

**MORNING VIEW
COURT**

**BUILDING LINE
EXHIBIT**

**DA DOUCET
& ASSOCIATES**
 Civil Engineering - Planning - Surveying/Mapping
 7401 S. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetandassociates.com
 Firm Registration Number: 3737

1 of 1
Project No:
535-005A

SHEET

C15-2013-0135



TRV 200400020
4 pgs

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME STONEY RIDGE SECTION 5-B

OWNERS NAME: SR DEVELOPMENT INC

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

NONE

RETURN:

WATERSHED PROTECTION & DEV
505 BARTON SPRINGS RD
AUSTIN TEXAS 78701

PLAT FILE STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

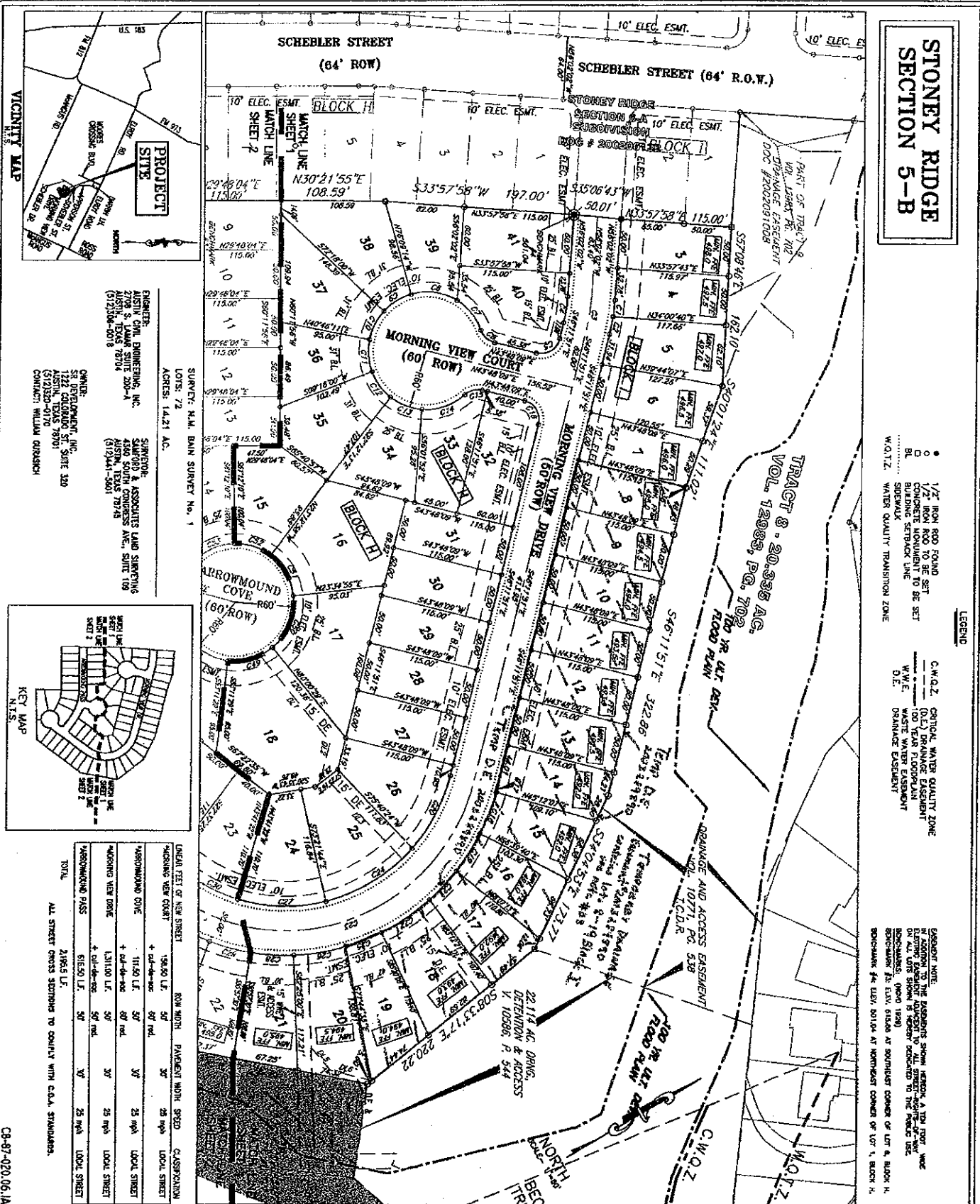
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BAZANJ \$111 00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

\$ 111.00

JAN. 22, 04

200400020

PHOTOGRAPHIC MYLAR



STONEY RIDGE SECTION 5-B

SUBDIVISION PLAT

AUSTIN CIVIL ENGINEERING, INC.

2708 SOUTH CAMAR BLVD., STE. 200A
AUSTIN, TEXAS 78704
PH (512) 306-0018
FAX (512) 306-0048

AC

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD TO BE SET
- CONCRETE MONUMENT TO BE SET
- BUILDING SETBACK LINE
- W.Q.T.Z. WATER QUALITY TRANSITION ZONE
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- (D.E.) DRAINAGE EASEMENT
- 100 YEAR FLOODPLAIN
- W.W.E. WASTE WATER EASEMENT
- D.E. DRAINAGE EASEMENT

ENGINEER:
AUSTIN CIVIL ENGINEERING, INC.
2708 SOUTH CAMAR BLVD., STE. 200A
AUSTIN, TEXAS 78704
(512) 306-0018

SURVEYOR:
AUSTIN CIVIL ENGINEERING, INC.
2708 SOUTH CAMAR BLVD., STE. 200A
AUSTIN, TEXAS 78704
(512) 306-0018

OWNER:
STONEY RIDGE, INC.
1222 COLLEGE ST., SUITE 300
AUSTIN, TEXAS 78701
(512) 306-0018

PROJECT SITE

VICINITY MAP

KEY MAP

SECTION 5-B

FINAL PLAT

SCALE 1"=40'

DATE 10/27/2003

PROJECT SHEET NO. 39

ALL STREET CROSS SECTIONS TO COMPLY WITH C.O.A. STANDARDS.

CG-87-020.06.1A

JAN. 22, 04

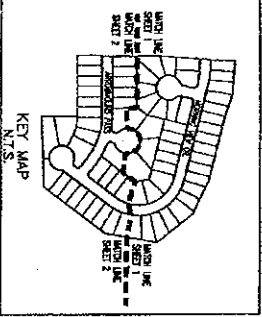
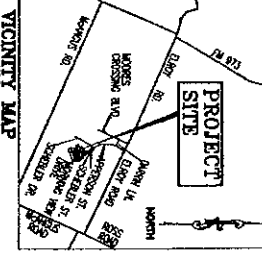
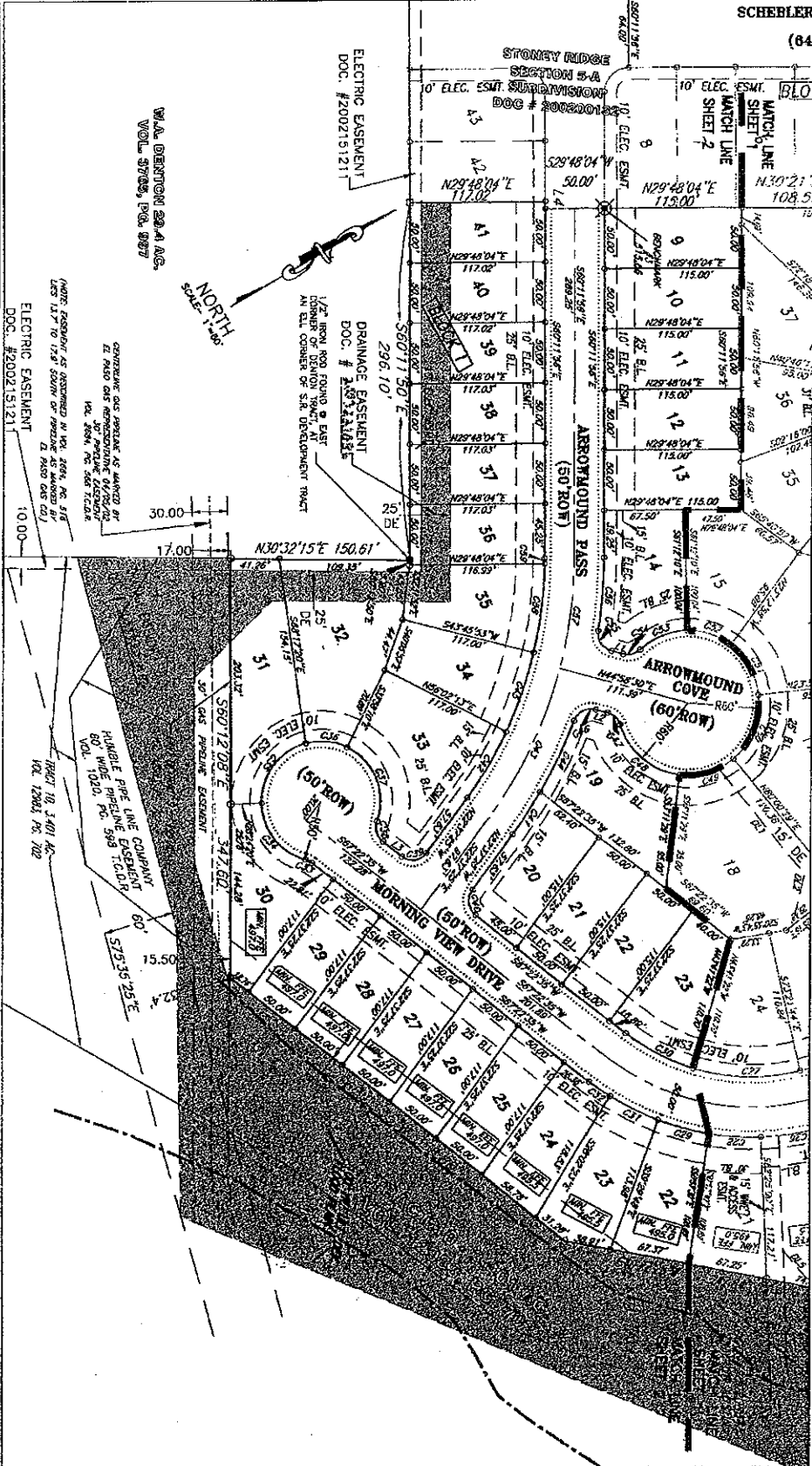
200400020

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STONEY RIDGE SECTION 5-B

- LEGEND
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD TO BE SET
 - CONCRETE MONUMENT TO BE SET
 - BUILDING SETBACK LINE
 - W.I.T.Z. WATER QUALITY TRANSITION ZONE
 - C.W.Q.Z. CRITICAL WATER QUALITY ZONE
 - 100' FEAR FLOODPLAIN
 - W.W.E. WASTE WATER EASEMENT
 - D.E. DRAINAGE EASEMENT

ESSENTIAL NOTE:
IN ADDITION TO THE EXISTING SHOWN HEREON, A TYP. POST, W/ICE ELECTRIC EASEMENT, ADJACENT TO ALL STREET PORTS OF ENTRY ON ALL LOTS SHOWN IS HEREBY ORDERED TO THE PUBLIC USE. (SECTION 5-B, ELEC. 01/08/04 AT SOUTHWEST CORNER OF LOT 6, BLOCK 14, BENCHMARK 44, ELEC. 01/08/04 AT SOUTHWEST CORNER OF LOT 1, BLOCK 14.



DEVELOPER	OWNER	ENGINEER	DATE
W.A. DENTON 204 AC, VOL. 3702, PG. 277	STONEY RIDGE SECTION 5-B	AUSTIN CIVIL ENGINEERING, INC.	1/22/04
		2708 SOUTH LAMAR BLVD., STE. 200A	
		AUSTIN, TEXAS 78704	
		TEL: (512) 306-0000	
		FAX: (512) 306-0008	

STONEY RIDGE SECTION 5-B SUBDIVISION PLAT

AUSTIN CIVIL ENGINEERING, INC.
2708 SOUTH LAMAR BLVD., STE. 200A
AUSTIN, TEXAS 78704
TEL: (512) 306-0000
FAX: (512) 306-0008



[illegible]

C01	SECTOR	(to nearest tenth)
23	1	495.5
24	1	495.5
25	1	487.0
26	1	497.0
27	1	487.0
28	1	497.0
29	1	487.0
30	1	497.0

Emergency Drainage Equipment It also appears to be requested when LOMR (Letter of Map Revision) is approved and accepted by the Federal Emergency Management Agency (FEMA) 400-90-456R

NUMBER	DIRECTION	DISTANCE
D.1	N 89°00'29" E	114.69
D.2	S 46°11'51" E	33.92
D.3	S 75°40'24" W	120.85
D.4	N 85°12'21" E	107.08
D.5	N 76°54'38" E	30.00
D.6	N 43°42'20" E	45.00

DATE		TIME		WAVE		DIRECTION		INVERT		BOOKS		LENGTH		OBSERV		LATITUDE		LONGITUDE	
01	16:47:11	S	55:53:27	E	1337	26:00	11:12	71:12											
02	16:47:11	S	55:53:27	E	1337	26:00	11:12	71:12											
03	16:47:11	S	55:53:27	E	1337	26:00	11:12	71:12											
04	16:47:11	S	55:53:27	E	1337	26:00	11:12	71:12											
05	16:47:11	S	55:53:27	E	1337	26:00	11:12	71:12											
06	16:47:11	S	55:53:27	E	1337	26:00	11:12	71:12											
07	16:47:11	S	55:53:27	E	1337	26:00	11:12	71:12											
08	16:47:11	S	55:53:27	E	1337	26:00	11:12	71:12											
09	16:47:11	S	55:53:27	E	1337	26:00	11:12	71:12											
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14	16:47:11	S	55:53:27	E	1337	26:00	11:12	71:12											
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17	16:47:11	S	55:53:27	E	1337	26:00	11:12	71:12											
18	16:47:11	S	55:53:27	E	1337	26:00	11:12	71:12											
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95	16:47:11	S	55:53:27	E	1337	26:0													

APPENDIX B-5
FINAL PLAT NOTES FOR SINGLE/DUPLEX FAMILY SUBDIVISIONS.

1. THE WATER QUALITY EXISTENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PRESENT TO CHAPTER 22-8 OF THE CITY LAND USE ORDINANCE. THE EXISTENTS ARE NOT INTENDED TO BE RESTRICTED BY SECTIONS 22-8-21 AND 22-8-22 OF THESE ORDINANCES.

2. MAINTENANCE OF THE WATER QUALITY CONDITIONS REQUIRED ABOVE SHALL BE ACCORDANCE TO CITY OF DENVER ORDINANCES.

3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION. PRESENT TO UDC SECTION 22-8-161 AND THE ENVIRONMENTAL CRITERIA MANUAL.

4. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH

Austin Civil Engineering

Laying the groundwork

January 1, 2014

Board of Adjustments
Attention Susan Walker
City of Austin
Planning and Development Review
505 Barton Springs Road
Austin, Texas 78701

Board of Adjustments – Variance Request
Stoney Ridge 5B – Lot 36

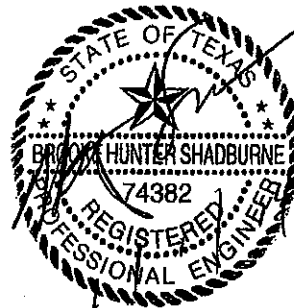
Please accept this letter and request for variance. Note that Lot 36 was intended to be a buildable single family lot. It was not intended to be 158.95 SFT short of the required 5750 sft.. This was a surveying typo. The lot was not intended to be a greenbelt lot or any other type of reserve area.

Again please accept this letter and variance request. My sincerest apologies for this oversight and any inconvenience this has caused. Your consideration is most appreciated.

Sincerely,



Hunter Shadburne, P.E.
Austin Civil Engineering, Inc.



1 of 1

Environmentally Sensitive
Site Design • Planning • Permitting
2708 S. Lamar • Suite 200A • Austin, TX • 78704 Office: 512-306-0018 • Fax: 512-306-0048