

- LEGEND**
- 1/2" IRON ROUND
 - 1/2" IRON W/ICE SET
 - IRON PIPE ROUND
 - ▲ W/L FOUND
 - ▲ BURIED TELEPHONE UTILITY MARKER
 - ▲ POWER POLE
 - ▲ DOWN GUY
 - ▲ WELL
 - ▲ SLOPE
 - ▲ WATER SPOUT
 - ▲ RAILROAD SIGNAL POLE
 - ▲ WOOD YALVE
 - ▲ CONCRETE MONUMENT ROUND
 - ▲ BARR W/ET FENCE
 - ▲ OVERHEAD UTILITY
 - ● ● ● ● SECTION

SOURCE OF TIES & TIES
 RESURVEYED BOUNDARY
 CHAPARRAL LAND SURVEYING
 GROUND TOPG. JULY 2007
 OUTSIDE LIMITS OF BUREAU'S BOUNDARY
 CITY OF AUSTIN 2003 TOPOGRAPHY

SURVEY DATA:
 CHAPARRAL CONTROL POINT "R213"
 4" ALUMINUM DISK SET IN CONCRETE
 TEXAS CENTRAL ZONE STATE
 PLANE COORDINATES:
 N 10105926.92
 E 3154108.13
 SURFACE COORDINATES:
 N 10106744.35
 E 3154421.20
 COMBINED SCALE FACTOR = 0.99992209
 (FOR SURFACE TO GRID CONVERSION)
 INVERSE SCALE FACTOR = 1.00007981639
 (FOR GRID TO SURFACE CONVERSION)
 SCALED ABOUT 0.0
 TEXAS CENTRAL ZONE 4203
 BETA ANGLE 124.03"
 (THIS IS A SURFACE DRAWING)

CITY OF AUSTIN CASE NO. C6-2013-0099

<p>Project No. 10001.01.20 SHEET 4</p>	<p>CSF TRG HOLDINGS, LLC 3636 EXECUTIVE CENTER DRIVE SUITE 209 AUSTIN, TEXAS 78731 (512) 614-4466</p>	<p>GLENCOE SUBDIVISION PRELIMINARY PLAN</p>		<p>Austin, Texas Tel (512) 614-4466 www.csfcivilgroup.com Texas Registered Firm No. F-12377</p> <p>Cook Steinmann Fleming PLANNING, ENGINEERING & CONSTRUCTION SERVICES</p>
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PRELIMINARY PLAN FOR GLENCOE SUBDIVISION

011

BENCHMARKS:

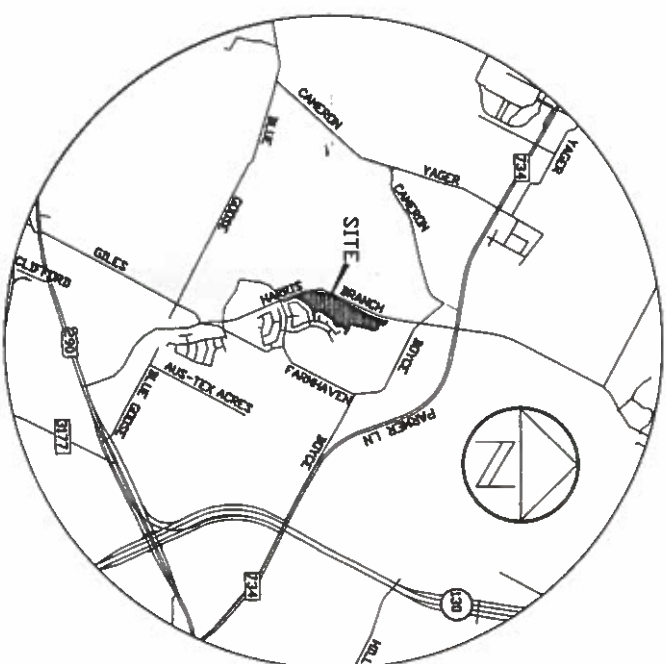
- TBM 1: IS A "SQUARE" CUT ON AN INLET ON THE WEST R.O.W. OF HARRIS BRANCH PKWY. +/- 0.10 OF A MILE NORTH OF FARM HAVEN ROAD, 1.0 MILE SOUTH OF PARKER LANE, AND +/- 2' EAST OF A STORM SEWER MANHOLE. ELEVATION=624.17'
- TBM 2: IS A "SQUARE" CUT ON AN INLET ON THE WEST R.O.W. OF HARRIS BRANCH PKWY. +/- 0.4 OF A MILE NORTH OF FARM HAVEN ROAD +/- 0.70 OF A MILE SOUTH OF PARKER LANE, AND +/- 2' EAST OF A STORM SEWER MANHOLE. ELEVATION=621.39'
- TBM 3: IS A "SQUARE" CUT ON THE CENTER LINE OF AN INLET ON THE WEST R.O.W. OF HARRIS BRANCH PKWY. +/- 0.6 OF A MILE NORTH OF FARM HAVEN ROAD +/- 2' EAST OF A STORM SEWER MANHOLE. ELEVATION=578.95'
- SOURCE: NAD 89 FROM LCPA OBSERVATIONS

PRELIMINARY PLAN NOTES:

1. THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0490H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.
2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. THE PLANS ARE COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED BY PUD ORD. #C814-90-0003
4. SEE SHEET 3 FOR ADDITIONAL GENERAL PRELIMINARY PLAN NOTES.

UTILITY NOTES:

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTION TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC 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, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. 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. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING NATIONAL ELECTRIC SAFETY CODE/ OSHA CODE CLEARANCES BETWEEN ELECTRIC LINES AND EQUIPMENT, BUILDINGS, AND SIGNS DURING AND AFTER CONSTRUCTION. FAILURE TO COMPLY WITH NESC WILL PREVENT THE PROJECT FROM BEING ENERGIZED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH NESC WILL BE CHARGED TO THE OWNER. CONTACT C.J. JONES @ 505-7024 FOR QUESTIONS REGARDING CLEARANCES.
5. A TEN (10) FOOT PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAYS.
6. COMPLIANCE WITH STREET LIGHT ORDINANCE 81-1029 IS REQUIRED PRIOR TO FINAL PLAN APPROVAL.
7. ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNER'S EXPENSE.



CITY GRID NO. 029 & 030
 MAPSCO PAGE NUMBER 528 B,E,F&J
 THIS PROJECT IS LOCATED WITHIN THE CITY OF AUSTIN CITY LIMITS
 THIS PROJECT IS LOCATED IN THE HARRIS BRANCH CREEK WATERSHED A SUBURBAN WATERSHED.

SHEET INDEX:

1. COVER SHEET
2. PRELIMINARY PLAN
3. PRELIMINARY PLAN & GENERAL NOTES
4. PRELIMINARY PLAN
- A. SLOPE DENSITY MAP & TOPOGRAPHIC SURVEY
- B. TREE PROTECTION & EROSION/SEDIMENTATION CONTROL PLAN
- C. EXISTING AND PROPOSED DRAINAGE AREA MAPS
- D. FLOODPLAIN EXHIBIT & WATERWAY DRAINAGE AREA MAP
- E. LOT WIDTH EXHIBIT

SURVEYOR:

CHAPARRAL SURVEYING, INC.
 3500 McCol Lane
 AUSTIN, TEXAS 78744
 PH: (512) 443-1724
 FAX: (512) 388-0943

ENGINEER:

CSF CIVIL GROUP, LLC
 3636 Executive Center Dr, Ste 209
 AUSTIN, TEXAS 78731
 PH: (512) 443-1724
 FAX: (512) 388-0943

OWNER:

CSF TRG HOLDINGS, LLC
 3636 EXECUTIVE CENTER DRIVE
 SUITE 209
 AUSTIN, TEXAS 78731

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 CITY ENGINEERS REVIEW THE APPLICATION FOR CODE COMPLIANCE.

CITY OF AUSTIN USE ONLY:

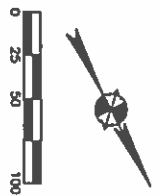
DATE MAY 31, 2013
 CSF JOB NO.: 10001.01
 SUBMITTED BY: JAMES M. COOK, P.E. No. 58640



CSF
 Civil Group
 CONSULTING ENGINEERS & ARCHITECTS
 PLANNING, ENGINEERING & CONSTRUCTION SERVICES
 Austin, Texas Tel: (512) 614-4468
 www.csfgroup.com
 Texas Registered Firm No. F-12277



NO.	REVISION	DATE	BY	CHKD.	REVISION	RECORD NUMBER
1	AS SHOWN	11/11/13	CSF TRG	CSF TRG	PRELIMINARY PLAN	
2	AS SHOWN	11/11/13	CSF TRG	CSF TRG	PRELIMINARY PLAN	
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43	AS SHOWN	11/11/13	CSF TRG	CSF TRG	PRELIMINARY PLAN	
44	AS SHOWN	11/11/13	CSF TRG	CSF TRG	PRELIMINARY PLAN	
45	AS SHOWN	11/11/13	CSF TRG	CSF TRG	PRELIMINARY PLAN	



LEGEND

- 1/2" REBAR ROUND
- 1/2" REBAR W/CP ST
- 4" RCP PIPE ROUND
- 4" HDL ROUND
- 6" RATED TELEPHONE CULVERT UNLESS NOTED OTHERWISE
- POWER POLE
- DOWN CURB
- WELL
- SOPI
- WATER SPOT
- WATER MAIN
- WATER MAIN SPONGE POLE
- WATER MAIN
- CONCRETE MONORAIL ROAD
- BAND WIRE FENCE
- OVERHEAD UTILITIES
- SEWER

NET SITE AREA APPENDIX 0-1

TOTAL CROSS SITE AREA = 218 ACRES

SITE DEDUCTIONS:

- CONCRETE MONORAIL ROAD
- WATER MAIN
- WATER MAIN SPONGE POLE
- WATER MAIN
- CONCRETE MONORAIL ROAD
- BAND WIRE FENCE
- OVERHEAD UTILITIES
- SEWER

NET SITE AREA = 213 ACRES

NET SITE AREA CALCULATION:

NET SITE AREA = 213 ACRES

APPENDIX COVER APPENDIX 0-2

ALTERNATE WETLAND COVER: 10.21 ACRES

ALTERNATE WETLAND COVER BY SLOPE CRITERIA: 4.87 ACRES

PROPOSED WETLAND COVER ON SLOPE: 5.34 ACRES

PROPOSED WETLAND COVER ON SLOPE:

SLOPE CRITERIA: 1:1 TO 3:1

WETLAND COVER: 5.34 ACRES

WETLAND COVER BY SLOPE CRITERIA: 4.87 ACRES

WETLAND COVER ON SLOPE: 5.34 ACRES

WETLAND COVER BY SLOPE CRITERIA: 4.87 ACRES

WETLAND COVER ON SLOPE: 5.34 ACRES

WETLAND COVER BY SLOPE CRITERIA: 4.87 ACRES

WETLAND COVER ON SLOPE: 5.34 ACRES

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WETLAND COVER ON SLOPE: 5.34 ACRES

WETLAND COVER BY SLOPE CRITERIA: 4.87 ACRES

WETLAND COVER ON SLOPE: 5.34 ACRES

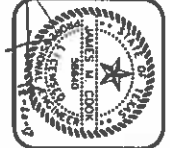
CITY OF AUSTIN CASE NO. CB-2013-0099

STREET	WIDTH	LENGTH	AREA
QUINCY STREET	30'	100'	0.0028 ACRES
ANNAL STREET	30'	100'	0.0028 ACRES
MURRON DRIVE	30'	100'	0.0028 ACRES
TOTAL			0.0084 ACRES

LOT USE	ACRES
RESIDENTIAL	1.10
COMMERCIAL	0.00
INDUSTRIAL	0.00
RECREATION	0.00
UTILITY	0.00
TOTAL	1.10

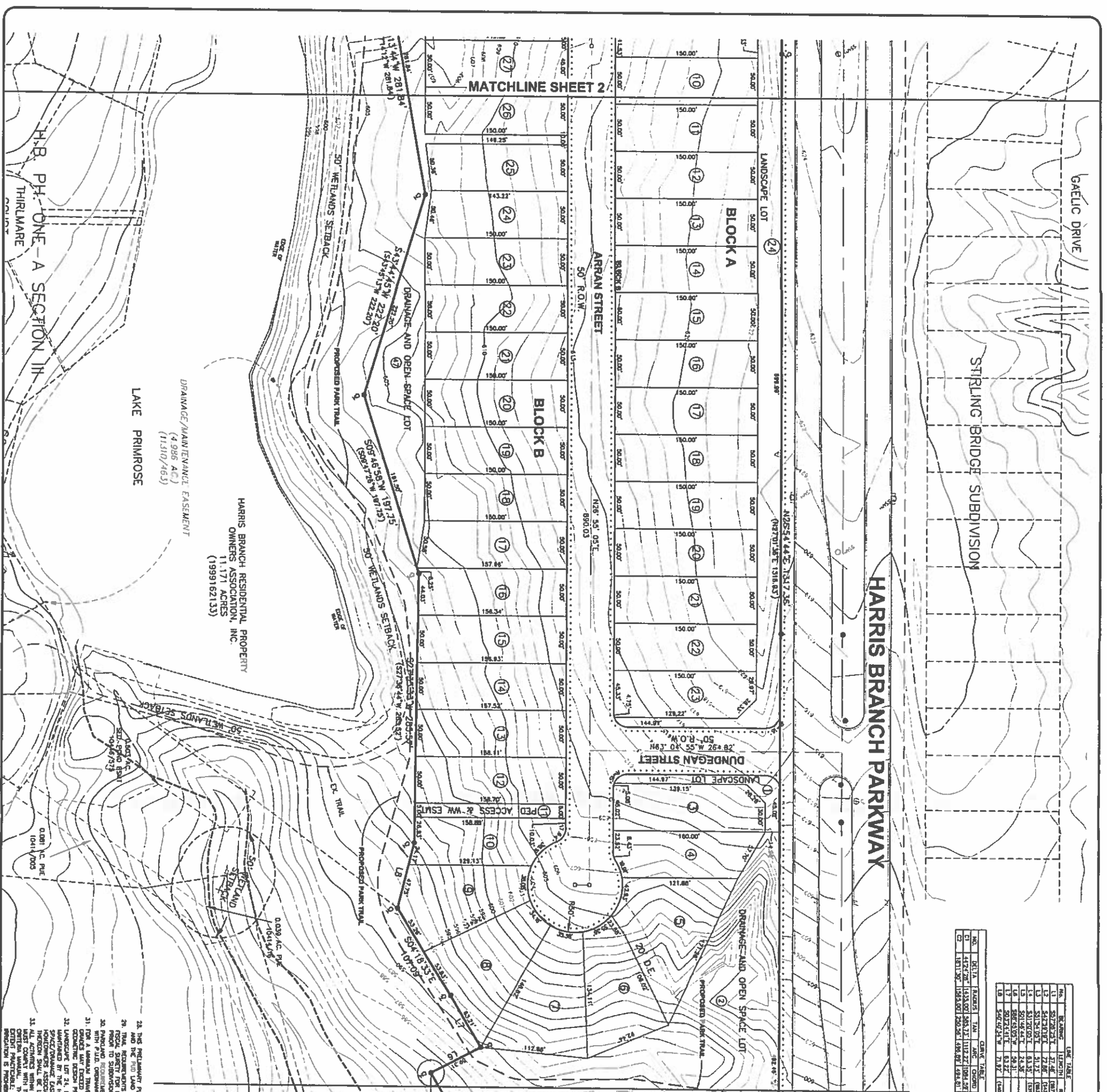
CSF TRG HOLDINGS, LLC
 3636 EXECUTIVE CENTER DRIVE
 SUITE 209
 AUSTIN, TEXAS 78731
 (512) 614-4466

GLENCOE SUBDIVISION
PRELIMINARY PLAN

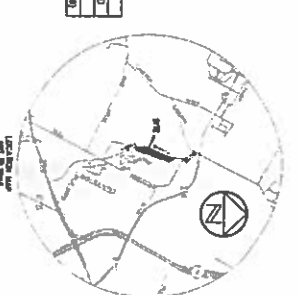


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 Texas Registered Firm No. F-12277
Cook • Steinmann • Fleming
 PLANNING, ENGINEERING & CONSTRUCTION SERVICES

Project No.: 100001 01 20
2
 SHEET



NO.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
1	11/13/10	ISSUED FOR PERMIT	CSF	11/13/10	ISSUED FOR PERMIT	CSF
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49	11/13/10	REVISIONS TO PERMIT	CSF	11/13/10	REVISIONS TO PERMIT	CSF
50	11/13/10	REVISIONS TO PERMIT	CSF	11/13/10	REVISIONS TO PERMIT	CSF



LEGEND	
○	1/2" ROAD ROUND
○	1/2" ROAD W/POE SET
○	ROAD PERE ROAD
○	RAIL ROAD
○	ROAD TELEPHONE UTILITY MARKER
○	ROAD TELEPHONE MARKER
○	ROAD POLE
○	DOWN CUT
○	WALL
○	SOIL
○	WATER SHOOT
○	PAVED ROAD
○	WATER VALVE
○	CONCRETE CONDUIT ROAD
○	RAIL WIRE FENCE
○	OVERHEAD UTILITY
○	SOCKETS

GENERAL NOTES

1. THE WATER AND WASTEWATER UTILITY SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODE. ALL WATER AND WASTEWATER UTILITY SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODE. THE LANDOWNER MUST PAY FOR ALL UTILITY CONNECTIONS TO THE UTILITY COMPANY.
2. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER AND WASTEWATER LINES, AND DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN AND THE UTILITY COMPANY.
4. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNEES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN AND THE UTILITY COMPANY.
5. THE MAINTENANCE AND SPECIFICATIONS REQUIRED SHALL BE TO THE SATISFACTION OF THE CITY OF AUSTIN AND THE UTILITY COMPANY.
6. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR ALL DEVELOPMENT WITH APPROVED CONNECTION IN EXCESS OF 20% OF THE NET SITE AREA PURSUANT TO THE UTILITY CODE.
7. PROPERTY OWNERS SHALL PROVIDE FIRM ACCESS TO DRAINAGE FACILITIES AS LAY OUT.
8. ALL UTILITIES SHALL BE INSTALLED TO THE UTILITY COMPANY STANDARDS.
9. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF AUSTIN URBAN STREET STANDARDS. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR ALL UTILITY CONNECTIONS TO THE UTILITY COMPANY.
10. NO BUILDINGS, STRUCTS, LANDSCAPING OR OTHER IMPROVEMENTS ARE PERMITTED IN DRAINAGE STRUCTURES EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
11. PERSONS TO THE RECORDING OF ANY FINAL PLAN OR ALL OR A PORTION OF THIS PRELIMINARY PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN.
12. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY COMPANY.
13. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY COMPANY.
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AUSTIN, TEXAS
 PROJECT NO. 1122
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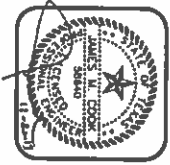

HARRIS BRANCH RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC.
 11.171 ACRES
 (1999162133)

DRAINAGE/MAINTENANCE EASEMENT
 (4.985 AC)
 (11310/463)

LAKE PRIMROSE

H.B. PH. ONE - A SECTION 1H
 THIRLMARE

CITY OF AUSTIN CASE NO. CB-2013-0099

Project No. 10001 01 20 3 SHEET	CSF TRG HOLDINGS, LLC 3636 EXECUTIVE CENTER DRIVE SUITE 209 AUSTIN, TEXAS 78731 (512) 614-4466	GLENCOE SUBDIVISION PRELIMINARY PLAN & GENERAL NOTES	  Austin, Texas Tel (512) 614-4466 www.civilgroup.com Texas Registered Firm No. F-12377 PLANNING, ENGINEERING & CONSTRUCTION SERVICES
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