2) MANTEMANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN)) THE MAITR OUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIENNO COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MANNENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.

S) EROSOK/SCIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC. AND THE ENVIRONMENTAL CRITERIA MARUAL.

4) WATER OLULUTY COMPROES ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC. . APROVAL OF THIS REQUARRAY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DENATION FROM THE CITYS LAND EXCENSIVE RECOVERY THAT PLAN CONSTITUTION PLAN OF SITE PLAN STAGE, UNLIES SUPPLIES THAT PLAN CONSTITUTION PLAN OF SITE PLAN STAGE, UNLIES SUPPLIES AND SHEED AND SHEED CHAIL APPROVED IN WRITING BY THE DESIGN WAS DENOTED THE PROJECT IN THE PROJECT IN THE DESIGN OF THE PROJECT IN THE DOES NOT OTHER CITY LAND DENELOOMENT REGISTRANCES ON IT IT IS SUBSCIENTLY DETERMINED THAT THE DESIGN WOULD OWERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.

I) THE OWNER OF THIS SUBDINSTON, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDINSTON MEROVACHINIS WHICH COMPLY MAIN APPLICABLE. CODES AND REQUIREMENTS OF THE AT THE OWNER OWNERS WHICH CONTES AND REQUIREMENTS OF THE AT THE OWNER OWNERS AND ACKNOWLEDGES THAT PLAT VACATION OR REPAIR THOSE WAS REGISTED REPAIRS. IF PLANS TO CONSTRUCT THIS SUBDINSTON DO NOT COMPLY WITH SUCH COMES AND

7) PRIGH TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN

9) PROOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBJUTTED TO THE CITY OF AUSINY FOR RENEW RAMPALL RUNGET SHALL BE HELD TO THE AMOUNT EXISTING AT UNDERFLOPED STATUS BY PONDING SEPARATE DEVELOPMENT PERMIT. ALL PROPOSED CONSTRUCTION OR SITE AT TERRITORS ON SHALL REQUIRE APPROVAL OF A 8) THE PORTIONS OF THE PRELIMINARY PEAN WHICH ARE DESCHAFTD SINGLE FAMILY SHALL BE DEVELOPED AND CONSTRUCTED AS A SHALL LOT SUBDINSON IN COMPLIANCE WITH CHAPTER 25-4-232 OF THE LDC.

10) ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIMSION SHALL BE IN ACCORDANCE TRAVIS COUNTY/CITY OF AUSTIN

THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS LOT. BLOCK. F.F. ELEV. (TO NEAREST TENTH)

OR LOTS ADJACENT TO WATERWAYS (NEP) THE MINIMUM FINISHED FLOOR FLEWATION ON LOT ____ SHALL BE ONE FOOT

NO FILL SHALL BE ALLOWED IN THE FLOCOPLAN ON THESE LOTS EXCEPT BY SEPARATE PERMIT

11) THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY RECULATIONS, IS CONTAINED WITHIN THE DRAWIACE EASEMENT(S) SYCHIM HERECON. A PORTION OF THIS TRACE IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN PER THE FEDERAL FLOOD INSURANCE ADMINISTRATION FERM PAINE!

48453/COMPORATED AREAS. Z)FLOODPLAIN MODIFICATIONS WITHN LOT BS. BLOCK D. AND LOT 114, BLOCK H. MILL BE REVICETATED USING CITY OF AUSTIN STANDARD SPECIFICATION GOSS(MATINE SEEDING AND PLANTING).

14) NO BULDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAWAGE EASEMENTS AND OR STORMSCHAF EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRANS COUNTY. 13) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAWNAGE EASEMENTS AND/OR STORMSEMER EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY COVERNMENTAL AUTHORITIES.

IS) ALL STRETTS, DRAMANGE, SDEWALKS, ERDSON CONTROLS AND WATER AND WASTEWATER UNES ARE REQUIRED TO BE CONSTRUCTED AND MEANAGE AND CONTROL TO BE PARKEWEN WITH CONCRETE COME AND CALTER ALL LOCAL STREETS MELT BE PASSED WITH A SPINALITE COMPRETED BY AND CALTER ALL LOCAL STREETS ARE TO HAVE A 50 FOOT BY AND BA PANNE WIDTH OF A FARME WIDTH OF A OFFET BY AND BA PANNE WIDTH OF A OFFET BY AND BASING WIDTH OFFET BY A OFFET BY A OFFET BY AND BASING WIDTH OFFET BY A OFFET B 15) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSICHS

17) THE UTILITIES PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS-WATER & WASTEWATER — AUSTIN WATER UTILITY ELECHRIC — AUSTIN MERCHAN GAS — TEXAS GAS SCRICE

18) NO LOT IN THIS SUBDINISON SHALL BE OCCUPED UNTIL CONNECTED TO THE CITY OF AUSTIN'S WATER AND 19]HE WATER AND WASTEWATER UTLITY SYSTEM SERVING THIS SUBDINSION MUST BE IN ACCORDANICE WITH THE CITYS UTLITY DESCON CRITERA. THE WATER AND WASTEWATER UTLITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTLITY. THE CITY MUST INSPECT THE CONSTRUCTION.

20) THE ELECTRIC UTILITY HAS THE RIGHT TO PRINE AND/OR REMOVE TREES. SHRUBBERY AND OTHER OBSTRUCTIONS. TO THE EXTENT MCCESSARY TO KEEP EASSLEWIS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

22) A TEN 1700T ELECTRIC AND TELECOMMUNICATIONS EASEMENT ADJACENT TO THE R.O.W. SHALL BE DEDICATED ON THE FINAL PLATS. 2))HE OWER/DEKLOPER OF THIS SUBDINSON SHALL PROVIDE THE ELECTRIC UTILITY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE HINDLE, FOR THE INSTALLATION AND ONCOMIC MANTENANCE OF DIFFERENCE AND UNDERGROUDD ELECTRIC FACILITIES. THESE CASENETS AND/ORA ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE GIVE TO PROVIDE ELECTRIC.

CITY OF AUSTIN LD.C.

22) THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY PROSON CONTROL REVIECTATION AND MITHIN THE FORTER OF THE CHINEMON AND THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUMING AND THE REMOVED THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUMING AND THE REMOVED THE SHALL BE RESPONSIBLE FOR ANY THE FROM THE THINKEN OF THE OWNER SHALL BE RESPONSIBLE FOR ANY THE PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

24) PRICH TO RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS.

STREET CONSTRUCTION AND RELATED WERASTRUCTURE, INCLUDING PAVING, DRAINACE, SIDEWALKS, WATER SUPPLY AND
WASTEWATER COLLECTORS (SEE STREET INVENTORY ON THIS SHELT)

c) SIDEWALKS ALONG ALL COMMON AREA LOTS. D) ENHAROMENTAL AND SAFETY CONTROLS, AND OTHER RELATED HEMS (E.G., EROSION AND SEDMENTATION CONTROLS, RESTORATION, COMMINICAL WORK, PRE OF LESSAKINS, OFTENDON, MATER CANALITY PROMOS ETC.) AS DETENDANCE DROPS TO FINAL PLAT APPROVAL THE RESTORATION COST ESTIMATE MALL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS (SEE STREET INVENTORY ON THIS SHEET).

25) DRIVEWAY ACCESS IS PROHIBITED ONTO CILES LANE FOR LOTS 69 & 70, BLOCK

PUBLIC SDEWAKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL OF THE FLOCT OF THE FOLD STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL OF THE FLOCT OF THE FL

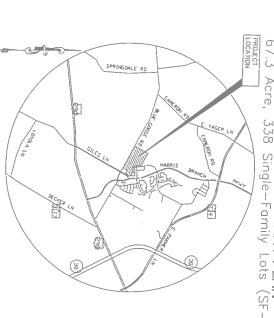
28) NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150) TO THE EDGE OF PAYEMENT OF ANY INTERSECTING ARTERAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 30 FEET (30) TO THE EDGE OF PAYEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET. DRIVEWAY ACCESS IS PROHIBITED TO SIDE STREETS OF COMBER LOTS. 27) A MINHULU OF THREE OFF STREET PARKING SPACES, ARE REQUIRED FOR EACH DIRELLING UNTI. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINHUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.

FOR A MINUMIN TRANSL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY DRADES MAY EXCED 14% ONLY SPECIFIC APPROVAL OF SURFACE GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT SHALL BE SATISFIED AT THE TIME OF THE FINAL PLAT.

ADVANCED NOTICE SIGNACE OF REDUCED SPEED SHALL BE REQUIRED WHERE DESIGN ELEMENTS DO NOT MEET JO 32) A DECLARATION OF COVENANTS, EASTMENTS AND RESTRICTIONS IN COMPLANCE WITH CHAPTER 25-4-232 IS RECORDED AS DOC. NO. <u>2002/6524</u>. VITIO7, PGS. 65-126 IN THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS. 31) PROSTAL FACUTIES SHALL BE LOCATED IN THE COMMON OPEN SPACE AREAS AND/OR GREENBELT AREAS AT THE

Thornbury II - Preliminary Plan

PROJECT THORNBURY II - PRELIMINARY PLAN 67.3 Acre, 338 Single-Family Lots (S 338 Single—Family Lots (SF—4A)



LOCATION MAP
City of Austin (Full-Purpose), Travis County, Texas Quad1: Q-29, Quad2: Q-28, MAPSCO pg. 528
Decker Creek Watershed (Suburban, DDZ)
APPROVED SER's: 3082 & 3083

FORT OCT A THEBS

CLASSIFICATION

STREET

INVENTORY R.O.W. PAVEMENT

FOCAL STREET

Garden Rose Path

LOCAL STREET
LOCAL STREET

LOCAL STREET

SHEALIPE. SECT HIOR

25.52

A) WHAR A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT BY YEGGTATION, FENCING, EARTHWORK, BUILDINGS, SIGHS OR ANY COURTENS FROM SIGHT OF SIGHT OF THE SIGH

33) SECTION 25-4-133 OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE (LDC) IS MODIFIED TO ALLOW FOR A BLOCK LENGTH OF 5,000 FEET (ORDINANCE ZOUGOJZ3-057).

SOS SIDEWALKS ARE REQUIRED ALONG THE SUBDIVISION SIDE OF BLUE COOSE ROAD. THESE SIDEWALKS WILL BE REQUIRED WHEN BLUE COOSE ROAD IS UPGRANZED TO CURB AND CUTTER STANDARDS. THE DEVELOPER WILL POST FISCAL FOR THE SIDEWALKS AND WILL BE REQUIRED TO CONSTRUCT THEM.

37) BUILDING SETBACK LIMES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS

DEMONSTRATING OF PLATING.

1 S. BLOCK A TO BE DEDICATED AS A PULE, LE, AE, DE, & WOLE, 128, BLOCK B TO BE DEDICATED AS A PULE, LE, AE, DE, & WOLE, 128, BLOCK B TO BE DEDICATED AS A PULE, LE, AE, DE, & WOLE, 138, BLOCK D TO BE DEDICATED AS A PULE, LE, AE, DE, & WOLE, 134, BLOCK B TO BE DEDICATED AS A PULE, LE, AE, DE, & WOLE, 134, BLOCK B TO BE DEDICATED AS A PULE, LE, AE, DE, & WOLE, THE ABOUTH TO BE DEDICATED AS A PULE, LE, AE, DE, ABOUTH TO BE DEDICATED AS A PULE, LE, AE, DE, ABOUTH TO BE DEDICATED AS A PULE, LE, AE, DE, ABOUTH TO BE DEDICATED AS A PULE, LE, AE, DE, ABOUTH TO BE DEDICATED AS A PULE, LE, AE, DE, ABOUTH TO BE DEDICATED AS A PULE, LE, AE, DE, ABOUTH TO BE DEDICATED AS A PULE, LE, AE, DE, ABOUTH TO BE DEDICATED AS A PULE, LE, AE, DE, ABOUTH TO BE DEDICATED AS A PULE, LE, AE, DE, ABOUTH TO BE DEDICATED AS A PULE, LE, AE, DE, ABOUTH TO BE DEDICATED AS A PULE, LE, AE, DE, ABOUTH TO BE DEDICATED AS A PULE, LE, AE, DE, A

39) SIEWAMAYS ALONG CREES LANE ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS LINEDONED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SOEWALKS MAY BRIGHT IN THE WITHOUGHING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BOOY OR UTILITY CONNECTIONS BY THE GOVERNING.

40) AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-8-42(B)(5) OF THE LDC FOR CUT FROM 4-15' AND FOR FILL FROM 4-8-KSSOCATED WITH THE WATER QUALITY AND/OR DETENTION FACUTIES AND PER SECTION 25-8-42(9)(6) FOR FILL IN THE UPLANDS FROM 4-8:

2A 2B 2C 2D

Erosion/Sedimentation, Tree Protection & Slope Map

Water Quality Plan Preliminary Plan Cover Sheet / Notes

Fully Developed Drainage Map Existing Conditions Drainage Map \sim

Sheet index:

DELTA SURVEY GROUP, INC 8213 SRODIE LANE, #11 AUSTIN, TEXAS 787245 PHONE (512) 282-5200 FAX (512) 282-5230

#102

LAKESIDE ENGINEERS
1713 PALMA PLAZA
AUSTIN, IEXAS 78703
PHONE (512) 472-9488
FAX (512) 472-9489

WER/DEVELOPER
TRAVIS BLUE GOOSE, LT
1221 North I-35E, Suite:
1221 North I-35E, Suite:
Corrollton, Texas 75006
PHONE (817) 391-2506
FAX (817) 657-6420

LTD.

Thornbury II

Preliminary Plan COVER SHEET

ZONING ORDINANCE NO .: PRELIMINARY PLAN: ZONING: 20060323-057 P.U.D. (SF-4) C8-2011-0154.SH

PROPOSED USE: SUBMITTAL DATE: RESIDENT JANUARY Ā 09, 2012

SUBMITTED BY: CHRISTOPHER M. RUIZ, P.E.

I Christopher M. Ruiz. do hereby certify that provisions of the Texas Engineering Practice any misrepresentation regarding this certification criminal, civil and/or administrative penalties the engineering work being submitted herein complies with all Act. activating Section 131.152(e). I hereby acknowledge that fion constitutes a widotion of the Act, and may result in against me, as authorized by the Act.

REVISIONS/CORRECTIONS

ARVISE (S) APPROVAL / DATE APPROVAL SHEET.1_ OF 2. APPROVED BY ZONING & PLATTING COMMISSION ON							DESCRIPTION
SHERIS CITY OF AUSTIN IN PLAN SET SET						VOID (V)	REVISE (R)
DATE						IN PLAN SET	I TMIOI
DATE PRELIMINARY SUBDIVISION APPROVAL APPLOATION DATE APPLOATION DATE APPLOATION DATE OF HAPTING COMMISSION ON UNDER SECTION OF CHAPTER OF HAPTING COMMISSION ON EXPIRATION DATE C3-4-63, LCC) CASE MANUEST DWPZ DOZ DOCKLIN, Walenthed Framerican and Development Review FINAL PLAT TO LOCK-IN PRELIMINARY FILE #APPROVED ON FINAL PLAT TO LOCK-IN PRELIMINARY FILE #APPROVED ON FINAL PLAT TO LOCK-IN PRELIMINARY FILE #APPROVED ON FINAL PLAT TO LOCK-IN PRELIMINARY FILE #UNTIL Final Plat must be recorded by the Project Expiration Date Subsequent Site Plans which do not comply with the Code current at this time of Hang, and all required flabilities Date.							
PRELIMINARY SUBDIVISION APPROVAL APPLICATION DATE	8 4						
	which do not compty with the Code current of the time of Sing, and all required balding Permits must also be approved by the Project Espiration Date.	PRELIMINARY EXTENT ONUNTIL	Precior, Witershed Protection and Development Review APPROVED ON	PROJECT EXPIRATION DATE (000 \$970505-4)DWPZD0Z	UNDER SECTIONOF THE AUSTIN CITY CODE EXPIRATION DATE (23-4-62, LDC)CASE MANAGER	PRELIMINARY SUBDIVISION APPROVAL SHEET _1_ OF _2_ FILE NUMBER	

DEVELOPMENT PERMIT NUMBER

C8-2011-0154.SH





CL LENGTH

LAKES	IDE E	NGINEERS
	CIVIL DESIGN LAND DEVELOP CONSTRUCTION	
PHONE (512)	472~9488	FAX(512) 472-9489

-			
NO.	DATE	REMARKS	BY
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