

GENERAL NOTES

1. THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN'S 2-MILE ETJ IN TRAVIS COUNTY, TEXAS; AND IS SUBJECT TO TITLE 30 OF THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN.
2. THIS PRELIMINARY PLAN IS SUBJECT TO THE SMALL LOT SUBDIVISION (LDC SEC. 30-2-232).
3. 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.
4. WATER AND WASTEWATER SERVICE TO THIS TRACT WILL BE PROVIDED BY THE CITY OF AUSTIN.
5. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
6. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG PRADO RANCH BOULEVARD, CABALLO BLANCO ROAD, COYOTE CALL WAY, LOS OLIVOS WAY, DENESA DRIVE, JACEY WAY, DIABLO RIDGE TERRACE, PINO ALTO DRIVE, COPPER CORRAL ROAD, HIGHWOOD TERRACE, SADDLE ROCK DRIVE, RINKER RANCH DRIVE, RIO ROJO WAY, RENEGADE DRIVE, CIMAIZON DRIVE, BANDIT PASS, ADOBE WALLS WAY AND CLAYTON CREEK AVENUE IN THIS SUBDIVISION AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
7. THE OWNER SHALL BE RESPONSIBLE FOR 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. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
8. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
9. 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/TRAVIS COUNTY. 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.
10. A DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS MUST BE RECORDED IN THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, TO PROVIDE FOR THE MAINTENANCE OF ALL PRIVATE PARKLAND, LANDSCAPE BUFFER LOTS, LANDSCAPE LOTS AND JOINT USE ACCESS EASEMENTS. THE DECLARATION OF COVENANTS SHALL BE REFERENCED BY DOCUMENT NUMBER ON EVERY FINAL PLAT IN THIS SUBDIVISION.
11. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
12. NEW STREETS, ROADS, BRIDGES AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF TRAVIS COUNTY FOR ACCEPTANCE AND MAINTENANCE, AND ALL ROADS SHALL BE DEDICATED TO THE PUBLIC.
13. 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.
14. LOT 1, BLOCK N, AND LOT 3, BLOCK I AND LOT 6, BLOCK D ARE RESERVED AS PARKLAND LOTS. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THIS LOT. LOT SHALL BE DEDICATED TO AND MAINTAINED BY THE OWNER'S ASSOCIATION.
15. LOT 11, BLOCK A; LOT 1, BLOCK B; LOTS 5, 6, & 12, BLOCK D; LOT 7 & 20, BLOCK E; LOT 1, BLOCK F, LOTS 1, 13, 15 & 25, BLOCK G; LOT 1, 7, 9, & 15, BLOCK H; LOT 38, BLOCK I; LOT 6, BLOCK J; LOT 1 & 10, BLOCK Q; LOTS 1 & 14 BLOCK R; LOT 6, BLOCK S; LOT 20, BLOCK T; ARE RESERVED AS LANDSCAPE LOTS. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THESE LOTS. LOTS SHALL BE DEDICATED TO AND MAINTAINED BY THE OWNER'S ASSOCIATION.
16. LOT 7, BLOCK C; LOT 12, BLOCK D; LOT 6, BLOCK E; LOTS 7, & 23, BLOCK F; LOT 14, BLOCK G; LOT 8, BLOCK H; LOT 7, BLOCK J; LOTS 6 & 17, BLOCK K; LOT 11, BLOCK L; LOT 4, BLOCK O; LOT 9, BLOCK Q AND LOT 13, BLOCK R ARE DEDICATED AS JOINT ACCESS EASEMENT LOTS. LOTS SHALL BE DEDICATED TO AND MAINTAINED BY THE OWNER'S ASSOCIATION.

17. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
18. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS.
19. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS.
20. ACCESS TO S FM 973 FROM ALL SINGLE FAMILY LOTS WITHIN THIS SUBDIVISION SHALL BE PROVIDED BY PRADO RANCH BOULEVARD AND STREET RIO ROJO ONLY. DIRECT ACCESS TO S FM 973 FROM ANY SINGLE FAMILY LOT WITHIN THIS SUBDIVISION IS PROHIBITED.
21. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
22. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
23. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN CODE REQUIREMENTS.
24. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
25. WATER QUALITY AND STORM WATER DETENTION FOR THIS ENTIRE SUBDIVISION IS PROVIDED BY DRAINAGE CHANNELS AND WATER QUALITY AND DETENTION POND CONSTRUCTED ON LOT 77, BLOCK T; AND 6.659 ACRE TRACT OF LAND IN DEED RECORDED IN DOC. # 2011111786 TCPR. THESE IMPROVEMENTS WERE CONSTRUCTED UNDER DEVELOPMENT PERMIT CBJ-04-0042.1B. THESE FACILITIES ARE MAINTAINED BY THE CITY OF AUSTIN.
26. A TEN FOOT ELECTRIC AND TELECOMM. EASEMENT SHALL BE GRANTED ALONG ALL ROAD RIGHTS OF WAY.
27. PARKLAND FEES WILL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
28. ALL JOINT USE ACCESS EASEMENTS ARE NOT TO SERVE MORE THAN EIGHT RESIDENCES PER ENTRANCE.
29. ALL SINGLE FAMILY UNITS ARE NOT ALLOWED DIRECT ACCESS TO THE COLLECTOR STREET.

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 (FIRM) #4845300-130E, TRAVIS COUNTY, TEXAS DATED SEPTEMBER OF 1998.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTIONS OF THE PLAN OR PLAT SUBMITTED HERewith; ALL ENGINEERING INFORMATION SHOWN ON THE PLAN OR PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLAN OR PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.

WITNESS MY HAND THIS 20 DAY OF November, 2014 A.D.



GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HWY, SUITE 140
AUSTIN, TEXAS 78759
DAVID WAYNE PEEK
LICENSED PROFESSIONAL ENGINEER NO. 114689

11-20-14
DATE

A TREE AND TOPOGRAPHY SURVEY WAS PERFORMED IN NOVEMBER 20, 2013

THIS IS A SURFACE DRAWING.

FIXING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) OR CHAPARRAL CONTROL POINT "R518".

1/2" REBAR WITH "RANDOM" CAP SET

SURFACE COORDINATES:
10053987.48
3148435.12

TEXAS STATE PLANE COORDINATES:
10052882.18
3148120.31

ELEVATION = 432.05'
VERTICAL DATUM: NAVD 88 (GEOID 99)

COMBINED SCALE FACTOR = 0.99990001
(OR SURFACE TO GRID CONVERSION)

VERSE SCALE FACTOR = 1.000100
(OR GRID TO SURFACE CONVERSION)

SCALE ABOUT 0,0

ENCHMARK INFORMATION:

BM #1: SAME AS R518, 1/2" REBAR WITH "RANDOM" CAP, +/- 332'
ORTH OF THE INTERSECTION OF F.M. 973 AND THYONE DRIVE
AND +/- 20' EAST OF THE CENTERLINE OF F.M. 973.

ELEVATION = 432.05'
VERTICAL DATUM: NAVD 88 (GEOID 99)

BM #2: CHAPARRAL TRAVERSE POINT #80, MAG NAIL WITH WASHER SET AT THE TERMINATION OF THYONE DRIVE, +/- 29' NORTHWEST OF THE STORMSEWER ANHOLE AT THE TERMINATION OF THYONE DRIVE AND +/- 21' EAST OF THE GHT POLE ON THE NORTH SIDE OF THYONE DRIVE TERMINATION.

ELEVATION = 428.56'
VERTICAL DATUM: NAVD 88 (GEOID 99)

BM #3: CHAPARRAL TRAVERSE POINT #51, 1/2" REBAR WITH "RANDOM" CAP SET +/- 342' WEST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT AND +/- 37' SOUTH OF THE NORTH LINE OF THE SUBJECT TRACT.

ELEVATION = 432.27'
VERTICAL DATUM: NAVD 88 (GEOID 99)

PRELIMINARY PLAN APPROVAL SHEET ___ of ___
 FILE NUMBER _____ APPLICATION DATE _____
 APPROVED BY (ADM) (PC) (ZAP) ON _____ UNDER SECTION _____
 OF CHAPTER _____ OF THE CITY OF AUSTIN CODE. EXPIRATION DATE _____
 DATE _____ CASE MANAGER _____
 (IF REV) ORIGINAL APPLICATION DATE _____ DWPZ DDZ _____
 TYPE OF REVISION: MAJOR ___ MINOR ___ SB1704: YES ___ NO ___

Director, Planning and Development Review

PRELIMINARY PLAN EXTENDED (under Chapter 30) ON _____
 UNTIL _____ CASE MANAGER _____
 Final Plans must be recorded by the Expiration date unless extended under Chapter 30.
 COMMENTS: _____

PRELIMINARY PLAN PRADO RANCH SUBDIVISION SHEET 2 OF 2

PROJECT NO.	1613-10710.13	DESIGNED BY:	JAGC
DATE:	NOVEMBER, 2014	DRAWN BY:	JAGC
SCALE:	1" = 100'	REVIEWED BY:	DWP

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TYPE FIRM #2546

GRAY ENGINEERING

Handwritten signature/initials.