

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2020-0091**ZAP DATE:** July 5, 2022**SUBDIVISION NAME:** Gregg Manor Road Preliminary Plan (Small Lot Subdivision)**AREA:** 321.891 acres**LOT(S):** 1,151**OWNER/APPLICANT:** Lennar Homes of Texas Land and Construction, LTD (Kevin Pape)**AGENT:** Carlson, Brigrance, and Doering, Inc. (Geoff Guerrero)**ADDRESS OF SUBDIVISION:** 13300 – 13551 Gregg Manor Rd**GRIDS:** S31**COUNTY:** Travis**WATERSHED:** Wilbarger Creek**JURISDICTION:** 2-mile ETJ**EXISTING ZONING:** N/A**MUD PLAN:** N/A**PROPOSED LAND USE:** Residential – single family, greenbelt/landscape/water quality/open space/drainage easement/PUE 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 Gregg Manor Subdivision Preliminary Plan. The plan is comprised of 1,151 total lots on approximately 321.891 acres including 1,112 single family lots, 1 government utility lot, 8 private park lots, 22 landscape easement lots, 2 open space/landscape easement/greenbelt lots, 3 open space/landscape easement/water quality/drainage easement/greenbelt lots, 1 open space/landscape easement/water quality/drainage easement/public utility easement/greenbelt lot, and 42,217 linear feet of streets. The property connects to Gregg Manor Road to the south and Fuchs Grove Road to the east. Parkland will be in compliance with the Single Office/Title 30. Water will be provided by Manville WSC and wastewater will be provided by the City of Austin.

Staff recommends approval of the preliminary plan, subject to the conditions listed in the attached comment report. After the conditions are met, the plan will comply with LDC 30-2-84. The conditions include remove or update notes, define easements, update engineer's report and drainage information, environmental, etc. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plan does not need to be heard before the Commission again.

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plan, subject to the conditions listed in the comment report dated June 24, 2022 and attached as Exhibit C.

CASE MANAGER: Paul Scoggins, Travis County Single Office **PHONE:** 512-854-7619
Email address: Paul.Scoggins@traviscountytx.gov

Exhibit A: Gregg Manor Preliminary Plan

Exhibit B: Gregg Manor Location Map

Exhibit C: Gregg Manor Preliminary Plan Comment Report

GREGG MANOR SUBDIVISION

PRELIMINARY PLAN

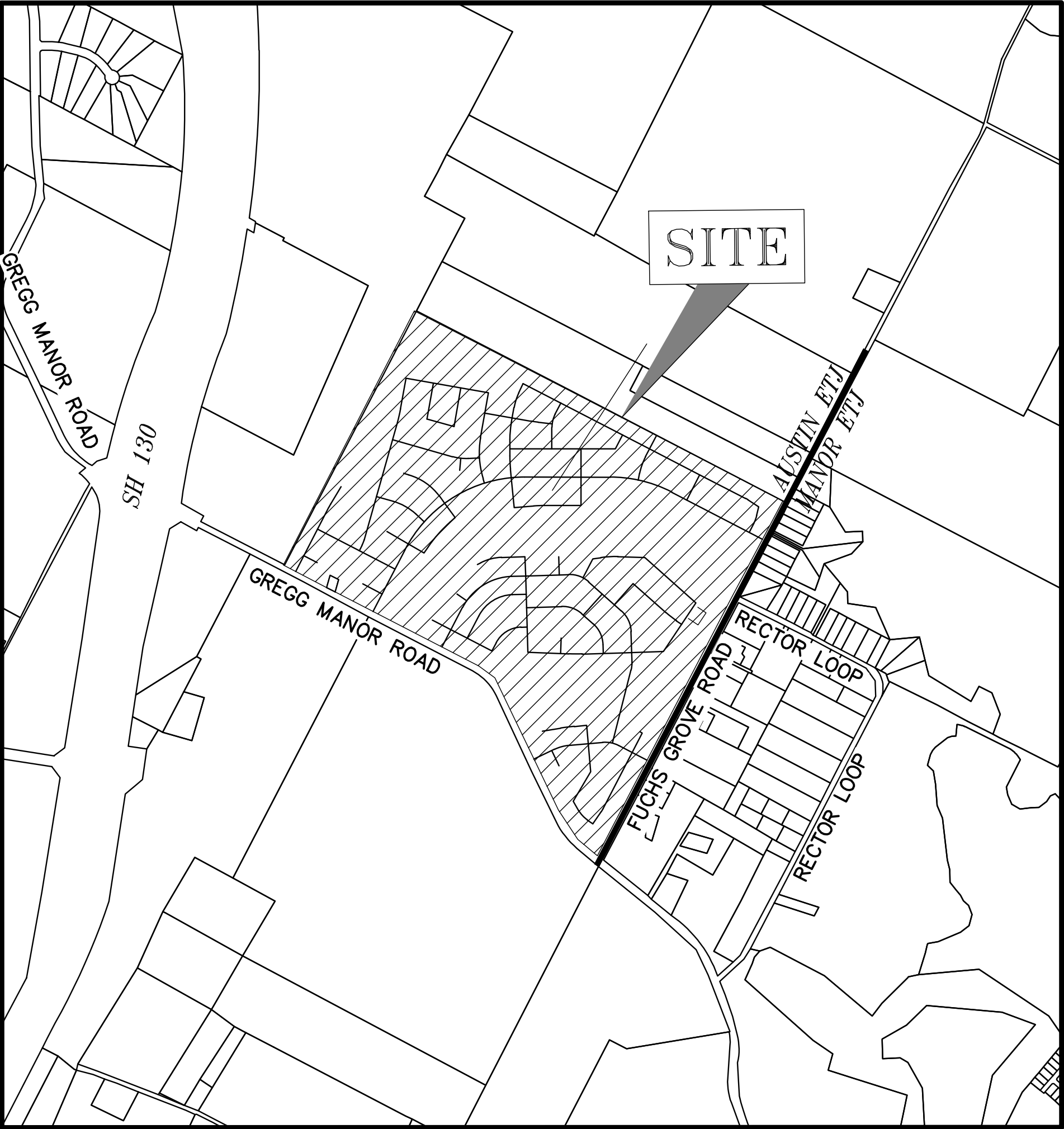
A SMALL LOT SUBDIVISION

SHEET INDEX

- COVER SHEET
- OVERALL PRELIMINARY PLAN (1" = 250')
- NOTES (1 OF 2)
- NOTES (2 OF 2)
- 1" = 100' PLAN (1 OF 4)
- 1" = 100' PLAN (2 OF 4)
- 1" = 100' PLAN (3 OF 4)
- 1" = 100' PLAN (4 OF 4)

DATE: MAY 2020
OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD
ATTN: KEVIN PAPE, AUTHORIZED AGENT
13620 N FM 620, BUILDING B, STE. 150
AUSTIN, TEXAS 78759
PHONE: (512) 531-1375

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
12129 RANCH ROAD 620 NORTH, SUITE 600
AUSTIN, TEXAS 78750
PHONE: (512) 280-5160
FAX: (512) 280-5165



LOCATION MAP

MAPSCO PAGE	N.T.S.	MAPSCO GRID
#:		#:
499N		S32
499P		S32
499S		S31
499T		S31
499U		T31
499X		S31
529B		S30



AN ADMINISTRATIVE ENVIRONMENTAL VARIANCE HAS BEEN GRANTED TO ALLOW CUT OF NOT MORE THAN EIGHT FEET IN THE DESIRED DEVELOPMENT ZONE.
AN ADMINISTRATIVE ENVIRONMENTAL VARIANCE HAS BEEN GRANTED TO ALLOW FILL OF NOT MORE THAN EIGHT FEET IN THE DESIRED DEVELOPMENT ZONE.

LEGAL DESCRIPTION:
BEING 321.891 ACRES SITUATED IN THE ROBERT G. SANDERS SURVEY NUMBER 51, ABSTRACT NUMBER 732, TRAVIS COUNTY, TEXAS, BEING COMPRISED OF: TRACT 1 - BEING ALL OF A CALLED 122.34 ACRE TRACT OF LAND CONVEYED TO FG DEVELOPMENT, INC. IN DOCUMENT NUMBER 2015046560, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, TRACT 2 - BEING ALL OF A CALLED 175.595 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO FG DEVELOPMENT, INC. IN DOCUMENT NUMBER 2015046566, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, & TRACT 3 - BEING ALL OF A CALLED 23.932 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO FG DEVELOPMENT, INC. IN DOCUMENT NUMBER 2015046566, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TOTAL ACREAGE OF PRELIMINARY PLAN: 321.891 ACRES
TOTAL NO. OF LOTS: 1151 LOTS
NO. OF BLOCKS: 30 BLOCKS
NO. OF SINGLE FAMILY LOTS: 1112 LOTS
SMALL LOTS: 829 LOTS; 112.46 ACRES
STANDARD LOTS: 283 LOTS; 47.12 ACRES

NO. OF G.U.I. LOTS: 1 LOT; 1.40 ACRES
NO. OF PRIVATE PARKS: 8 LOTS; 1.87 ACRES
NO. OF L.S.E. LOTS: 22 LOTS; 2.59 ACRES
NO. OF O.S., L.S.E., & GREENBELT LOTS: 2 LOTS; 4.18 ACRES
NO. OF O.S., L.S.E., W.Q.E, D.E., & GREENBELT LOTS: 3 LOTS; 68.74 ACRES
NO. OF O.S., L.S.E., W.Q.E, D.E., P.U.E. & GREENBELT LOTS: 1 LOT; 27.26 ACRES

TOTAL LINEAR FOOTAGE OF STREETS: 42,217 LF

NOTE:

- G.U.I. - GOVERNMENT UTILITY INFRASTRUCTURE
- L.S.E. - LANDSCAPE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- W.Q.E. - WATER QUALITY EASEMENT
- O.S. - OPEN SPACE
- D.E. - DRAINAGE EASEMENT

GENERAL NOTES:

- NO PORTION OF THIS TRACT LIES WITHIN FEMA 100 YEAR FLOODPLAIN PER FIRM 48453 C0290J, 48453 C0480J, 48453 C0485J, ALL DATED AUGUST 18, 2014 AND FIRM 48453 C0295H, DATED SEPTEMBER 26, 2008.
- THIS PROJECT IS LOCATED IN THE WILBARGER WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
- THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROJECT IS WITHIN TRAVIS COUNTY EMERGENCY SERVICE DISTRICT No. 12. TCESD 12 IS THE AUTHORITY HAVING JURISDICTION (AHJ) AND SHALL DO INSPECTIONS FOR FIRE AND SAFETY ISSUES.
- THIS PROJECT IS SUBJECT TO GREGG MANOR TRAFFIC IMPACT ANALYSIS (TIA) AND THE PHASING AGREEMENT RECORDED IN DOCUMENT NUMBER _____

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 TITLE 30 OF THE CITY OF AUSTIN/TRAVIS COUNTY CODES AND ORDINANCES.

WITNESS MY HAND THIS 4th DAY OF MAY, 2022.

Brendan P. McEntee

BRENDAN P. MCENTEE

P.E. NO. 96200

TRAVIS COUNTY ESD NO. 12

REVIEWED BY FIRE PREVENTION DIVISION

APPROVAL EXPIRES AFTER 365 DAYS OF INACTIVITY

APPROVAL SUBJECT TO FIELD INSPECTION AND REQUIRED TEST(S), NOTATIONS HEREON, CONDITIONS NOTED IN CORRESPONDENCE AND CONFORMANCE WITH APPLICABLE CODES AND REGULATIONS.

THE STAMPING AND APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATIONS OF ANY OF THE PROVISIONS OF APPLICABLE CODES OR OF ANY OTHER ORDINANCE OF THIS JURISDICTION.

ANY REVISIONS MADE AFTER SIGNATURE DATE ARE NOT VALID UNTIL APPROVED BY TCESD NO.12 IN WRITING.

PLAN TYPE: _____

REVIEWED BY: _____

DATE: _____

ONLY STAMPED SHEETS REVIEWED BY TCESD NO. 12

NOTES: _____

REVIEWED BY:

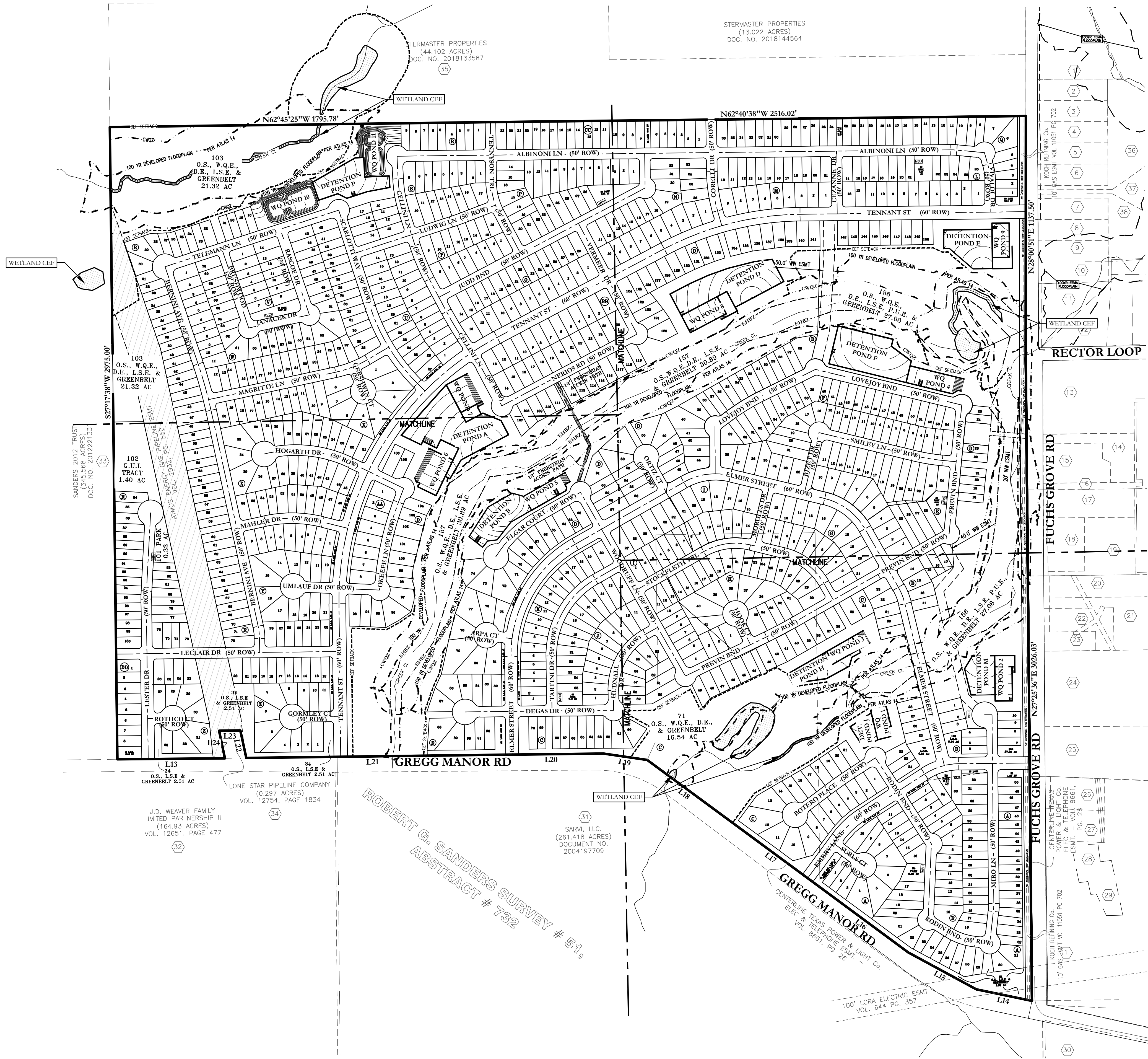
FIRE MARSHALL TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO.12 DATE

C8J-2020-0091

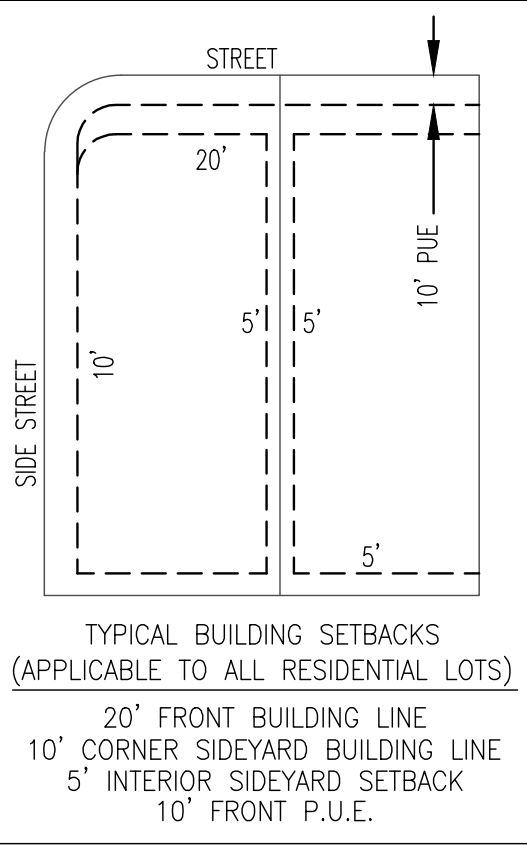
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO's	TOTAL # SHEETS IN PLAN SET	CITY OF AUSTIN APPROVAL/DATE	DATE	TRAVIS COUNTY APPROVAL/DATE	DATE
	REVISIONS AND CORRECTIONS						

DESIGNED BY: RM	DRAFTED BY: MW/SA
DATE	
REVISION	
Carlson, Brigance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 12129 RANCH ROAD 620 NORTH, SUITE 600 AUSTIN, TEXAS 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
COVER SHEET	
GREGG MANOR SUBDIVISION	
PRELIMINARY PLAN	
SHEET NAME:	
JOB NAME:	
PROJECT:	
Brendan P. McEntee 05/04/2022	
DATE MARCH 2020	
JOB NUMBER 5125	
SHEET 1 OF 8	
SHEET NO. 1	

TOTAL ACREAGE OF PRELIMINARY PLAN: 321.891 ACRES
TOTAL NO. OF LOTS: 1151 LOTS
NO. OF SINGLE FAMILY LOTS: 1112 LOTS



GREGG MANOR SUBDIVISION
PRELIMINARY PLAN
A SMALL LOT SUBDIVISION

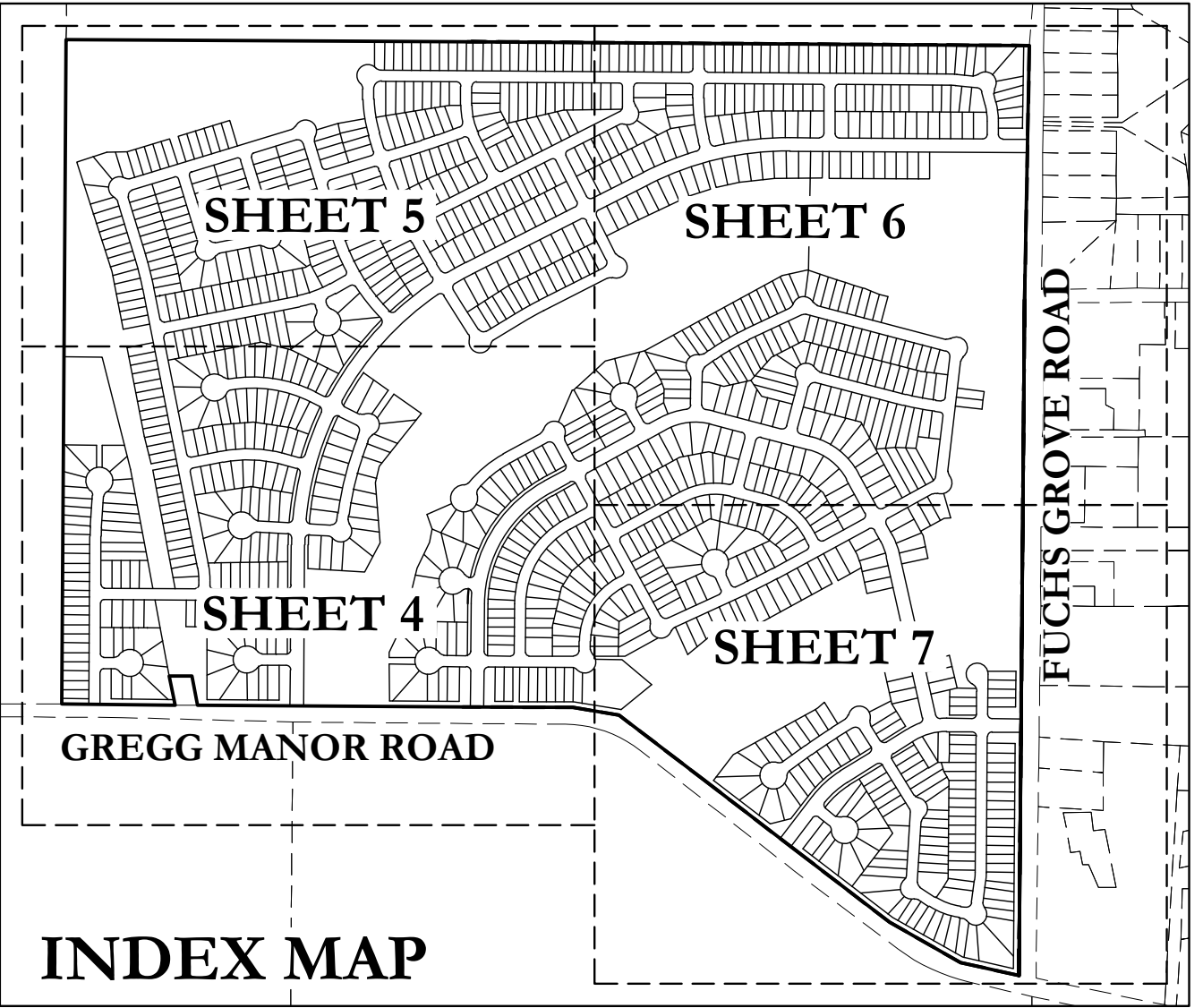


LEGEND	
①	ADJONER TRACT ID
17	LOT NUMBER
A	BLOCK NUMBER
---	EASEMENT LINE
---	SIDEWALK LOCATION
---	CWQZ
---	CRITICAL WATER QUALITY ZONE
MBU	MAILBOX UNIT LOCATION
---	BOUNDARY LINE
OU	OVERHEAD UTILITY
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
EHZ	EROSION HAZARD BUFFER ZONE
---	100 YEAR FLOODPLAIN
---	CRITICAL ENVIRONMENTAL FEATURE
---	(CE) SETBACK
---	WETLAND CEF
D.E.	DRAINAGE EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.L.E.	SIGHT LINE EASEMENT
G.U.I.	GOVERNMENTAL/UTILITY TRACT
O.S.	OPEN SPACE
P.U.E.	PUBLIC UTILITY EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
WQ POND	WATER QUALITY POND

TYPICAL BUILDING SETBACKS
(APPLICABLE TO ALL RESIDENTIAL LOTS)

20' FRONT BUILDING LINE
10' CORNER SIDEYARD BUILDING LINE
5' INTERIOR SIDEYARD SETBACK
10' FRONT P.U.E.

0 250' 500'
SCALE: 1" = 250'



INDEX MAP

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____

FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY (ADM) (PC) ZAP) ON _____
UNDER SECTION 51 OF CHAPTER 30-2 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 30-2-62) _____ CASE MANAGER _____
(IF REV) ORIGINAL APPLICATION DATE _____ DWPZ _____ DDZ _____
TYPE OF REVISION: MAJOR _____ MINOR _____ SB 1704: YES _____ NO _____


DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

PRELIMINARY PLAN EXTENDED (UNDER CHAPTER 30) NO. _____
UNTIL _____ CASE MANAGER _____

PRELIMINARY EXTENDED ON _____ UNTIL _____
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE, UNLESS EXTENDED UNDER CHAPTER 30.

COMMENTS _____

C8J-2020-0091

DESIGNED BY: RM	DRAWN BY: MW/SA
DATE	
REVISION	
SHEET NAME: OVERALL PRELIMINARY PLAN (1" = 250')	
JOB NAME: GREGG MANOR SUBDIVISION	
PROJECT: PRELIMINARY PLAN	
	
DATE: MARCH 2020	
JOB NUMBER: 5125	
SHEET: 2 OF 8	
SHEET NO.: 2	

GREGG MANOR SUBDIVISION

PRELIMINARY PLAN

A SMALL LOT SUBDIVISION

GENERAL NOTES:

1. 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.
2. WATERSHED STATUS – THIS PROJECT IS LOCATED IN THE WILBARGER CREEK WATERSHED WHICH IS CLASSIFIED AS SUBURBAN. THE SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WASTEWATER SYSTEM AND MANVILLE WSC WATER SYSTEM
4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH PROVIDING UTILITIES DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY AND MANVILLE WSC.
5. 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 OR BELOW.
6. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150') TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET (50') TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET. DRIVEWAY ACCESS IS PROHIBITED TO SIDE STREETS OF CORNER LOTS.
7. ALL CORNER LOTS ARE REQUIRED TO BE A MINIMUM OF 4,500 SQUARE FEET.
8. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY CONSTRUCTION, PURSUANT TO SEC. 30-5-181 LDC.
9. AT THE TIME OF RECORDING OF ANY FINAL PLAT OUT OF THIS PRELIMINARY PLAN A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH TITLE 30-2-232 OF THE LDC, SHALL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
10. PUBLIC SIDEWALKS, MINIMUM 4' WIDE, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL PROPOSED STREETS INCLUDING:
ALBINONI LN, ARPA CT, BERNINI AVE, BIZET DR, BONNER DR, BOTERO PLACE, CELLINI LN, CORELLI DR, HOOK CT, DEGAS DR, ELGAR COURT, ELMER STREET, EMERY LANE, JUDD BND, GERSHWIN CT, GORMLEY CT, HUDNALL DR, BRUSHWOOD DR, HOGARTH DR, JANACEK DR, LECLAIR DR, LESTER DR, LUDWIG LN, MAGRITTE LN, MAHLER DR, WOODRUFF LN, MIRO LN, MOROLES DR, NERIOS RD, OKEEFE LN, ORTIZ CT, PREVIN BND, RASCOE DR, RODIN BND, ROTHCO CT, SCARLOTTI WAY, STOCKFLETH TRL, SURLS COURT, TARTINI DR, TELEMANN LN, TENNANT ST, TENNYSON TRL, UMLAUF DR, VERMEER DR, VIVALDI DR, LOVEJOY BND, SMILEY LN, AND THE SUBDIVISION SIDE OF GREGG MANOR ROAD AND FUCHS GROVE ROAD.
11. BLUEBONNET ELECTRIC HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. BLUEBONNET WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH TITLE 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE BLUEBONNET ELECTRIC 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 TITLE 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. 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. BLUEBONNET WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
14. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
15. PARKLAND REQUIREMENTS WILL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
16. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
17. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC TITLE 30-5-211.
18. 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, SIDEWALK, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING PUBLIC STREETS:

ALBINONI LN, ARPA CT, BERNINI AVE, BIZET DR, BONNER DR, BOTERO PLACE, BRUSHWOOD DR, CELLINI LN, CORELLI DR, DEGAS DR, ELGAR COURT,	ELMER STREET, EMERY LANE, GERSHWIN CT, GORMLEY CT, HOGARTH DR, HOOK CT, HUDNALL DR, JANACEK DR, JUDD BND, LECLAIR DR, LESTER DR,	LOVEJOY BND, LUDWIG LN, MAGRITTE LN, MAHLER DR, MIRO LN, MOROLES DR, NERIOS RD, OKEEFE LN, ORTIZ CT, PREVIN BND, RASCOE DR,	RODIN BND, ROTHCO CT, SCARLOTTI WAY, SMILEY LN, STOCKFLETH TRL, SURLS COURT, TARTINI DR, TELEMANN LN, TENNANT ST, TENNYSON TRL, UMLAUF DR,	VERMEER DR, VIVALDI DR, WOODRUFF LN,
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- 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:

ALBINONI LN, ARPA CT, BERNINI AVE, BIZET DR, BONNER DR, BOTERO PLACE, BRUSHWOOD DR, CELLINI LN, CORELLI DR, DEGAS DR, ELGAR COURT,	ELMER STREET, EMERY LANE, GERSHWIN CT, GORMLEY CT, HOGARTH DR, HOOK CT, HUDNALL DR, JANACEK DR, JUDD BND, LECLAIR DR, LESTER DR,	LOVEJOY BND, LUDWIG LN, MAGRITTE LN, MAHLER DR, MIRO LN, MOROLES DR, NERIOS RD, OKEEFE LN, ORTIZ CT, PREVIN BND, RASCOE DR,	RODIN BND, ROTHCO CT, SCARLOTTI WAY, SMILEY LN, STOCKFLETH TRL, SURLS COURT, TARTINI DR, TELEMANN LN, TENNANT ST, TENNYSON TRL, UMLAUF DR,	VERMEER DR, VIVALDI DR, WOODRUFF LN,
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19. THIS SUBDIVISION IS IN THE 2 MILE ETJ OF THE CITY OF AUSTIN.
20. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
21. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN TITLE 30-5, THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
22. ALL 15' DRAINAGE EASEMENTS TO BE ENCLOSED CONDUIT.
23. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
24. 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.
25. 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.
26. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
27. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER – MANVILLE WSC
WASTEWATER – CITY OF AUSTIN
ELECTRIC – BLUEBONNET ELECTRIC COOPERATIVE
GAS – ATMOS
PHONE – SPECTRUM/ATT
CABLE – SPECTRUM/ATT

28. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE LAND DEVELOPMENT CODE SECTION 30-4-61.
29. LOTS 51, 52, & 54, BLOCK A; LOTS 35,36, & 37, BLOCK B; LOT 71, BLOCK C; LOTS 153, 154, & 155, BLOCK D; LOT 29, BLOCK E; LOT 26, BLOCK J; LOTS 21 & 22 BLOCK K; LOT 27, BLOCK L; LOT 29, BLOCK P; LOTS 37 & 38, BLOCK Q; LOTS 101, 102, & 103, BLOCK R; LOT 28, BLOCK U; LOT 15, BLOCK V; LOTS 57 & 58, BLOCK X; LOTS 29 & 30, BLOCK Y; LOTS 34 & 35, BLOCK Z; LOT 9, BLOCK AA; LOT 24, BLOCK CC; AND LOT 11, BLOCK DD ARE RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND/OR HIS/HER ASSIGNS.
30. LOT 102, BLOCK R; IS RESTRICTED TO NON-RESIDENTIAL UTILITY USES.
31. LOT 1, BLOCK U; IS RESTRICTED FROM TAKING ACCESS TO TENNANT STREET.
32. LOTS 44, 45, 56, 57, BLOCK D; ARE RESTRICTED FROM TAKING ACCESS TO ELMER STREET.
33. LOT 53, BLOCK C; LOT 11, BLOCK H; LOTS 11 & 12, BLOCK J; LOT 20, BLOCK K; LOT 62, BLOCK D; & LOTS 1 & 27, BLOCK I; ARE RESTRICTED FROM TAKING ACCESS TO WOODRUFF LANE.
34. LOT 1 BLOCK J AND LOT 1, BLOCK K ARE RESTRICTED FROM TAKING ACCESS TO DEGAS DRIVE.
35. LOTS 1 & 24, BLOCK E; LOTS 1 & 54, BLOCK F; LOTS 1 & 21, BLOCK G; LOT 33 BLOCK C; & LOT 14, BLOCK D; LOTS 4 & 30, BLOCK H; ARE RESTRICTED FROM TAKING ACCESS TO PREVIN BEND.
36. LOT 16, BLOCK B; IS RESTRICTED FROM TAKING ACCESS TO RODIN BEND.
37. LOTS 1 & 21, BLOCK M; & LOTS 13 & 14, BLOCK L; ARE RESTRICTED FROM TAKING ACCESS TO BONNER DR.
38. LOTS 1 & 26, BLOCK L; ARE RESTRICTED FROM TAKING ACCESS TO VIVALDI DRIVE.
39. LOTS 9 & 10, BLOCK M; LOT 1 BLOCK N; LOT 36, BLOCK Q; & LOT 1, BLOCK CC; ARE RESTRICTED FROM TAKING ACCESS TO CORELLI DRIVE.
40. LOT 1, BLOCK P; IS RESTRICTED FROM TAKING ACCESS TO JUDD BEND.
41. LOT 124, BLOCK D; LOTS 10 & 11, BLOCK N; LOTS 1 & 29, BLOCK O; & LOTS 1 & 26, BLOCK BB; ARE RESTRICTED FROM TAKING ACCESS TO VERMEER DRIVE.
42. LOT 1, BLOCK R; LOTS 1 & 17, BLOCK S; LOTS 1 & 16, BLOCK T; & LOT 23, BLOCK CC; ARE RESTRICTED FROM TAKING ACCESS TO TENNYSON TRL.
43. LOTS 13 & 14, BLOCK BB; LOTS 13 & 14, BLOCK O; LOTS 8 & 9, BLOCK T; AND LOTS 9 & 10, BLOCK S; ARE RESTRICTED FROM TAKING ACCESS TO CELLINI LANE.
44. LOTS 13 & 14, BLOCK R; & LOTS 13 & 14, BLOCK U; ARE RESTRICTED FROM TAKING ACCESS TO LUDWIG LANE.
45. LOTS 1, 42, 43, & 70, BLOCK W; & LOTS 1 & 14, BLOCK V; ARE RESTRICTED FROM TAKING ACCESS TO TELEMANN LANE.
46. LOTS 1 & 8, BLOCK X; & LOT 28 BLOCK W ARE RESTRICTED FROM TAKING ACCESS TO MAGRITTE LANE.
47. LOT 12, BLOCK W; LOTS 20, 33, 34, 35, & 56, BLOCK X; & LOTS 9, 15, 16, 17, & 28, BLOCK Y; ARE RESTRICTED FROM TAKING ACCESS TO BERNINI AVENUE.
48. LOTS 72 & 100, BLOCK R; & LOT 1, BLOCK DD; ARE RESTRICTED FROM TAKING ACCESS TO LECLAIR DRIVE.
49. LOT 76, BLOCK R; AND LOTS 26 & 27, BLOCK Z; ARE RESTRICTED FROM TAKING ACCESS TO LESTER DRIVE.
50. LOT 22, BLOCK F; LOTS 10 & 11, BLOCK E; ARE RESTRICTED FROM TAKING ACCESS TO BIZET DRIVE.
51. LOT 28, BLOCK F; IS RESTRICTED FROM TAKING ACCESS TO LOVEJOYBEND.
52. LOTS 22 & 23, BLOCK N; ARE RESTRICTED FROM TAKING ACCESS TO ALBINONI LANE.
53. THERE SHALL BE NO RESIDENTIAL USE FOR ANY LOTS NOT FOR RESIDENTIAL USE.
54. A MINIMUM OF TWO (2) OFF STREET PARKING SPOTS IS REQUIRED FOR EACH SINGLE FAMILY LOT IN THIS SUBDIVISION.
55. 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.
56. THERE WILL BE NO DRIVEWAYS ON SLOPES GREATER THAN 15%.
57. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
58. A TRAVIS COUNTY DRIVEWAY PERMIT IS REQUIRED FOR DRIVEWAY CONNECTIONS TO TRAVIS COUNTY STREETS.

FLOOD PLAIN 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 #48453C 0295H, DATED SEPTEMBER 26, 2008, #48453C 0485J, #48453C 0480J, AND #48453C 0290J, DATED AUGUST 18, 2014. ALL IN TRAVIS COUNTY, TEXAS.

APPENDIX Q-2 - IMPERVIOUS COVER

APPENDIX Q-2 IMPERVIOUS COVER

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT 55 % X GROSS SITE AREA = 177.04 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15 – 25% = 3.44 AC X 10% = 0.34 AC

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER = 99.28 ACRES = 31 %

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER		
		BUILDING/ AND OTHER IMPERVIOUS COVER ACRES	% OF CATEGORY	DRIVEWAYS/ ROADWAYS ACRES
0 – 15 %	<u>316.10</u>	<u>65.21</u>	<u>21.0%</u>	<u>31.80</u>
15 – 25 %	<u>3.44</u>	<u>0.23</u>	<u>6.7%</u>	<u>0.17</u>
25 – 35 %	<u>1.30</u>	<u>0.00</u>	<u>0.0%</u>	<u>0.05</u>
OVER 35 %	<u>1.05</u>	<u>0.00</u>	<u>0.0%</u>	<u>0.02</u>
TOTAL SITE AREA	<u>321.89</u>			

Source: Rule No. R161-14.23, 9-2-2014 .

ADJOINER OWNER INFORMATION

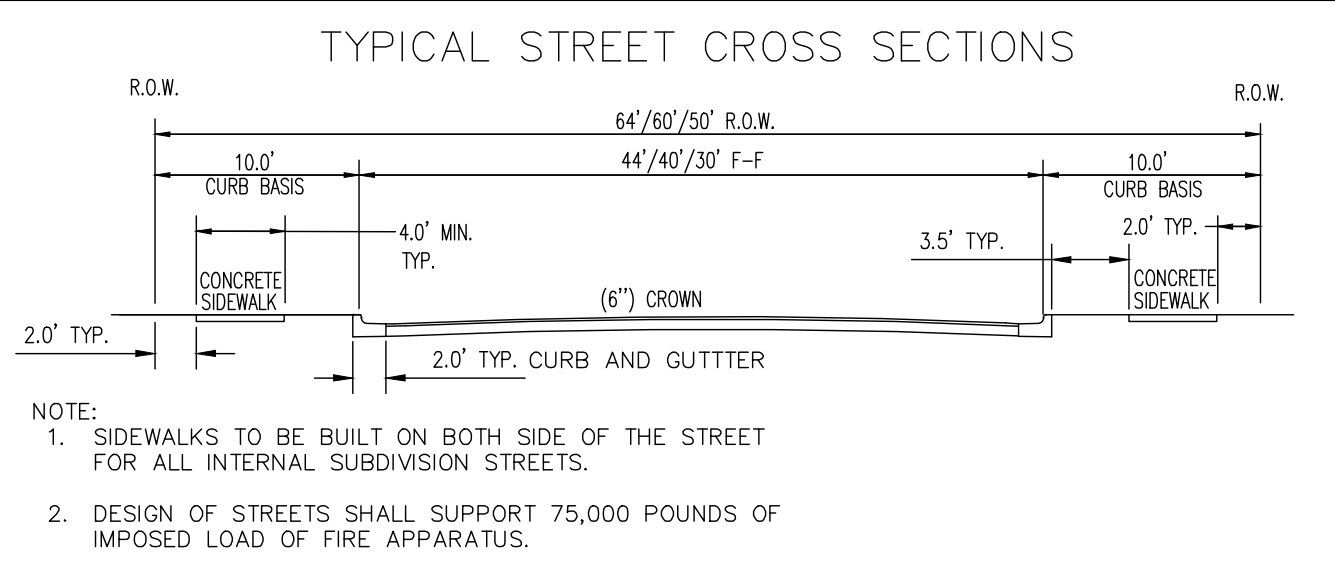
	Name	Mailing Address
1	FUCHS GROVE LAND TRUST	11311 PICKFAIR DR AUSTIN , TX 78750-2527
2	RAMIREZ ANNA & MARIO	14204 FUCHS GROVE RD MANOR, TX 78653-3322
3	CABRERA JUAN & MATILDE CARBAJAL	14119 FUCHS GROVE RD MANOR, TX 78653-3315
4	AUS-TEX PARTS & SERVICE LTD	VILLANUEVA FORTIN, 14115 FUCHS GROVE RD MANOR, TX 78653-3315
5	MARQUEZ ANTONIO & MARIA SANCHEZ-MARQUEZ	14111 FUCHS GROVE DR MANOR, TX 78653-3315
6	POWERS JAMES	14107 FUCHS GROVE RD MANOR, TX 78653-3315
7	DAVIS AUDREY LYNN	9005 INDIGO SKY DR AUSTIN, TX 78724-5257
8	LOPEZ ROCIO JIMENEZ & JORGE ALBERTO CACERES	14019 FUCHS GROVE RD MANOR, TX 78653-3332
9	NAVARRO MANUEL SANCHEZ	14015 FUCHS GROVE RD MANOR, TX 78653-3332
10	LOPEZ AGUSTIN ROMAN	14011 FUCHS GROVE RD MANOR, TX 78653-3332
11	VAZQUEZ MAXIMINO & ISIDRA	14007 FUCHS GROVE RD MANOR, TX 78653-3332
12	OCHOA JESUS	12102 CANTON CT MANOR , TX 78653-4995
13	JARAMILLO FRANCISCO & REBECA VERA	18100 MAXA DR MANOR , TX 78653-3680
14	VELAZQUEZ ROMEO & IRENE HUERTA	13823 FUCHS GROVE RD MANOR, TX 78653-3308
15	VELAZQUEZ EDMUNDO & ELIZABETH	13815 FUCHS GROVE RD MANOR, TX 78653-3335
16	RIEDEL BOBBIE JEAN	350 CR 462 EELGIN, TX 78621-5303
17	OROSCO DAVID M	13709 FUCHS GROVE RD MANOR, TX 78653-3311
18	OROSCO DAVID M	13709 FUCHS GROVE RD MANOR, TX 78653-3311
19	OROSCO DAVID M	13709 FUCHS GROVE RD MANOR, TX 78653-3311

	Name	Mailing Address
20	SLAWSON JAMES D & VERNIA	13705 FUCHS GROVE RD MANOR, TX 78653-3311
21	SLAWSON JAMES D & VERNIA	13705 FUCHS GROVE RD MANOR, TX 78653-3311
22	SLAWSON JAMES D & VERNIA	13705 FUCHS GROVE RD MANOR, TX 78653-3311
23	SERNA SAN JUANITA G	13617 FUCHS GROVE RD MANOR, TX 78653-3307
24	MORRIS CHRISTOPHER J & CAROL A	13609 FUCHS GROVE RD MANOR, TX 78653-3307
25	ARCE DAVID & MARIA	13515 FUCHS GRAVE RD MANOR, TX 78653-3306
26	WILHELM JAMES B JR	803 BLUFF DR ROUND ROCK, TX 78681-5706
27	WILHELM JAMES BERNARD & ANNA GAIL WILHELM	13417 FUCHS GROVE RD MANOR, TX 78653-3306
28	WILHELM JAMES B & ANNA	13417 FUCHS GROVE RD MANOR, TX 78653-3306
29	WILHELM JAMES B & ANNA G	13417 FUCHS GROVE RD MANOR, TX 78653-3306
30	YAIAT L L C	1204 S SADDLE LAKES DR ABILENE, TX 79602-5472
31	SARVI L L C	78746-3203
32	WEAVER J D FAMILY LIMITED SANDERS WELSON RESIDUARY TRUST & SANDERS 2012 TRUST	10501 WILKE RD KINGSBURY, TX 78638-3309 PERRY LN AUSTIN, TX 78731-5330
33	LONE STAR PIPELINE COMPANY & ATMOS ENERGY / MID-TEX DIV	PO BOX 650205 DALLAS , TX 75265-0205
34		40206 INDUSTRIAL PARK CIR #101 GEORGETOWN, TX 78626-4761
35	STERMASTER PROPERTIES LLC	PO BOX 500 MANOR, TX 78653-0500
36	LEAL EZEQUEL P	14031 FUCHS GROVE RD MANOR, TX 78653-3332
37	RODRIGUEZ MARIA A	14027 FUCHS GROVE RD MANOR, TX 78653-3332
38	MACIAS JOSE & NANCY	

Lot size	Number of lots	Assumed IC per lot (SF)	Proposed IC (SF)
Greater than 3 ac.	0	10,000	0
Greater than 1 ac. Less than 3 ac.	0	7,000	0
Greater than 15,000 SF, Less than 1 ac	4	5,000	20,000
Greater than 10,000 SF, less than 15,000 SF	52	3,500	182,000
Less than 10,000 SF	1,056	2,500	2,640,000
Total Lots and Proposed IC	1,112		2,842,000
ROW impervious cover			1,385,214
Other impervious cover(Pond access roads)			97,656
		Total	4,324,870

STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	LINEAR FEET	CLASS
ALBINONI LN	50'	30' FACE TO FACE	4'	2,765	RESIDENTIAL
NERIOS RD	50'	30' FACE TO FACE	4'	696	RESIDENTIAL
BERNINI AVE	50'	30' FACE TO FACE	4'	1,862	RESIDENTIAL
BIZET DR	50'	30' FACE TO FACE	4'	295	RESIDENTIAL
BOTERO PLACE	50'	30' FACE TO FACE	4'	464	RESIDENTIAL
UMLAUF DR	50'	30' FACE TO FACE	4'	445	RESIDENTIAL
MOROLES DR	50'	30' FACE TO FACE	4'	295	RESIDENTIAL
CELLINI LN	50'	30' FACE TO FACE	4'	1,314	RESIDENTIAL
BONNER DR	50'	30' FACE TO FACE	4'	295	RESIDENTIAL
CORELLI DR	50'	30' FACE TO FACE	4'	504	RESIDENTIAL
STOCKFLETH TRL	50'	30' FACE TO FACE	4'	1,087	RESIDENTIAL
HOOK CT	50'	30' FACE TO FACE	4'	162	RESIDENTIAL
DEGAS DR	50'	30' FACE TO FACE	4'	700	RESIDENTIAL
TENNANT ST	64'	44' FACE TO FACE	4'	4,871	RESIDENTIAL COLLECTOR
ARPA CT	50'	30' FACE TO FACE	4'	121	RESIDENTIAL
ELGAR COURT	50'	30' FACE TO FACE	4'	507	RESIDENTIAL
JUDD BND	50'	30' FACE TO FACE	4'	1,262	RESIDENTIAL
GERSHWIN CT	50'	30' FACE TO FACE	4'	125	RESIDENTIAL
GORMLEY CT	50'	30' FACE TO FACE	4'	226	RESIDENTIAL
HUDNALL DR	50'	30' FACE TO FACE	4'	478	RESIDENTIAL
BRUSHWOOD DR	50'	30' FACE TO FACE	4'	380	RESIDENTIAL
TENNYSON TRL	50'	30' FACE TO FACE	4'	652	RESIDENTIAL
HOGARTH DR	50'	30' FACE TO FACE	4'	730	RESIDENTIAL
JANACEK DR	50'	30' FACE TO FACE	4'	292	RESIDENTIAL
LECLAIR DR	50'	30' FACE TO FACE	4'	1,051	RESIDENTIAL
SURLS CT	50'	30' FACE TO FACE	4'	176	RESIDENTIAL
LUDWIG LN	50'	30' FACE TO FACE	4'	709	RESIDENTIAL
MAGRITTE LN	50'	30' FACE TO FACE	4'	928	RESIDENTIAL
MAHLER DR	50'	30' FACE TO FACE	4'	573	RESIDENTIAL
WOODRUFF LN	50'	30' FACE TO FACE	4'	996	RESIDENTIAL
MIRO LN	50'	30' FACE TO FACE	4'	1,102	RESIDENTIAL
ELMER ST	60'	40' FACE TO FACE	4'	3,800	RESIDENTIAL COLLECTOR
OKEEFE LN	50'	30' FACE TO FACE	4'	494	RESIDENTIAL
RASCOE DR	50'	30' FACE TO FACE	4'	410	RESIDENTIAL
PREVIN BND	50'	30' FACE TO FACE	4'	2,020	RESIDENTIAL
ORTIZ CT	50'	30' FACE TO FACE	4'	190	RESIDENTIAL
LESTER DR	50'	30' FACE TO FACE	4'	1,001	RESIDENTIAL
RODIN BND	50'	30' FACE TO FACE	4'	1,156	RESIDENTIAL
ROTHCO CT	50'	30' FACE TO FACE	4'	157	RESIDENTIAL
SCARLOTTI WAY	50'	30' FACE TO FACE	4'	956	RESIDENTIAL
TARTINI DR	50'	30' FACE TO FACE	4'	837	RESIDENTIAL
TELEMANN LN	50'	30' FACE TO FACE	4'	870	RESIDENTIAL
VERMEER DR	50'	30' FACE TO FACE	4'	590	RESIDENTIAL
VIVALDI DR	50'	30' FACE TO FACE	4'	284	RESIDENTIAL
LOVEJOY BND	50'	30' FACE TO FACE	4'	1,476	RESIDENTIAL
EMERY LN	60'	40' FACE TO FACE	4'	1,251	RESIDENTIAL COLLECTOR
SMILEY LN	50'	30' FACE TO FACE	4'	661	RESIDENTIAL

TOTAL LINEAR FOOTAGE OF STREETS: 42,217 L.F.
ALL PROPOSED STREETS TO BE CURB AND GUTTER (2.0' TYP.) AND HAVE SIDEWALKS ON BOTH SIDES.



- NOTE:
1. SIDEWALKS TO BE BUILT ON BOTH SIDE OF THE STREET FOR ALL INTERNAL SUBDIVISION STREETS.
 2. DESIGN OF STREETS SHALL SUPPORT 75,000 POUNDS OF IMPOSED LOAD OF FIRE APPARATUS.

PRELIMINARY SUBDIVISION APPROVAL SHEET ___ OF ___
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY (ADM) (PC) ZAP) ON _____
UNDER SECTION 51 OF CHAPTER 30-2 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 30-2-62) _____ CASE MANAGER: _____
(IF REV) ORIGINAL APPLICATION DATE _____ DWPZ _____ DDZ _____
TYPE OF REVISION: MAJOR _____ MINOR _____ SB 1704: YES _____ NO _____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
PRELIMINARY PLAN EXTENDED (UNDER CHAPTER 30) NO. _____
UNTIL _____ CASE MANAGER _____
PRELIMINARY EXTENDED ON _____ UNTIL _____
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. UNLESS EXTENDED UNDER CHAPTER 30.
COMMENTS _____

C8J-2020-0091

DESIGNED BY: BM

DRAFTED BY: MW/SA

DATE

REVISION

Carlson

[illegible]

PLACE THE FOLLOWING NOTES VERBATIM ON THE PLAN:

- 35) Hydrants and fire department connections shall not be located behind parking stalls or in other locations where they are likely to be blocked by vehicles or other objects. Whenever possible, hydrants shall be placed in landscape islands/peninsulas, street and drive aisle intersections in preference to mid-block locations.
- 36) Hydrants must be located within three to six feet of the edge of a fire access roadway.
- 37) Hydrants shall not be located in areas where they will be visually or operationally obstructed (behind fences or walls, in bushes, behind parking spaces, etc).
- 38) A minimum 3-foot clearance shall be provided around the circumference of the hydrant.
- 39) Approved fire hydrants are to be considered part of a fire protection system and shall not be removed or tampered with unless approved by Travis County ESD No. 12. Tampering shall include, but is not limited to, painting, modifying, and obstructing access.
- 40) Fire sprinkler riser rooms shall be provided with exterior access. No interior access shall be provided. The exterior access door shall face a designated fire lane, unless otherwise approved by Travis County ESD No. 12.
- 41) Any fire hydrants that have not passed an acceptance test in the presence of a Travis County ESD No. 12 inspector or temporarily inoperative should be wrapped with a black bag.
- 42) The building address shall be clearly visible from the street to which it is addressed. Final numbers have to be at least 6" in height and of contrasting color with the background upon which they are placed.
- 43) Temporary fuel tanks of 60 or more gallons shall be inspected by Travis County ESD No. 12 to ensure the appropriate requirements are met.
- 44) Prior to occupancy, a close out inspection test of fire hydrant flow is required by Travis County ESD No. 12. The contractor shall contact Travis County ESD No. 12 to schedule the acceptance test. If any hydrant fails the fire flow test, the entire system fails the fire flow test.
- 45) Approval of this plan submittal does not constitute a verification of all data, codes, information, and calculations supplied by the applicant. The licensed designer and/or professional engineer of record is solely responsible for the completeness, accuracy, and adequacy of the submittal whether or not the plan submittal is reviewed and approved for code compliance by Travis County Emergency Services District No. 12.

Rev. 210106

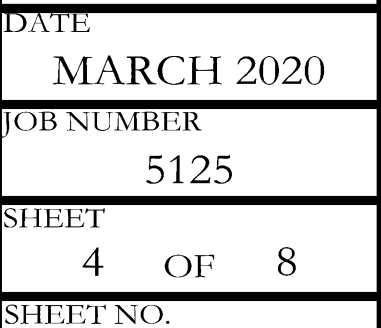
Civil Engineering ♦ Surveying

FIRM ID #F3791

Main Office North Office
 5501 West William Cannon Dr. 12129 RR 620 N., Ste. 600
 Austin, Texas 78749 Austin, Texas 78750

Phone No. (512) 280-5160 Fax No. (512) 280-5165

PRELIMINARY PLAN



PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____

FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY (ADM) (PC) (ZAP) ON _____
UNDER SECTION 51 OF CHAPTER 30-2 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 30-2-62) _____ CASE MANAGER: _____

(IF REV) ORIGINAL APPLICATION DATE _____, DWP2 _____ DDZ _____

TYPE OF REVISION: MAJOR _____ MINOR _____ SB 1704: YES _____ NO _____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

PRELIMINARY PLAN EXTENDED (UNDER CHAPTER 30) NO _____

UNTIL _____ CASE MANAGER _____

PRELIMINARY EXTENDED ON _____ UNTIL _____
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. UNLESS EXTENDED UNDER CHAPTER 30.



COMMENTS _____

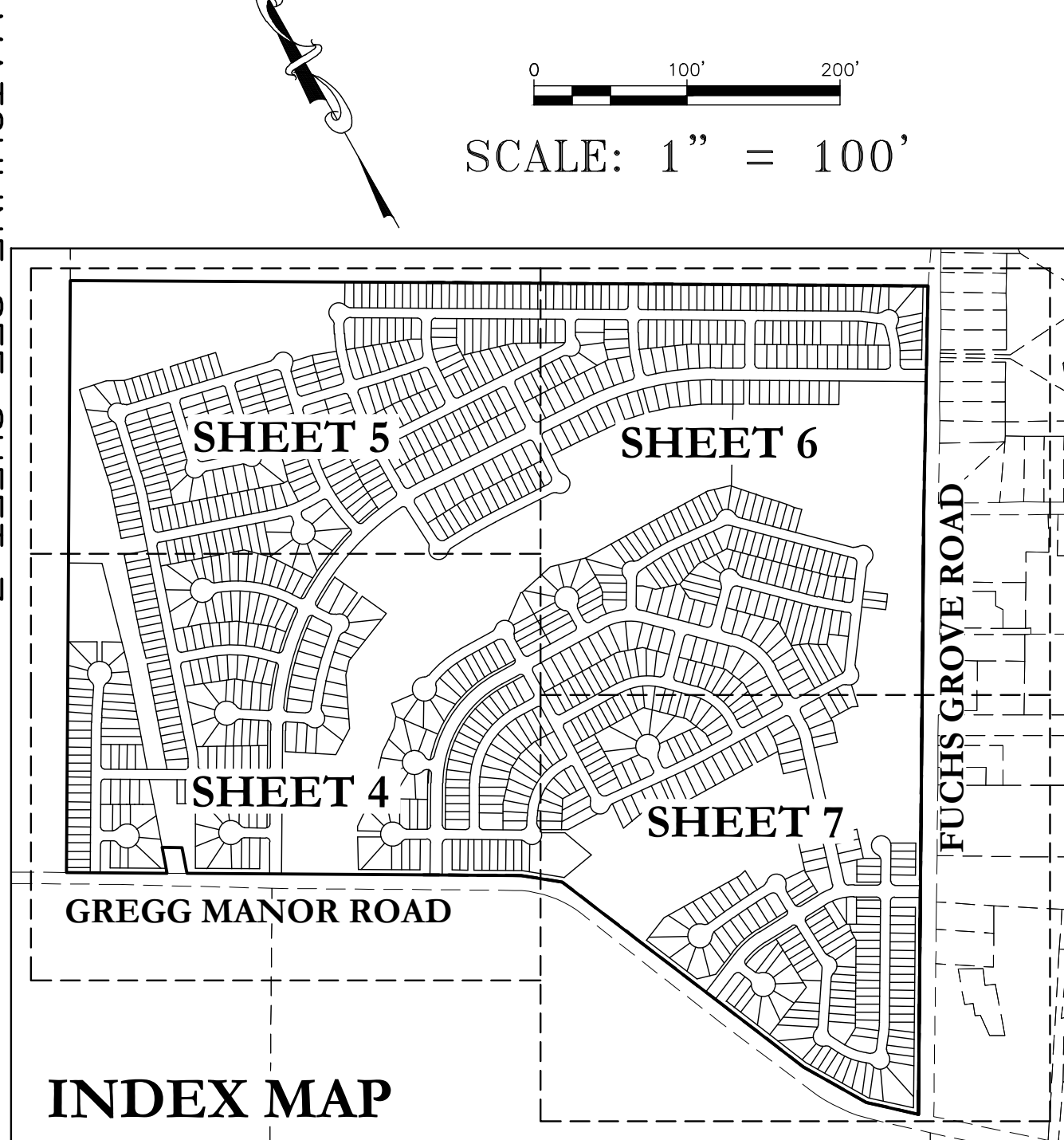
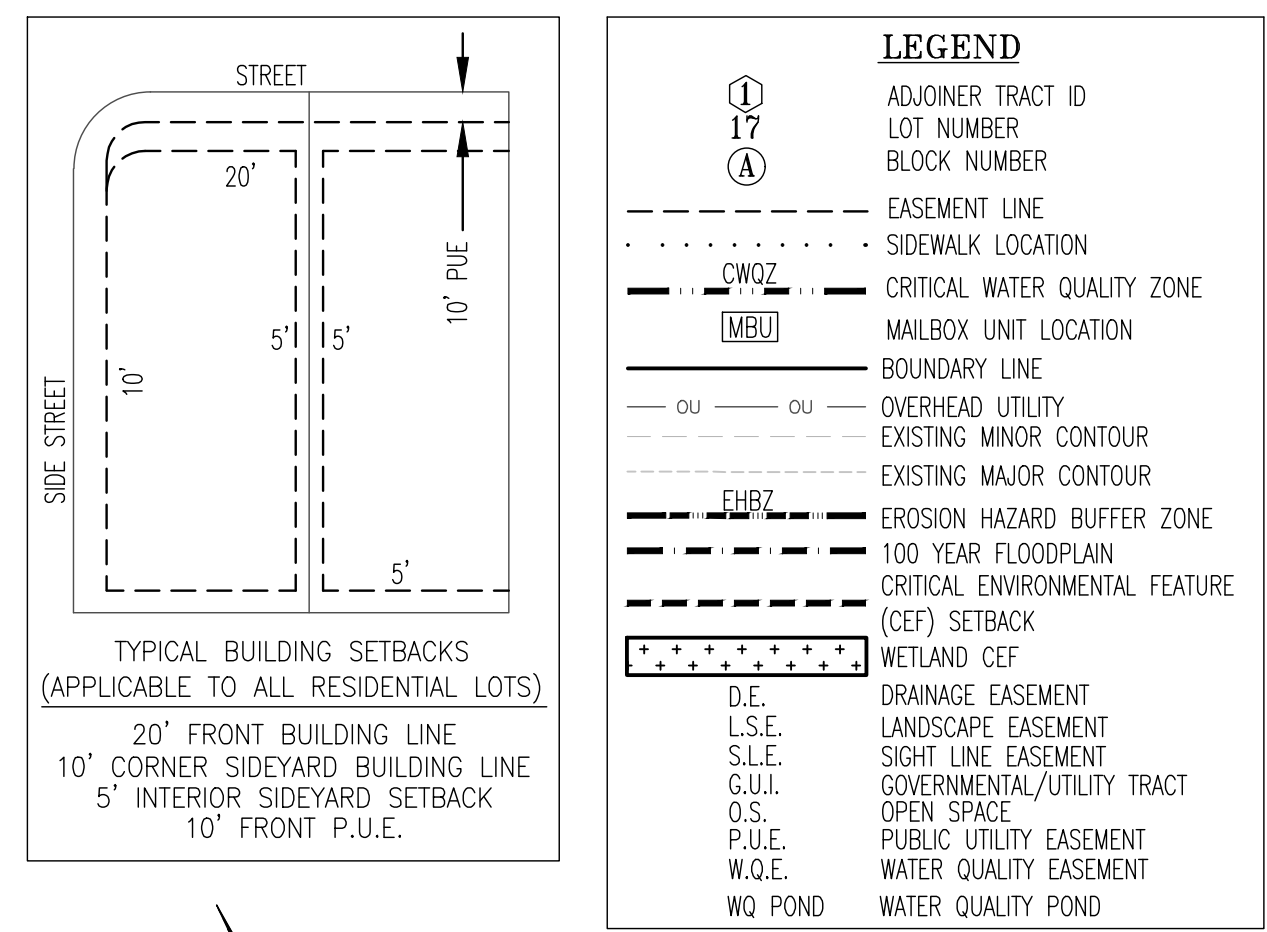
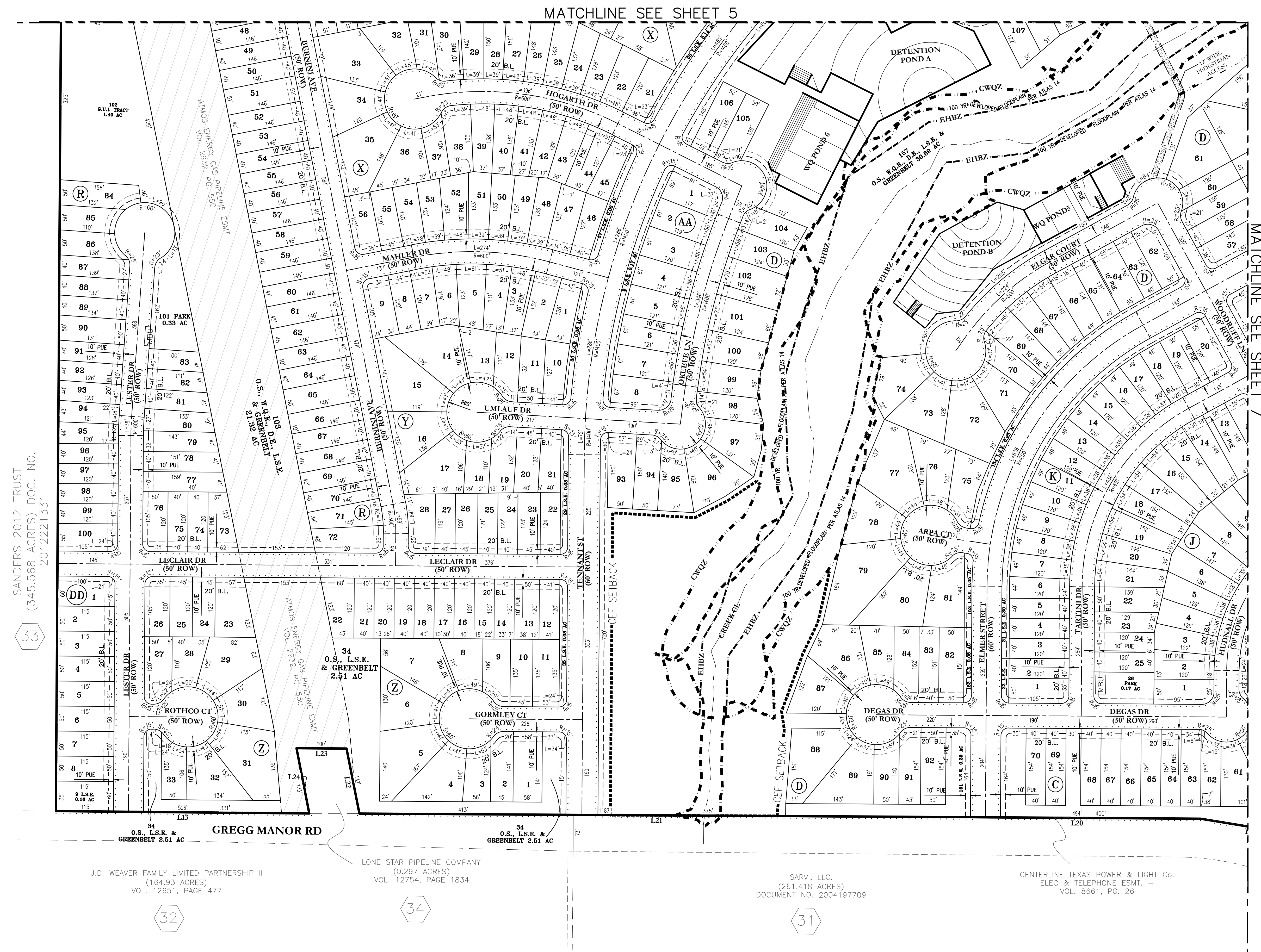
C8J-2020-0091

4

TOTAL ACREAGE OF PRELIMINARY PLAN: 321.891 ACRES
TOTAL NO. OF LOTS: 1151 LOTS
NO. OF SINGLE FAMILY LOTS: 1112 LOTS

**GREGG MANOR SUBDIVISION
PRELIMINARY PLAN
A SMALL LOT SUBDIVISION**

DESIGNED BY:	BM	DRAFTED BY:	MW/SA
DATE			
REVISION			
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying</p> </div> <div style="text-align: center;"> <p>FIRM ID #F3791</p> <p>Main Office: North Office 5501 West William Cannon Dr. 12129 RR #20 N., Sec. 600 Austin, Texas 78750 Austin, Texas 78750</p> <p>Phone No. (512) 280-5160 Fax No. (512) 280-5165</p> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>SHEET NAME:</p> <p>100 SCALE (1 OF 4)</p> </div> <div style="width: 45%;"> <p>JOB NAME:</p> <p>GREGG MANOR SUBDIVISION</p> </div> </div>			
<p>PROJECT:</p> <p>PRELIMINARY PLAN</p>			
<div style="text-align: center;">  <p>CARLSON, BRIGANCE & DOERING, INC. ID# F3791</p> <p><i>Brendan P. McEntee</i> 05/04/2022</p> </div>			
DATE			
MARCH 2020			
JOB NUMBER			
5125			
SHEET			
5 OF 8			
SHEET NO.			
5			



<p>PRELIMINARY SUBDIVISION APPROVAL</p> <p>FILE NUMBER _____ APPLICATION DATE _____</p> <p>APPROVED BY (ADM) (PC) ZAP) ON _____</p> <p>UNDER SECTION 51 OF CHAPTER 30-2 OF THE CITY OF AUSTIN CODE.</p> <p>EXPIRATION DATE (LDC 30-2-62) _____ CASE MANAGER: _____</p> <p>(IF REV) ORIGINAL APPLICATION DATE _____, DWPZ _____ DDZ _____</p> <p>TYPE OF REVISION: MAJOR _____ MINOR _____ SB 1704: YES _____ NO _____</p>	<p>SHEET ____ OF ____</p>
<p>DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT</p> <p>PRELIMINARY PLAN EXTENDED (UNDER CHAPTER 30) NO _____</p> <p>UNTIL _____ CASE MANAGER _____</p> <p>PRELIMINARY EXTENDED ON _____ UNTIL _____</p> <p><i>FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE, UNLESS EXTENDED UNDER CHAPTER 30.</i></p> <p>COMMENTS _____</p>	

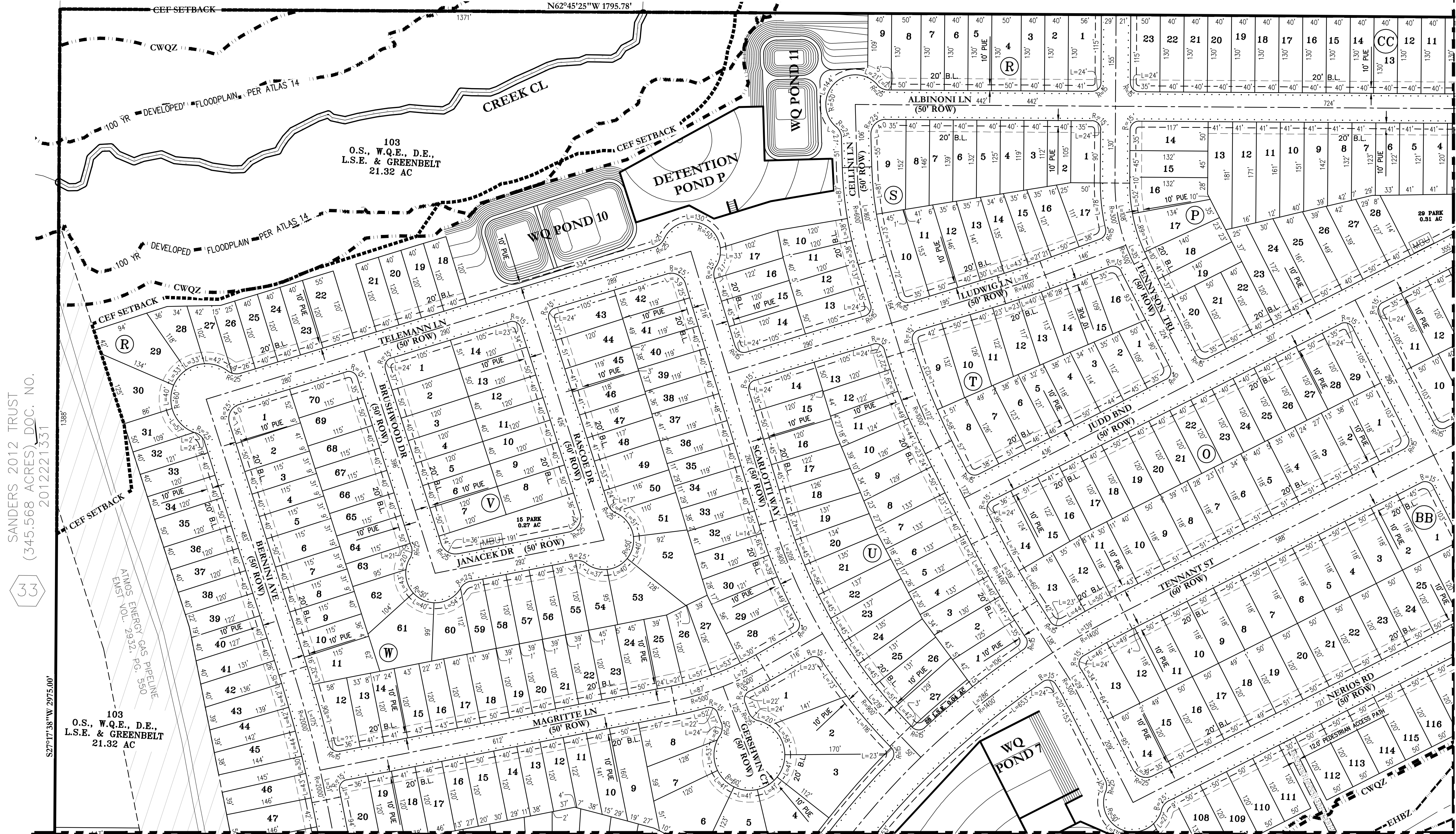
C8J-2020-0091

TOTAL ACREAGE OF PRELIMINARY PLAN: 321.891 ACRES
TOTAL NO. OF LOTS: 1151 LOTS
NO. OF SINGLE FAMILY LOTS: 1112 LOTS

GREGG MANOR SUBDIVISION
PRELIMINARY PLAN
A SMALL LOT SUBDIVISION

STERMASTER PROPERTIES
(44.102 ACRES)
DOC. NO. 2018133587

35



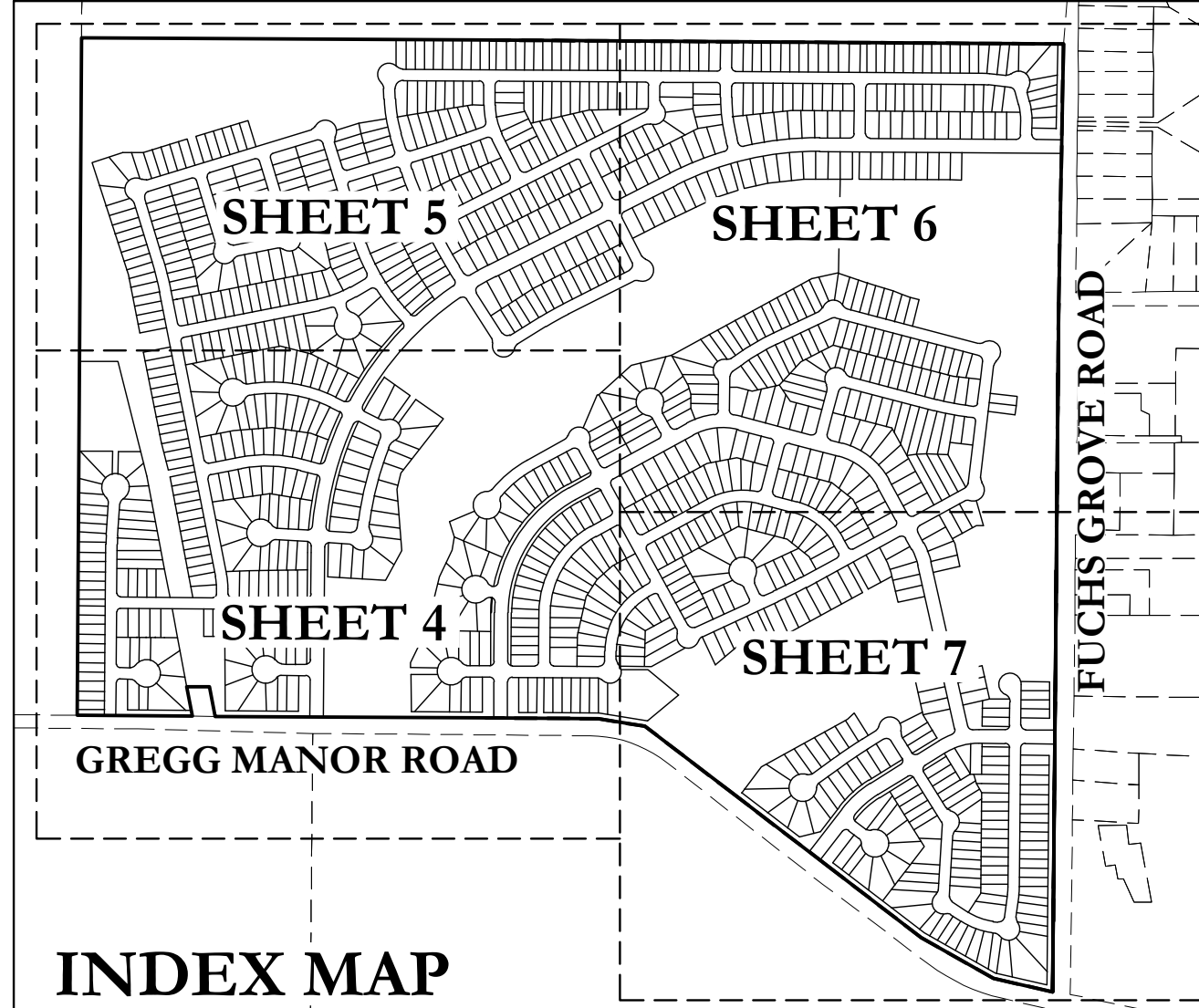
LEGEND

- ① ADJOINER TRACT ID
- 17 LOT NUMBER
- (A) EASEMENT LINE
- SIDEWALK LOCATION
- CWQZ CRITICAL WATER QUALITY ZONE
- (MBU) MAILBOX UNIT LOCATION
- BOUNDARY LINE
- OU OVERHEAD UTILITY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EHBZ EROSION HAZARD BUFFER ZONE
- 100 YEAR FLOODPLAIN
- CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK
- WEILAND CEF
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- G.U.I. GOVERNMENTAL/UTILITY TRACT
- O.S. OPEN SPACE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- WQ POND WATER QUALITY POND

TYPICAL BUILDING SETBACKS
(APPLICABLE TO ALL RESIDENTIAL LOTS)

- 20' FRONT BUILDING LINE
- 10' CORNER SIDEYARD BUILDING LINE
- 5' INTERIOR SIDEYARD SETBACK
- 10' FRONT P.U.E.

0 100' 200'
SCALE: 1" = 100'



PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____

FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY (ADM) (PC) ZAP) ON _____
UNDER SECTION 51 OF CHAPTER 30-2 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 30-2-62) _____ CASE MANAGER: _____
(IF REV) ORIGINAL APPLICATION DATE _____ DWPZ _____ DDZ _____
TYPE OF REVISION: MAJOR _____ MINOR _____ SB 1704: YES _____ NO _____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
PRELIMINARY PLAN EXTENDED (UNDER CHAPTER 30) NO. _____
UNTIL _____ CASE MANAGER _____

PRELIMINARY EXTENDED ON _____ UNTIL _____
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE, UNLESS EXTENDED UNDER CHAPTER 30.

COMMENTS _____

C8J-2020-0091

DESIGNED BY: RM	DRAFTED BY: MW/SA
DATE	
REVISION	
SHEET NAME: 100 SCALE (2 OF 4)	
JOB NAME: GREGG MANOR SUBDIVISION	
PROJECT: PRELIMINARY PLAN	
<p>CARLSON, BRIGANCE & DOERING, INC. 1017 F3791</p>	
DATE	MARCH 2020
JOB NUMBER	5125
SHEET	6 OF 8
SHEET NO.	6

STERMASTER PROPERTIES (44.102 ACRES)
DOC. NO. 2018133587

The diagram illustrates typical building setbacks for residential lots. It shows a rectangular lot with a 'SIDE STREET' on the left and a 'STREET' on the top. The setbacks are defined as follows: 20' front building line, 10' corner sideyard building line, 5' interior sideyard setback, and 10' front P.U.E. (Public Utility Easement). The lot dimensions are 10' wide and 15' deep. The setbacks are 10' from the side street, 5' from the interior sideyard, and 15' from the front street. The 10' front P.U.E. is shown as a dashed line.

TYPICAL BUILDING SETBACKS
(APPLICABLE TO ALL RESIDENTIAL LOTS)

- 20' FRONT BUILDING LINE
- 10' CORNER SIDYARD BUILDING LINE
- 5' INTERIOR SIDYARD SETBACK
- 10' FRONT P.U.E.

LEGEND

- ADJOINER TRACT ID
- LOT NUMBER
- BOUNDARY LINE
- SIDEWALK LOCATION
- CWQZ CRITICAL WATER QUALITY ZONE
- MBU MAILBOX UNIT LOCATION
- BOUNDARY LINE
- OU OVERHEAD UTILITY
- EXISTING MINOR CONTOUR
- FHRZ EXISTING MAJOR CONTOUR
- EROSION HAZARD BUFFER ZONE
- 100 YEAR FLOODPLAIN
- CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK
- WETLAND CEF
- DRAINAGE EASEMENT
- LANDSCAPE EASEMENT
- SIGHT LINE EASEMENT
- G.U.I. GOVERNMENTAL/UTILITY TRACT
- O.S. OPEN SPACE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- WQ POND WATER QUALITY POND

SHEET 5

SHEET 6

SHEET 4

SHEET 7

GREGG MANOR ROAD

FUCHS GROVE ROAD

INDEX MAP

INDEX MAP

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT _____

PRELIMINARY PLAN EXTENDED (UNDER CHAPTER 30) NO _____

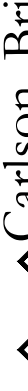

UNTIL _____ CASE MANAGER _____

PRELIMINARY EXTENDED ON _____ UNTIL _____



FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. UNLESS EXTENDED UNDER CHAPTER 30.

COMMENTS _____

C8J-2020-0091

DESIGNED BY:	BM	DRAFTED BY:	MW/SA
DATE			
REVISION			
<div style="float: left; width: 60%;"> <p>Carlson, Brigrance & Doering, Inc.</p>  <p>Civil Engineering ♦ Surveying</p> <p>FIRM ID #F3791</p> <p>Main Office North Office 5501 West Loop South 12170 Northwest Highway Dr. Austin, Texas 78749 Austin, Texas 78750</p> <p>Phone No. (512) 290-5160 Fax No. (512) 290-5165</p> </div>			
SHEET NAME:	100 SCALE (3 OF 4)		
JOB NAME:	GREGG MANOR SUBDIVISION		
PROJECT:	PRELIMINARY PLAN		
 <p>CARLSON, BRIGRANCE & DOERING, INC. ID# F3791</p> <p><i>Brendan P. McEntee</i> <i>05/04/2022</i></p>			
DATE	MARCH 2020		
JOB NUMBER	5125		
SHEET	7		
OF	8		
SHEET NO.	7		



DESIGNED BY:		DRAFTED BY:	
RM		MW/SA	
DATE			
REVISION			
<div style="display: flex; justify-content: space-between;"> <div> <p>Carlson, Brigrance & Doering, Inc.</p> <p>Civil Engineering ♦ Surveying</p> <p>FIRM ID #13701</p> <p>Main Office 5501 West William Cannon Dr. Austin, Texas 78750</p> <p>North Office 12129 RR (20) N., Ste. 600 Austin, Texas 78750</p> <p>Phone No. (512) 280-5160 Fax No. (512) 280-5165</p> </div> <div>  </div> </div>			
SHEET NAME:		100 SCALE (4 OF 4)	
JOB NAME:		GREGG MANOR SUBDIVISION	
PROJECT:		PRELIMINARY PLAN	
 <p>CARLSON, BRIGRANCE & DOERING, INC. D#13701</p> <p><i>Brenden P. McEntee</i> 05/04/2022</p>			
DATE MARCH 2020			
JOB NUMBER 5125			
SHEET 8 OF 8			
SHEET NO. 8			