	MITIGATED AREA	UNENHANCED (1:1 CREDIT)	ENHANCED ** (2:1 CREDIT)
AREA 1A			0.38 AC	0.38 AC	--
AREA 1B	9.82 AC	3.60 AC	4.77 AC	--	9.54 AC
AREA 1C			4.50 AC	--	9.00 AC
AREA 2A			0.30 AC	0.30 AC	--
AREA 2B	6.53 AC	0.34 AC	0.91 AC	0.91 AC	--
AREA 2C			1.13 AC	1.13 AC	--
AREA 2D			1.34 AC	--	2.68 AC
AREA 3	2.74 AC	0.30 AC	1.19 AC	1.19 AC	--
AREA 4A	2.49 AC *	--	0.21 AC	--	0.42 AC
AREA 4B			3.26 AC	3.26 AC	--
SUBTOTALS	21.58 AC	4.24 AC	17.99 AC	7.17 AC	21.64 AC
	25.82 AC		28.81 AC - 1.50 AC (IMPERVIOUS/MAINTAINED AREAS) = 27.31 AC		

\*AREA 4 INCLUDES AN ADDITIONAL 1.48 AC BUFFER AREA ADJACENT TO THE CITY LOCATED WETLANDS WITHIN 150' OF THE SITE BOUNDARY

NO.	DESCRIPTION	REV	DATE

DESIGNED BY: MKS  
 REVIEWED BY: BAW  
 DRAWN BY: MKS

**BGE, INC.**  
 101 W. Louis Henna Blvd. Suite 400  
 AUSTIN, TX 78728  
 TYPE Registration No. F-1046  
 TEL: 512.979.9660 www.bgeinc.com

**HOWARD LANE, A SMALL LOT SUBDIVISION  
 AUSTIN, TEXAS**

**CEF MITIGATION**

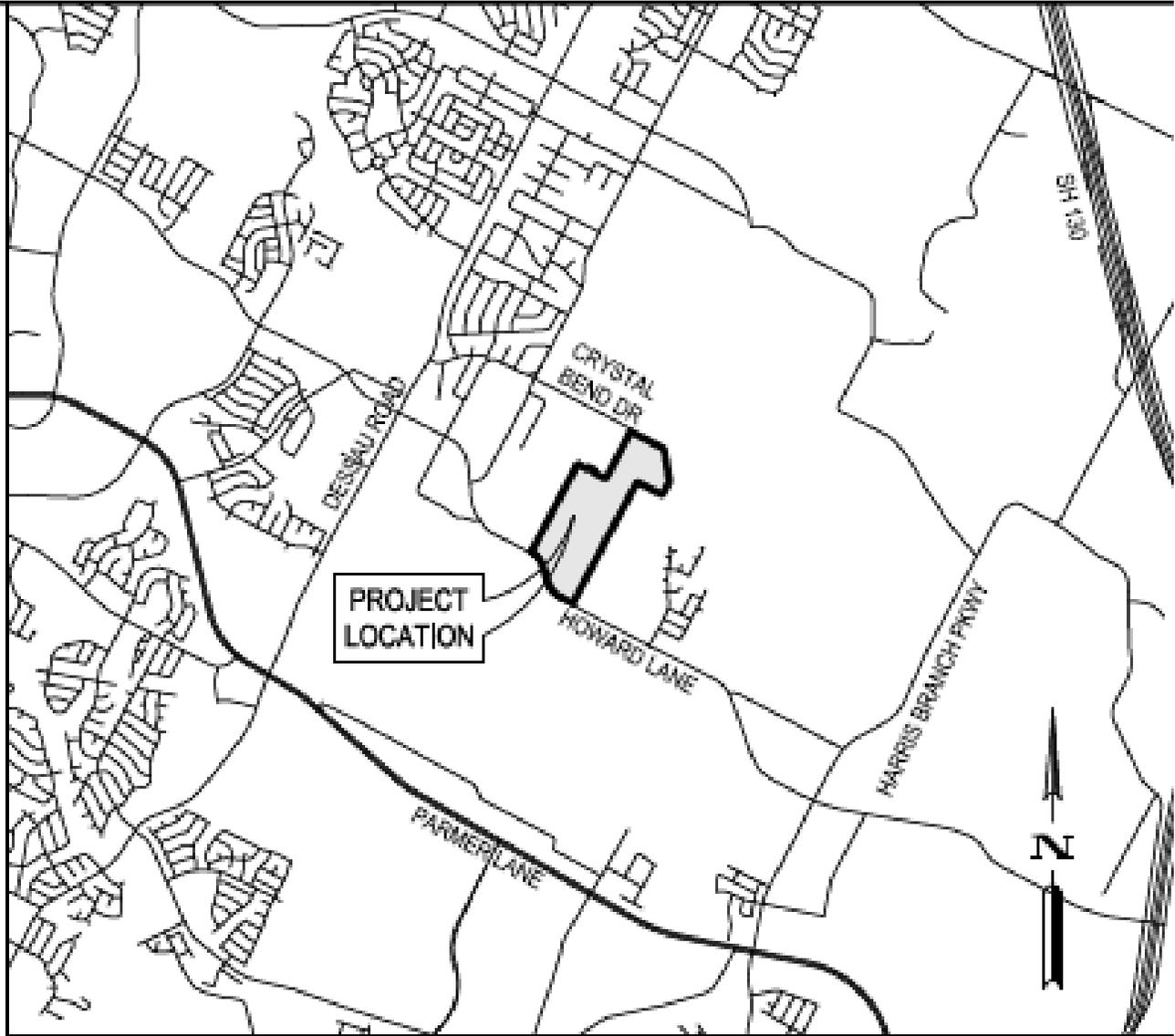
SHEET 5 OF 5

CASE # C6J-2019-0143

g:\TXC\Projects\brohm\_homes\6951-100\_howard\_lane\_prelim03\_CADD\01\_Shas\6951-C-SP-CEF.dwg Layout: WOAL Plotted: 9/8/2020 2:21:05 PM

# Howard Lane Preliminary Plan

## Location Map



**KEYMAP**  
SCALE: 1" = 500'