

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2019-0090

COMMISSION DATE: June 14, 2022

SUBDIVISION NAME: Stoney Ridge Highlands

ADDRESS: 7527 Elroy Road

APPLICANT: KB Home Lone Star Inc.

AGENT: Carlson, Brigrance & Doering, Inc. (Bill Couch, P.E)

ZONING: SF-4A (single family residence)

NEIGHBORHOOD PLAN: n/a / E.T.J.

AREA: 224.27 acre (9,898, 574 sf)

LOTS: 588

COUNTY: Travis

DISTRICT: 2

WATERSHED: Dry Creek East Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along streets.

VARIANCE: None

DEPARTMENT COMMENTS:

The request is for the approval of Stoney Ridge Highlands preliminary plan comprised of 588 lots on 224.27 acres (9,898, 574 sf).

The preliminary plan complies with the criteria for approval and staff recommends approval.

STAFF RECOMMENDATION:

The staff recommends approval of the preliminary plan. This plan meets applicable State and City of Austin land development code requirements.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

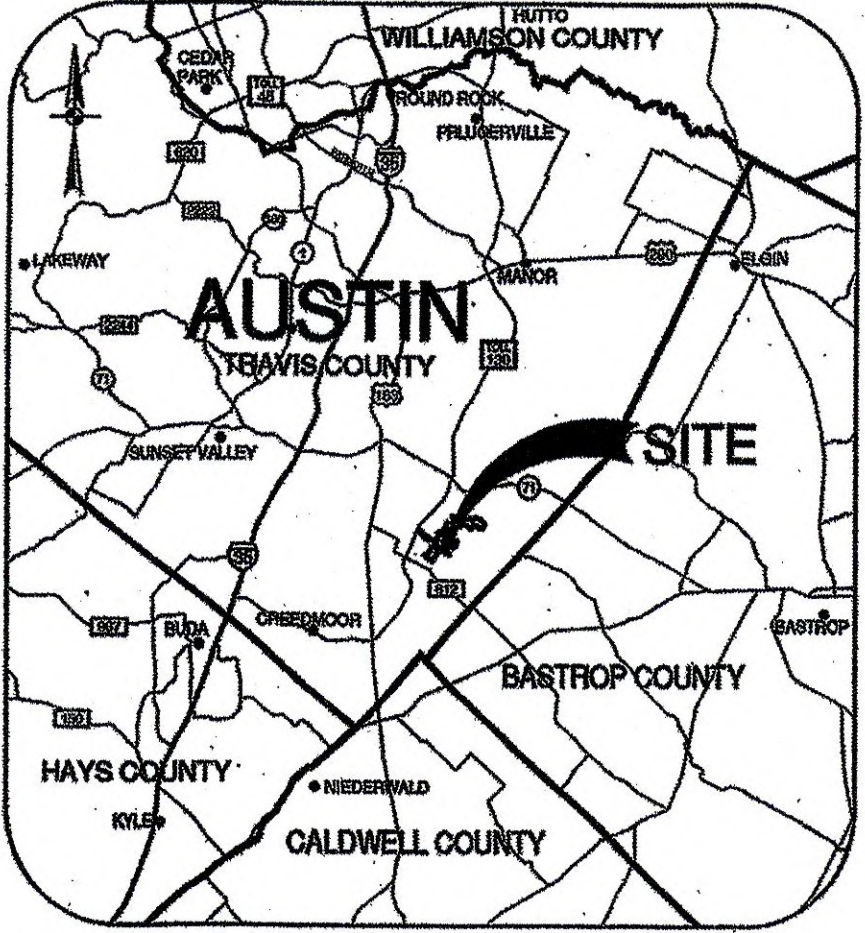
Exhibit B: Proposed preliminary plan

EXHIBIT A

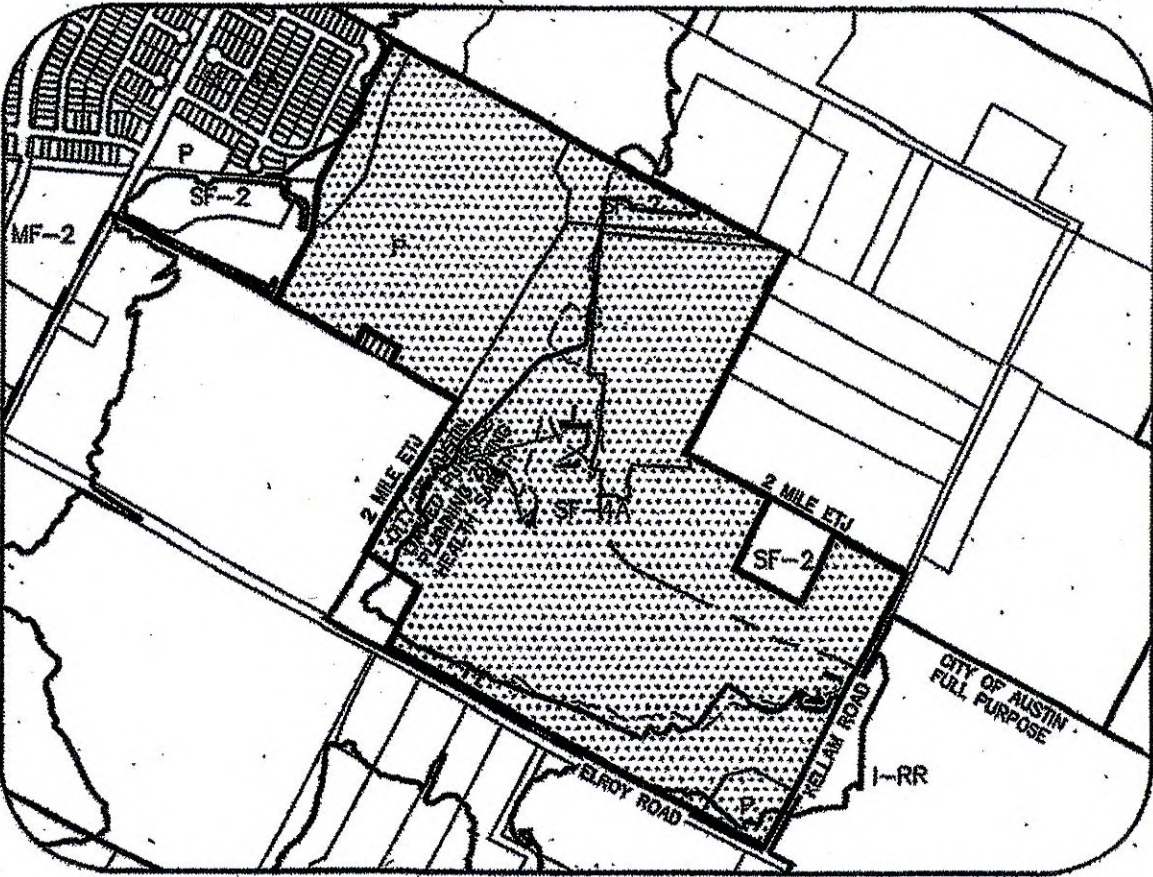


STONEY RIDGE HIGHLANDS
PRELIMINARY PLAN - SMALL LOT SUBDIVISION
AUSTIN, TEXAS

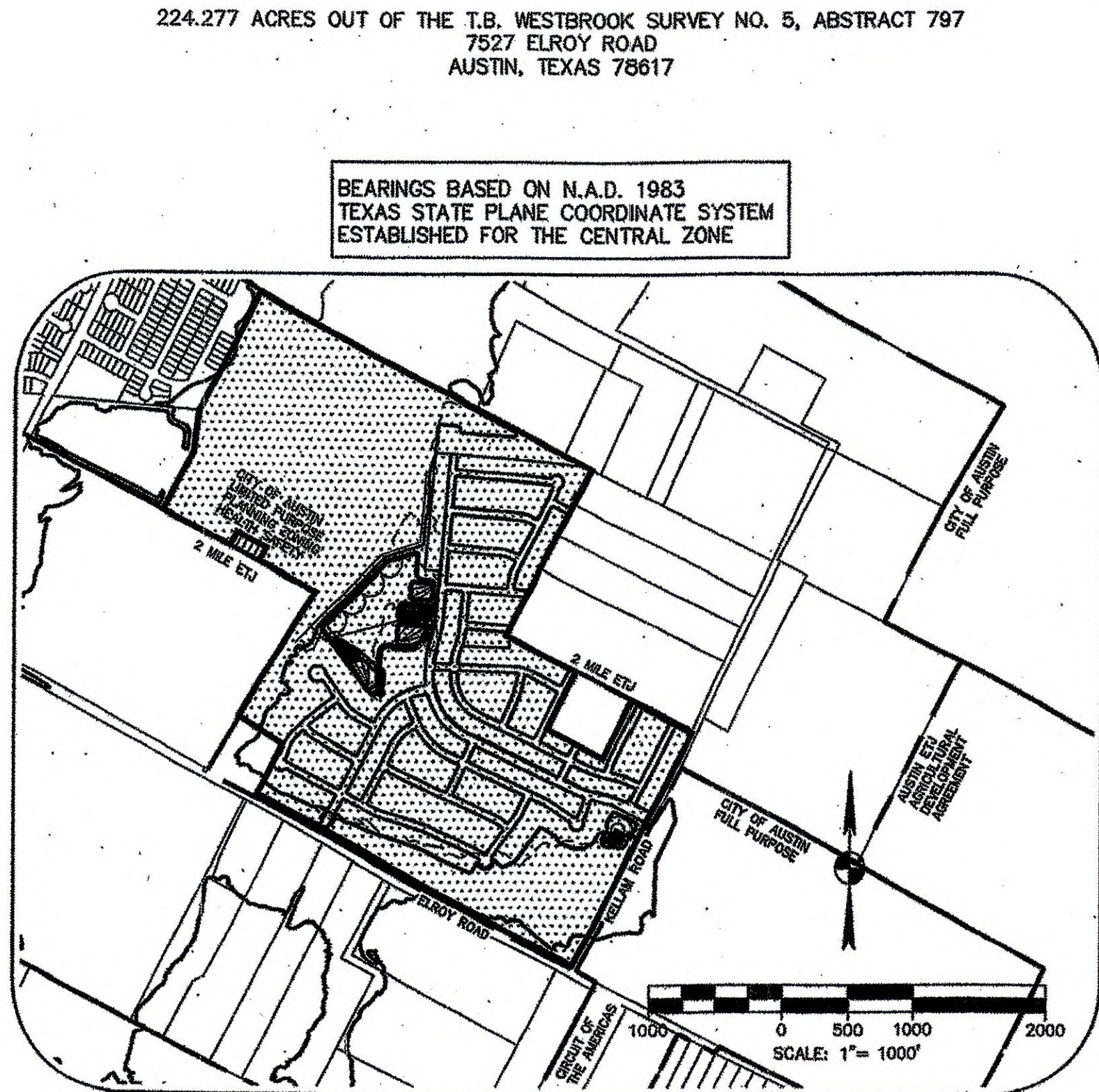
EXHIBIT B



VICINITY MAP
SCALE: 1" = 5000'



ZONING MAP
SCALE: 1" = 1000'



224.277 ACRES OUT OF THE T.B. WESTBROOK SURVEY NO. 5, ABSTRACT 797
7527 ELROY ROAD
AUSTIN, TEXAS 78617

BEARINGS BASED ON N.A.D. 1983
TEXAS STATE PLANE COORDINATE SYSTEM
ESTABLISHED FOR THE CENTRAL ZONE

THIS PROJECT IS LOCATED IN THE DRY CREEK EAST WATERSHED AND IT IS SUBJECT TO THE WATERSHED PROTECTION ORDINANCE. THIS PROJECT IS LOCATED WITHIN A SUBURBAN WATERSHED.

THE 100-YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO.(s). 48453C0620K AND 48453C0640K, DATED JANUARY 22, 2020, TRAVIS COUNTY, TEXAS.

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

I, CHARLES R. BRIGANCE, JR., P.E. 64346, CERTIFY THESE PLANS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE WITH ACCURATE TECHNICAL DATA AND IN GENERAL COMPLIANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE WATERSHED ORDINANCE.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

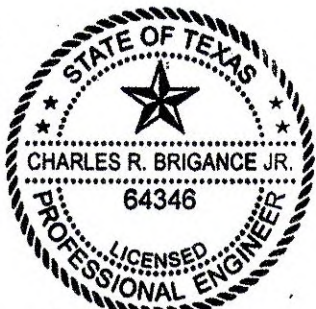
PLAN INITIAL SUBMITTAL DATE: JULY 10, 2019

ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE LAND DEVELOPMENT CODE, TITLE 30.

WITNESS MY HAND THIS 15th DAY OF October, 2021.

Charles R. Brigance, Jr., P.E.
P.E. NO. 64346

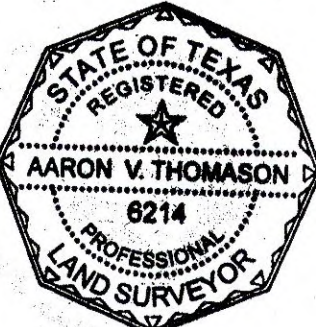


SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE LAND DEVELOPMENT CODE, TITLE 30.

WITNESS MY HAND THIS 15th DAY OF Oct, 2021.

Aaron V. Thomason, R.P.L.S.
R.P.L.S. NO. 6214



Sheet List Table	
Sheet Number	Sheet Title
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3	OVERALL PRELIMINARY PLAN
4	PRELIMINARY PLAN 100 SCALE 1 OF 2
5	PRELIMINARY PLAN 100 SCALE 2 OF 2

PRELIMINARY SUBDIVISION APPROVAL SHEET ___ OF ___

FILE NUMBER CBI-2019-0090 APPLICATION

DATE June 3, 2019

APPROVED BY LUC ON _____

APPROVED BY COMMISSIONER'S COURT ON _____

EXPIRATION DATE (LDC 30-2-62) _____

CASE MANAGER: _____ FOR: _____

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLAT TO LOCK-IN PRELIMINARY FILE NO. _____

APPROVED ON _____

PRELIMINARY EXTENDED ON _____

UNTIL _____

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CURRENT CODE AT THE TIME OF FILING, AND REQUIRE NOTICE OF CONSTRUCTION, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



PRELIMINARY SUBDIVISION APPROVAL:
SUBDIVISION NO. _____
APPLICATION DATE: _____
APPROVED BY COMMISSIONER'S COURT ON: _____
PRELIMINARY PLAN EXPIRATION DATE: _____

CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR DATE: _____

All final plats must be recorded or have alternative fiscal approved before the preliminary plan expiration date. Revisions do not extend the expiration date. If the preliminary plan expires, unplatted land is subject to current regulations for development.

DESIGNED BY: CBB	DRAFTED BY: CBB/SOM
DATE	
REVISION	
Carlson, Brigance & Doering, Inc. Civil Engineering & Surveying FIRM ID #83791 Main Office: 5501 Westwood Dr., Suite 400, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
COVER SHEET	
STONEY RIDGE HIGHLANDS	
PRELIMINARY PLAN - SMALL LOT SUBDIVISION	
SHEET NAME:	
JOB NAME:	
PROJECT:	
DATE:	JUNE 2021
JOB NUMBER:	4726
SHEET:	1 OF 5
SHEET NO.:	1

GENERAL NOTES:

- THIS PROPERTY AND ASSOCIATED IMPROVEMENTS IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE MOORE'S CROSSING MUNICIPAL UTILITY DISTRICT (MUD) CONSENT AGREEMENT AND ADDENDUMS).
- WATER AND WASTEWATER SHALL BE PROVIDED BY AUSTIN WATER.
- THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN'S JURISDICTION CLASSIFIED AS "LIMITED PURPOSE".
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT.
- A SITE DEVELOPMENT PERMIT WILL BE REQUIRED TO DEVELOPMENT ON LOT 22, BLOCK "J".
- THIS SUBDIVISION WILL BE DEVELOPED AS A SMALL LOT SUBDIVISION AS PER LDC 30-2-232 (AND AS AMENDED).
- 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.
- PARKLAND REQUIREMENTS SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
- A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS WILL BE RECORDED WITH THE FINAL PLATS).
- DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
- PRIOR TO THE 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 AND WASTEWATER COLLECTION FOR THE FOLLOWING PUBLIC STREETS:

BURWIND BOULEVARD MOSEY RUN	COLINDALE DRIVE DERRING PATH DUNAWAY PASS FAIRLEIGH WAY FERNTREE PATH SUREGOOD DRIVE HUDKINS WAY KINCANE DRIVE LUDSBROOK PASS	MORRELL LANE PERCY PATH RIVERSDALE ROAD ROUEN RUN STAYWELL WAY SUREGOOD DRIVE TANDARA TRAIL WEAVER WAY
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 - 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:

BURWIND BOULEVARD MOSEY RUN BARNABY WAY BRACHAUS WAY BRIGHTON GROVE DRIVE BURNLEY DRIVE CAVANAGH DRIVE CLAYBORN DRIVE COLERAINE DRIVE	COLINDALE DRIVE DERRING PATH DUNAWAY PASS FAIRLEIGH WAY FERNTREE PATH SUREGOOD DRIVE HUDKINS WAY KINCANE DRIVE LUDSBROOK PASS	MORRELL LANE PERCY PATH RIVERSDALE ROAD ROUEN RUN STAYWELL WAY SUREGOOD DRIVE TANDARA TRAIL WEAVER WAY
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- TOTAL INEAR FOOTAGE OF STREETS: 25,517 LF.
- STREETS MUST BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL PLAT.
- PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: WEST KELLAM ROAD, NORTH ELROY ROAD, BURWIND BLVD., MOSEY RUN, BARNABY WAY, BRIGHTON GROVE DRIVE, BURNLEY DRIVE, CAVANAGH DRIVE, CLAYBORN DRIVE, COLERAINE DRIVE, COLINDALE DRIVE, DERRING PATH, DUNAWAY PASS, FAIRLEIGH WAY, FERNTREE PATH, HIGHTETT PASS, HUDKINS WAY, KINCANE DRIVE, LUDSBROOK PASS, MORRELL LANE, PERCY PATH, RIVERSDALE ROAD, ROUEN RUN, STAYWELL WAY, SUREGOOD DRIVE, TANDARA TRAIL AND WEAVER WAY AS SHOWN BY A DOTTED LINE ON THE PLAN. 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 COVERING BODY OR UTILITY COMPANY.
- A MINIMUM OF THREE (3) OFF STREET PARKING SPOTS ARE REQUIRED FOR EACH SINGLE-FAMILY LOT IN THIS SUBDIVISION.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- NO DIRECT ACCESS SHALL BE ALLOWED FOR LOTS THAT FRONT COLLECTOR STREETS IF ALTERNATE ACCESS IS AVAILABLE.
- NO SMALL LOT SHALL FRONT ON AN ARTERIAL STREET (LDC 30-2-232 (C) (20)).
- DENSE SHRUBBERY SHALL NOT BE ALLOWED WITHIN 15 FEET OF THE RIGHT-OF-WAY FOR CORNER LOTS.
- FOR A MINIMUM TRAVEL DISTANCE 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) AND TRAVIS COUNTY.
- SLOPES IN EXCESS OF 15% EXIST ON LOT 37, BLOCK "A", LOTS 8, 33, 34 AND 35, BLOCK "J", LOTS 14 AND 15, BLOCK "T" AND LOT 2, BLOCK "Z". CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
- LOTS 52, 53 AND 54 BLOCK "A"; LOTS 12 AND 37 BLOCK "B"; LOT 1 BLOCK "E"; LOT 1 BLOCK "F"; LOTS 12 AND 13 BLOCK "G"; LOT 19 BLOCK "H"; LOT 16 BLOCK "I"; LOTS 21, 22, 23, 43 AND 44 BLOCK "J"; LOTS 1 AND 18 BLOCK "L"; LOT 1 BLOCK "M"; LOT 1 BLOCK "N"; LOT 12 BLOCK "P"; LOT 12 BLOCK "Q"; LOTS 1 AND 15, BLOCK "Z"; LOT 12 BLOCK "AA" AND LOT 1 BLOCK "BB" WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED. LOT 19 BLOCK "K"; LOT 25 BLOCK "M"; LOT 4 BLOCK "N"; LOT 3 BLOCK "O"; LOTS 18 AND 26 BLOCK "R"; LOT 17 BLOCK "T"; AND LOT 1 BLOCK "Z" ARE DEVELOPMENT RESERVE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- 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.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE (WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% ON THE NET SITE AREA OF EACH LOT).
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- CONSTRUCTION OF DRAINAGE IMPROVEMENTS WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.
- THE HOMEOWNERS ASSOCIATION, THE MUNICIPAL UTILITY DISTRICT, OR THE OWNER AND/OR HIS/HER ASSIGNS IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS, AND DRAINAGE EASEMENTS ON PRIVATE PROPERTY WITH THE EXCEPTION OF AREAS WITHIN CEF BUFFERS AS INDICATED ON THIS PLAN.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTIONS) FOR THE INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- THIS PROJECT PROPOSES A FLOODPLAIN MODIFICATION THAT WILL REQUIRE A CLOMR TO BE FILED THROUGH FEMA. THE PROPOSED 100-YEAR FLOODPLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0640 AND #48453C0620, TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016. REFER TO FEMA CLOMR #21-06-2539R, FLOODPLAIN ENHANCEMENT DETAILS WILL BE REVIEWED AND APPROVED DURING THE SUBDIVISION CONSTRUCTION PLANS.
- FLOODPLAIN ENHANCEMENT/RESTORATION IN THE AMOUNT 47.75 ACRES SHALL BE PROVIDED WITH THE SUBDIVISION CONSTRUCTION PLANS. SHOULD A DIFFERENT MODIFICATION IN FLOODPLAIN MODIFICATION AREA BE PROPOSED DURING THE CONSTRUCTION PLANS, SITE PLANS OR FINAL PLAT, THE REVIEW AND APPROVAL PROCESS WILL REQUIRE A FUNCTIONAL ASSESSMENT OF THE NEW AREAS AS WELL AS REEVALUATION OF THE REQUIRE RESTORATION RATIO. NO CERTIFICATE OF OCCUPANCY FOR THIS SUBDIVISION WILL BE ISSUED UNTIL FLOODPLAIN RESTORATION PLAN IS COMPLETED AND RELEASED BY THE ENVIRONMENTAL INSPECTOR. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE 500-YEAR PRE-ATLAS 14 FLOODPLAIN AS SHOWN HEREON.
- THERE ARE KNOWN CEF'S ON OR WITHIN 150 FEET OF THIS PROPERTY.
- ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- NO LOT SHALL 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 CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE WATER AND WASTEWATER UTILITY CONSTRUCTION.

- ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NEC, AND NEC MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN AND PLANNING.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY.
- 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.
- THE OWNER SHALL BE RESPONSIBLE FOR THE 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 10 (TEN) FEET OF THE CENTERLINE 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.
- DO NOT DIG OR GRADE WITHIN 15 FEET OF THE TRANSMISSION STRUCTURES, GRADING NEAR ELECTRIC TRANSMISSION FACILITIES MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT OF GRADING. CALL DOUG WEISE AT (512) 505-7023 TO SCHEDULE A MEETING.
- A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION. CALL DOUG WEISE (512) 505-7023 TO SCHEDULE A TAILGATE SAFETY MEETING, INCLUDE CHUCK HENDRY (512)505-7151 IN THE MEETING. IF CRANES ARE BEING USED DURING CONSTRUCTION OSHA REQUIRES A 20' CLEARANCE FROM ENERGIZED TRANSMISSION LINES DURING CONSTRUCTION.
- BARRICADES MUST BE ERECTED 10 FEET FROM ELECTRIC TRANSMISSION STRUCTURES DURING CONSTRUCTION.
- ANY RELOCATION OF ELECTRIC TRANSMISSION FACILITIES OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.
- WARNING SIGNS MUST BE PLACED UNDER THE OVERHEAD ELECTRIC TRANSMISSION FACILITIES AS NOTIFICATION OF ELECTRICAL HAZARD.
- FOR SAFETY REASONS, AERIAL EQUIPMENT, DUMPSTERS, STAGING OR SPOILS AREAS ARE RESTRICTED TO A MAXIMUM HEIGHT OF 20 FEET AROUND THE TRANSMISSION WIRE AND STRUCTURES.
- 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
- ANY TEMPORARY OR PERMANENT FENCE PREVENTING ACCESS TO THE TRANSMISSION FACILITIES AND/OR EASEMENT, SHALL BE COORDINATED WITH AUSTIN ENERGY (AE) STAFF. AE STAFF SHALL INSTALL A LOCK ON THE GATE FOR ACCESS.
- PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR DUST CONTROLS TO MINIMIZE CONTAMINATION OF WIRE AND INSULATORS CAUSED BY DUST FROM THIS PROJECT. ANY SUBSEQUENT CLEANING OR ELECTRICAL OUTAGES CAUSED BY DUST FROM THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.
- PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGES TO CURBING, LANDSCAPING, WALLS, PAVING PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.
- ROADS/DRIVEWAYS WITHIN THE EASEMENT SHOULD BE BUILT TO HANDLE THE WEIGHT OF THE CONDO (80,000 LBS) TO ENSURE SAFETY.
- FIRE HYDRANTS MUST BE LOCATED OUT OF THE TRANSMISSION EASEMENT AND A MINIMUM OF 20 FEET FROM ANY TRANSMISSION STRUCTURE.
- SPRINKLERS ARE PROHIBITED WITHIN 15 FEET OF TRANSMISSION POLES.
- 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 PONS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
- DEVELOPMENT SHALL COMPLY WITH THE HAZARDOUS PIPELINE ORDINANCE NO. 030410-12 BASED ON THE PROXIMITY OF EXISTING PIPELINES, CONSTRUCTION WITHIN 50 TO 100 FEET OF PIPELINE MUST BE A MINIMUM OF A CONSTRUCTION TYPE 1 (1-HOUR RATED BEARING WALLS, FLOOR CONSTRUCTION, AND ROOF) EXTERIOR SURFACES SHALL BE OF NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIAL APPROVED BY THE FIRE CHIEF. ROOFING MUST BE A MINIMUM OF CLASS B OR C AND MUST BE COMPATIBLE WITH RATED ROOF ASSEMBLY. OPENINGS SHALL BE OF SOLID CORE DOORS, TINTED DOUBLE PANE WINDOWS OR DOUBLE PANE LOW "E" GLAZING. CONSTRUCTION WITHIN 100 TO 200 FEET OF THE PIPELINE MUST BE MINIMUM TYPE SB CONSTRUCTION AND OPENINGS IN ACCORDANCE WITH THE IBC, EXTERIOR SURFACES SHALL BE NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIAL APPROVED BY THE FIRE CHIEF, ROOFING MUST BE A MINIMUM OF CLASS B OR C AND COMPATIBLE WITH IBC ROOF ASSEMBLY.
- SEE TABLE (THIS SHEET) FOR LOT ACCESS FOR CORNER LOTS.
- CEF MITIGATION IS REQUIRED. CEF BUFFER ENHANCEMENT DETAILS WILL BE REVIEWED AND APPROVED DURING THE SUBDIVISION CONSTRUCTION PLANS. NO SUBDIVISION OR SITE PLAN CERTIFICATE OF OCCUPANCY WILL BE APPROVED UNTIL A MITIGATION PLANS IS APPROVED AND RELEASED BY THE ENVIRONMENTAL INSPECTOR IN COORDINATION WITH ERM.
- ANY TRAIL IMPROVEMENTS PROPOSED TO ENCRATCH WITH THE CEF BUFFERS WILL BE EXAMINED AND APPROVED BY THE ERM REVIEWER AT THE CONSTRUCTION PLAN STAGE.
- APD'S MINIMUM FIRE ACCESS/OPERATIONAL AREA IS 25 FEET PER LOCAL AMENDMENTS TO THE FIRE CODE PER SECTION 503.2.1. AND CAN BE REDUCED WITH APPROVAL FROM THE FIRE MARSHAL TO 20 FEET FOR STREETS THAT ARE INTERCONNECTED OR A CUL-DE-SAC LESS THAN 150 FEET IN LENGTH. AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) FROM THE 25 FEET WILL BE REQUIRED BY THE FIRE MARSHAL FOR THIS DEVELOPMENT IF ADMINISTRATIVE APPROVALS ARE NOT PROVIDED. THE AMOC WILL BE PERFORMANCE BASE DESIGN WHERE CONDITIONS SHALL BE BASED ON THE TYPE OF CONSTRUCTION, FIRE SEPARATIONS DISTANCES, HEIGHT OF STRUCTURES, WATER SYSTEM, FIRE SPRINKLER SYSTEM AND WILDLAND FIRE HAZARD, AND OPERATIONAL PRE-PLANNING.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE 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 COMMISSIONER'S COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	LEVEL	DESIGN SPEED
BURWIND BLVD.	80' / 80' / 50'	3,752 LF	40' FACE TO FACE	5.0' / 4.0'	RESIDENTIAL COLLECTOR/RESIDENTIAL	2/1	30 MPH
MOSEY RUN	80'	1,433 LF	40' FACE TO FACE	5.0'	RESIDENTIAL COLLECTOR	2	30 MPH
BARNABY WAY	50'	684 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
BRACHAUS WAY	50'	903 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
BRIGHTON GROVE DRIVE	50'	750 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
BURNLEY DRIVE	50'	1,084 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
CAVANAGH DRIVE	50'	794 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
CLAYBORN DRIVE	50'	357 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
COLERAINE DRIVE	50'	708 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
COLINDALE DRIVE	50'	557 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
DERRING PATH	50'	398 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
DUNAWAY PASS	50'	584 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
FAIRLEIGH WAY	50'	628 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
FERNTREE PATH	50'	302 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
HIGHTETT PASS	50'	892 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
HUDKINS WAY	50'	232 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
KINCANE DRIVE	50'	1,705 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
LUDSBROOK PASS	50'	435 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
MORRELL LANE	50'	678 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
PERCY PATH	50'	164 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
RIVERSDALE ROAD	50'	1,651 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
ROUEN RUN	50'	280 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
STAYWELL WAY	50'	612 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
SUREGOOD DRIVE	50'	2,359 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
TANDARA TRAIL	50'	652 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
WEAVER WAY	50'	579 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH

IMPERVIOUS COVER SUMMARY (RESIDENTIAL LOTS ONLY)

LOTS > 3 ACRES:	0. X 10,000 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER
LOTS > 1 ACRE, < 3 ACRES:	0. X 7,500 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER
LOTS > 15,000 SF, < 1 ACRE:	0. X 5,000 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER
LOTS > 10,000 SF, < 15,000 SF ACRE:	0. X 3,500 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER
LOTS < 10,000 SF:	0.6 X 2,500 SQ. FT. = 1,500,500 SQ. FT. IMPERVIOUS COVER (21,276 ACRES)

APPENDIX Q-2
IMPERVIOUS COVER

SUBURBAN WATERSHEDS

NOTE: Q-2 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT 55 % X 224.54 AC. = 123.50 ACRES

ALLOWABLE IMPERVIOUS COVER DETERMINED BY SLOPE CATEGORY

TOTAL ACRES 15 - 25 IS 1.93 X 40% = 0.77 ACRES

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER = 55.05 ACRES = 24.5 %

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	ACRES	% OF CATEGORY	DRIVEWAYS/ SIDEWALKS ACRES
0 - 15 %	224.49	31.267	14.50	22.82
16 - 25 %	1.93	0.00	0.52	0.001
26 - 35 %	0.75	0.001	0.13	0.003
OVER 35 %	0.37	0.00	0.00	0.00
TOTAL SITE AREA	224.54			

APPENDIX Q-3
INFILTRATION POND CALCULATIONS

WQEP #1

DRAINAGE AREA DATA

DRAINAGE AREA TO CONTROL	19.36 ac
DRAINAGE AREA IMPERVIOUS COVER	68.54 ac
CAPTURE DEPTH (CD) (0.5" = (0.001/100)	0.005 in

WATER QUALITY CONTROL CALCULATIONS

25-YEAR PEAK FLOW RATE TO CONTROL (Q25)	191.5 cfs
100-YEAR PEAK FLOW RATE TO CONTROL (Q100)	183.6 cfs

FOR FILL SEDIMENTATION / INFILTRATION POND

WATER QUALITY VOLUME (Q25/DRAINAGE AREA)	69,222.65 cf
SEDIMENTATION POND AREA (WQV/10)	6,922.26 sf
SEDIMENTATION VOLUME (WQV)	69,222.65 cf
SEDIMENTATION VOLUME (WQV)	8 ft
FILTRATION POND HEIGHT	3,715.67 ft
FILTRATION POND AREA (WQV/(7.0-8.0 ft))	15,844.63 sf
FILTRATION VOLUME (POND WQV)	

WQEP #2

DRAINAGE AREA DATA

DRAINAGE AREA TO CONTROL	57.01 ac
DRAINAGE AREA IMPERVIOUS COVER	58.29 ac
CAPTURE DEPTH (CD) (0.5" = (0.001/100)	0.005 in

WATER QUALITY CONTROL CALCULATIONS

25-YEAR PEAK FLOW RATE TO CONTROL (Q25)	651.9 cfs
100-YEAR PEAK FLOW RATE TO CONTROL (Q100)	911.2 cfs

FOR FILL SEDIMENTATION / INFILTRATION POND

WATER QUALITY VOLUME (Q25/DRAINAGE AREA)	281,784.90 cf
SEDIMENTATION POND AREA (WQV/10)	28,178.49 sf
SEDIMENTATION VOLUME (WQV)	281,784.90 cf
SEDIMENTATION VOLUME (WQV)	8 ft
FILTRATION POND HEIGHT	15,866.68 ft
FILTRATION POND AREA (WQV/(7.0-8.0 ft))	59,246.98 sf
FILTRATION VOLUME (POND WQV)	

LOT ACCESS TABLE

LOT	BLOCK	ACCESS STREET
1	B	KINCANE DRIVE
22	B	BRIGHTON GROVE DRIVE
27	B	BRIGHTON GROVE DRIVE
49	B	BURNLEY DRIVE
1	C	BURNLEY DRIVE
11	C	BURNLEY DRIVE
12	C	RIVERSDALE ROAD
21	C	RIVERSDALE ROAD
1	D	BURNLEY DRIVE
10	D	BRIGHTON GROVE DRIVE
15	D	BRIGHTON GROVE DRIVE
22	D	RIVERSDALE ROAD
2/16	E	BRIGHTON GROVE DRIVE
2/20	F	RIVERSDALE ROAD
1	G	KINCANE DRIVE
1/9	H	KINCANE DRIVE
10/18	H	FAIRLEIGH PATH
1/8	I	FAIRLEIGH PATH
9/15	I	STAYWELL WAY
1	J	STAYWELL WAY
2	L	SUREGOOD DRIVE
12	L	SUREGOOD DRIVE
1	M	COLINDALE DRIVE
13	M	COLINDALE DRIVE
1	N	FERNTREE PATH
3	N	COLINDALE DRIVE
1/2	O	LUDSBROOK PASS
4/5	O	FERNTREE PATH
2/28	P	SUREGOOD DRIVE
1/8	Q	DERRING PATH
9/16	Q	LUDSBROOK PASS
1	R	BRACHAUS WAY
8/14	R	DERRING PATH
1/17	S	BRACHAUS WAY
19	S	CLAYBORN DRIVE
8	T	CLAYBORN DRIVE
9	T	TANDARA TRAIL
3/15	U	SUREGOOD DRIVE
1/10	V	TANDARA TRAIL
11/20	V	WEAVER WAY
1/11	W	WEAVER WAY
12/25	W	BARNABY WAY
1/16	X	BARNABY WAY
17/31	X	CAVANAGH DRIVE
1	Y	CAVANAGH DRIVE
21	Y	HIGHTETT PASS
2/14	Z	HIGHTETT PASS
1/11	AA	RIVERSDALE ROAD

Note: Access to the lots above shall only be taken from the indicated street.

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

1	Project Name: Stoney Ridge			5	Primary Contact Name: Scott Flesher											
2	Project Address: Enroy Rd & SH 130, Austin, Travis County			6	Phone Number: (512) 328 2430											
3	Site Visit Date: 7 January 2019			7	Prepared By: Tatiana Durbar											
4	Environmental Resource Inventory Date: 2 August 2019			8	Email Address: scott_flesher@trouton-esi.com											
9	FEATURE TYPE (Wetland, Rimrock, Bluffs, Recharge Feature, Spring)		FEATURE ID (tag 5-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK/BLUFF DIMENSIONS (ft)		RECHARGE FEATURE DIMENSIONS			Springs Est. Discharge cfs	
				coordinate	notation	coordinate	notation	X	Y	Length	Avg Height	X	Y	Z	Trend	
		Wetland	CEP-1	-97.899239	DD	30.159525	DD	130	75							
		Wetland	CEP-2	-97.640396	DD	30.152915	DD	400	75							
		Wetland	CEP-3	-97.642093	DD	30.153109	DD	555	50							
		Wetland	CEP-4	-97.830919	DD	30.169244	DD	36	290							
		Wetland	CEP-5	-97.630946	DD	30.157496	DD	35	276							
		Wetland	CEP-6	-97.629441	DD	30.159472	DD	30	200							
		Wetland	CEP-7	-97.629354	DD	30.158852	DD	40	32							
		Wetland	CEP-8	-97.629359	DD	30.158826	DD	25	40							
		Wetland	CEP-9	-97.629428	DD	30.158329	DD	30	112							
		Wetland	CEP-10	-97.628746	DD	30.15745	DD	280	40							
		Wetland	CEP-11	-97.629767	DD	30.156267	DD	25	370							
		Wetland	CEP-12	-97.630609	DD	30.160602	DD	23	255							
		Wetland	CEP-13	-97.630527	DD	30.153999	DD	28	280							
		Wetland	CEP-14	-97.631662	DD	30.154094	DD	25	655							
		Wetland	CEP-15	-97.630667	DD	30.154412	DD	35	550							
		Wetland	CEP-16	-97.631666	DD	30.193501	DD	20	460							
		Wetland	CEP-17	-97.631386	DD	30.151971	DD	110	130							
		Wetland	CEP-18	-97.630988	DD	30.152101	DD	40	40							
		Wetland	CEP-19	-97.62793	DD	30.154167	DD	38	70							
		Wetland	CEP-20	-97.625063	DD	30.153999	DD	85	208							
		Wetland	CEP-21	-97.619434	DD	30.153256	DD	300	510							
		Wetland	CEP-22	-97.618024	DD	30.163339	DD	100	92							
		Wetland	CEP-23	-97.619696	DD	30.150488	DD	240	140							