OWNER'S REP FOR PLAN ALTERATIONS

LAND PLANNER THROWER DESIGN
P.O. BOX 41957
AUSTIN, TEXAS 78704

512.476.4456

512.385.2911

CIVIL ENGINEER AMC DESIGN GROUP INC. P.O. BOX 341555 AUSTIN, TEXAS 78734

SURVEYOR CHAPARRAL

CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. 3500 McCALL LANE AUSTIN, TEXAS 78744 512.443.1724

LEGAL DESCRIPTION

60.688 ACRES OF LAND (APPROX. 2,643,548 SQ. FT.) IN THE WILLIAM BRATTON SURVEY NO. 103, TRAVIS COUNTY, TEXAS, BEING A PORTION OF AN 80.533 ACRE TRACT OF LAND CONVEYED TO FPA BRATTON ASSOCIATES, L.P. IN DEED DATED FEBRUARY 10, 2006, DESCRIBED IN DOCUMENT NO. 2006024340 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATION INFO

GRID #: M39 MAPSCO #: 436

FLOODPLAIN INFORMATION

NO PORTION OF THIS SITE IS WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA PANEL NUMBER 48453C0260J, FOR TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

BENCHMARKS

TBM #1: A SQUARE CUT ON TOP OF CURB, WEST SIDE OF GRAND AVENUE PARKWAY, +/- 91' SOUTH OF THE TERMINUS OF PAVEMENT, WEST CORNER OF SUBJECT TRACT.

ELEV.=867.67'

BM #1: A ALUMINUM DISK IN CONCRETE STAMPED "CHAPARRAL LAND SURVEYING GEODETIC CONTROL JOH1", +/- 12' WEST OF THE WEST EDGE OF PAVEMENT OF BRATTON LANE, +/- 10' SOUTH OF A WASTEWATER MANHOLE, SOUTH CORNER OF SUBJECT TRACT. ELEV.=866.89'

BM #2: A ALUMINUM DISK IN CONCRETE STAMPED "CHAPARRAL LAND SURVEYING GEODETIC CONTROL JOH2", +/- 15' EAST OF THE EAST EDGE OF PAVEMENT OF BRATTON LANE AT THE MIDPOINT OF CURVE OF BRATTON LANE, EAST CORNER OF SUBJECT TRACT. ELEV=849.20'

VERTICAL DATUM IS NAVD '88(GEIOD '99) FROM THE TRAVIS COUNTY/LCRA COOPERATIVE HARN NETWORK.

GENERAL NOTES

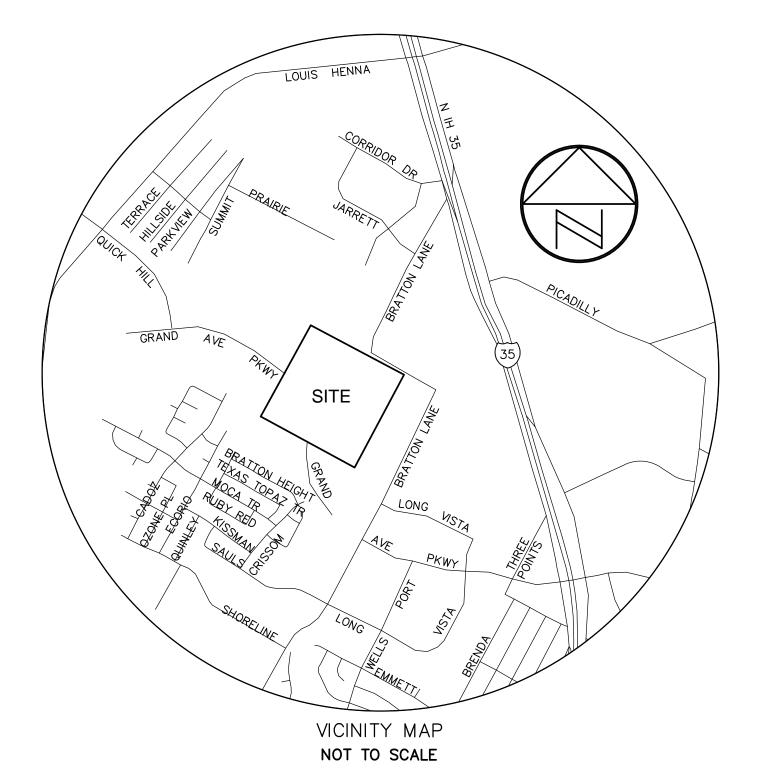
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

AN ADMINISTRATIVE VARIANCE WAS GRANTED PER LDC 25-8-42(B) (6) OF THE LDC FOR CUT/FILL UP TO 8 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES.

AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-8-42(B) (7) OF THE LDC FOR CUT/FILL UP TO 8 FEET.

PRESTON PARK SUBDIVISION PRELIMINARY PLAN

16250 BRATTON LANE



SUBMITTAL DATE:

SUBMITTED FOR APPROVAL BY:

CHRIS MCCOMB, P.E.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SHEET INDEX

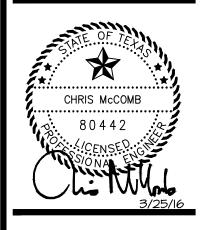
SHEET 1 COVER SHEET
SHEET 2 PRELIMINARY PLAN & NOTES

APPROVALS

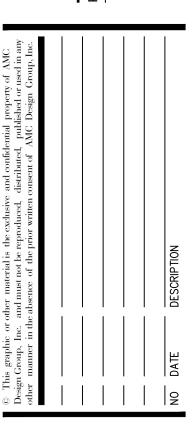
AMODESICA DESIGN GROUP

ENGINEERING ANI
CONSTRUCTION
CONSULTANTS

P.O. BOX 341555 AUSTIN, TEXAS 78734 512-385-2911 512-385-5400 FAX TEXAS REGISTERED ENGINEERING FIRM F-1708



BOX 41957 • AUSTIN, TEXAS 78704 • (512) 476-



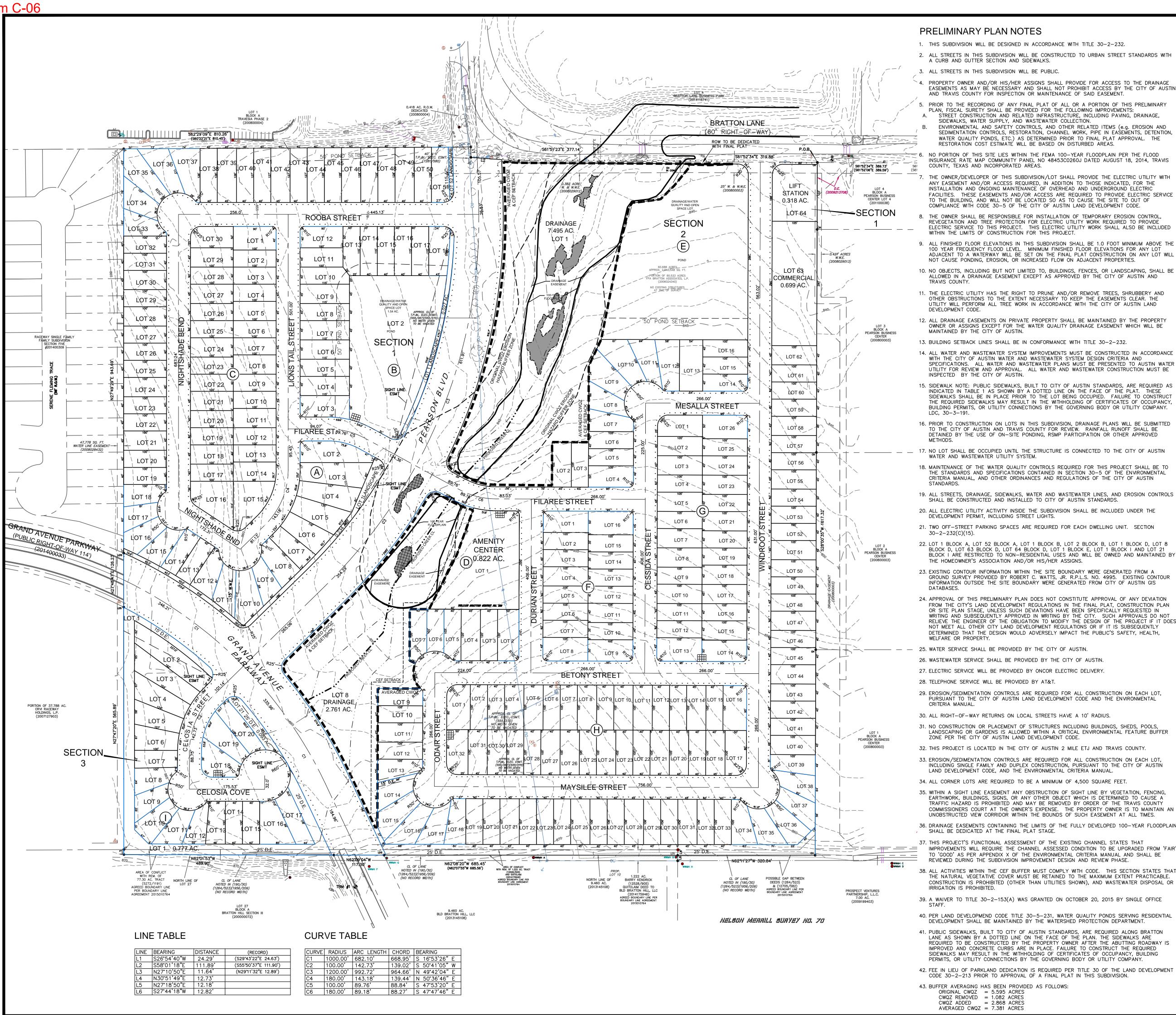
N PARK SUBDIVISION ELIMINARY PLAN

COVER SHEET

SHEET NO.

1

C8J-2015-0134



PRELIMINARY PLAN NOTES

- 2. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH
- 3. ALL STREETS IN THIS SUBDIVISION WILL BE PUBLIC.
- ^ 4. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN
- . PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS: STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE,
- SIDEWALKS, WATER SUPPLY, AND WASTEWATER COLLECTION. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (e.g. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE
- NO PORTION OF THIS SITE LIES WITHIN THE FEMA 100-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 48453C0260J DATED AUGUST 18, 2014, TRAVIS
- 7. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY 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 OUT OF
- B. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 9. ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. MINIMUM FINISHED FLOOR ELEVATIONS FOR ANY LOT ADJACENT TO A WATERWAY WILL BE SET ON THE FINAL PLAT CONSTRUCTION ON ANY LOT WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.
- 11. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND
- UTILITY WILL PERFORM ALL TREE WORK IN ACCORDANCE WITH THE CITY OF AUSTIN LAND 12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY
- OWNER OR ASSIGNS EXCEPT FOR THE WATER QUALITY DRAINAGE EASEMENT WHICH WILL BE MAINTAINED BY THE CITY OF AUSTIN.
- 13. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TITLE 30-2-232.
- 14. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO AUSTIN WATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
- 15. SIDEWALK NOTE: PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED AS INDICATED IN TABLE 1 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.
- 16. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE DETAINED BY THE USE OF ON-SITE PONDING, RSMP PARTICIPATION OR OTHER APPROVED
- 17. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 18. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED FOR THIS PROJECT SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN SECTION 30-5 OF THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN
- 19. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 20. ALL ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE
- 21. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT. SECTION
- 22. LOT 1 BLOCK A, LOT 52 BLOCK A, LOT 1 BLOCK B, LOT 2 BLOCK B, LOT 1 BLOCK D, LOT 8 BLOCK D, LOT 63 BLOCK D, LOT 64 BLOCK D, LOT 1 BLOCK E, LOT 1 BLOCK I AND LOT 21 BLOCK I ARE RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR HIS/HER ASSIGNS.
- 23. EXISTING CONTOUR INFORMATION WITHIN THE SITE BOUNDARY WERE GENERATED FROM A GROUND SURVEY PROVIDED BY ROBERT C. WATTS, JR. R.P.L.S. NO. 4995. EXISTING CONTOUR INFORMATION OUTSIDE THE SITE BOUNDARY WERE GENERATED FROM CITY OF AUSTIN GIS
- 24. 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,
- 25. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN.
- 26. WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN.
- 27. ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR ELECTRIC DELIVERY.
- 28. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
- 29. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL
- 30. ALL RIGHT-OF-WAY RETURNS ON LOCAL STREETS HAVE A 10' RADIUS.
- 31. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 32. THIS PROJECT IS LOCATED IN THE CITY OF AUSTIN 2 MILE ETJ AND TRAVIS COUNTY.
- 33. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 34. ALL CORNER LOTS ARE REQUIRED TO BE A MINIMUM OF 4,500 SQUARE FEET.
- 35. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING,
- EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- 36. DRAINAGE EASEMENTS CONTAINING THE LIMITS OF THE FULLY DEVELOPED 100-YEAR FLOODPLAIN SHALL BE DEDICATED AT THE FINAL PLAT STAGE. 37. THIS PROJECT'S FUNCTIONAL ASSESSMENT OF THE EXISTING CHANNEL STATES THAT
- IMPROVEMENTS WILL REQUIRE THE CHANNEL ASSESSED CONDITION TO BE UPGRADED FROM 'FAIR' TO 'GOOD' AS PER APPENDIX X OF THE ENVIRONMENTAL CRITERIA MANUAL AND SHALL BE REVIEWED DURING THE SUBDIVISION IMPROVEMENT DESIGN AND REVIEW PHASE.
- 38. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH CODE. THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED (OTHER THAN UTILITIES SHOWN), AND WASTEWATER DISPOSAL OR
- 39. A WAIVER TO TITLE 30-2-153(A) WAS GRANTED ON OCTOBER 20, 2015 BY SINGLE OFFICE
- 40. PER LAND DEVELOPMEND CODE TITLE 30-5-231, WATER QUALITY PONDS SERVING RESIDENTIAL DEVELOPMENT SHALL BE MAINTAINED BY THE WATERSHED PROTECTION DEPARTMENT.
- 41. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BRATTON LANE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAN. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. 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.
- 42. FEE IN LIEU OF PARKLAND DEDICATION IS REQUIRED PER TITLE 30 OF THE LAND DEVELOPMENT CODE 30-2-213 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION.
- ORIGINAL CWQZ = 5.595 ACRES CWQ7 REMOVED = 1.082 ACRESCWQZ ADDED = 2.868 ACRES



SCALE: 1" = 100'

BLOCK

SIDEWALK

SCALE IN FEET

LEGEND

.

100 YEAR FLOODPLAIN (NON-FEMA) FULLY DEVELOPED ORIGINAL CWQZ/EHZ AVERAGED CWQZ/EHBZ

CONSTRUCTION

CONSULTANTS

P.O. BOX 341555

AUSTIN, TEXAS 78734

512-385-2911

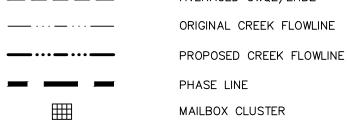
512-385-5400 FAX

TEXAS REGISTERED

ENGINEERING FIRM F-1708

CHRIS McCOMB

80442



C.O.A. DEFINED WETLANDS

WETLANDS TO BE REMOVED

STREET INFORMATION

TABLE 1

STREET	ROW	PVMT WIDTH		CURB	SDWK	LENGTH	CLASS
NAME	WIDTH		(F-F)	TYPE	WIDTH	(FT)	
GRAND AVENUE PKWY	114'	42'	BOTH SIDES	CURB & GUTTER	6'	1025.87	MAD 4
PEARSON BLVD	114'	42'	BOTH SIDES	CURB & GUTTER	6'	1600.96	MAD 4
FILAREE STREET	56'	36'		CURB & GUTTER	4'	871.42	LOCAL
ROOBA STREET	56'	36'		CURB & GUTTER	4'	701.13	LOCAL
LIONS TAIL STREET	56'	36'		CURB & GUTTER	4'	820.76	LOCAL
NIGHTSHADE BEND	56'	36'		CURB & GUTTER	4'	859.55	LOCAL
DURIAN STREET	56'	36'		CURB & GUTTER	4'	406.00	LOCAL
CESSIDA STREET	56'	36'		CURB & GUTTER	4'	631.00	LOCAL
WINDROOT STREET	56'	36'		CURB & GUTTER	4'	1460.02	LOCAL
MESALLA STREET	56'	36'		CURB & GUTTER	4'	266.00	LOCAL
BETONY STREET	56'	36'		CURB & GUTTER	4'	756.00	LOCAL
MAYSILEE STREET	56'	36'		CURB & GUTTER	4'	756.00	LOCAL
ODAIR STREET	56'	36'		CURB & GUTTER	4'	266.00	LOCAL
CELOSIA STREET	56'	36'		CURB & GUTTER	4'	540.15	LOCAL
CELOSIA COVE	56'	36'		CURB & GUTTER	4'	207.53	LOCAL
					TOTAL	11168.39	

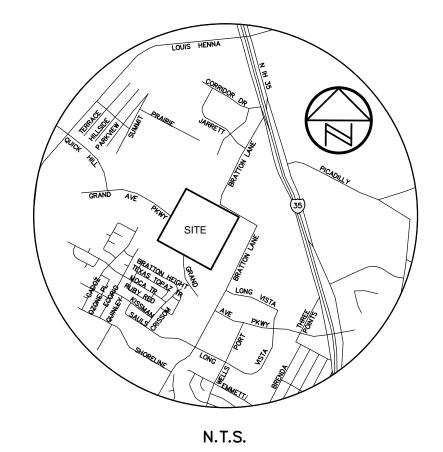
LAND USE SUMMARY

TABLE 2

LAND USE	LOTS	DENSITY	FAR	ACRES	
SINGLE FAMILY LOTS > 5750 SF	25	3.747	0.4:1	3.747	
SINGLE FAMILY LOTS < 5750 SF	239	24.820	0.4:1	24.820	
COMMERCIAL LOT	1	-	-	0.699	
AMENΠY CENTER	1	-	-	0.822	
LIFT STATION	1	-	-	0.318	
DETENTION/WQ PONDS	1	-	-	1.539	
LANDSCAPE LOTS	5	-	-	0.381	
DRAINAGE LOTS	6	-	-	11.796	
ROW	-	-	-	16.488	
CEF SETBACK (EXCLUDED IN TOTAL)	-	-	-	6.973	
CWQZ	-	-	-	7.381	
(EXCLUDED IN TOTAL) TOTAL				60.610	

EXISTING CWQZ 5.595 ACRES PROPOSED CWQZ 7.381 ACRES

VICINITY MAP



NA NA **ш** С SU RY ፵፬

> **PRELIMINARY** & NOTES

> > SHEET NO.

C8J-2015-0134