



TABLE 1
STREET INFORMATION

STREET NAME	TYPE	WIDTH	RIGHT-OF-WAY
BRATTON LANE	Public	60'	60'
ROOBA STREET	Public	44.5'	44.5'
MESALLA STREET	Public	26.6'	26.6'
FILAREE STREET	Public	86.7'	86.7'
BETONY STREET	Public	26.6'	26.6'
MAYSILEE STREET	Public	75.6'	75.6'
PEARSON BLVD	Public	50'	50'
CELOSIA COVE	Private	0.822'	0.822'
AMENITY CENTER	Private	0.822'	0.822'
DRAINAGE LOT 1	Private	7.495'	7.495'
DRAINAGE LOT 2	Private	2.761'	2.761'
DRAINAGE LOT 3	Private	0.777'	0.777'

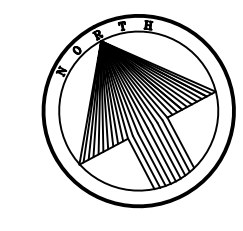
TABLE 2
LAND USE SUMMARY

EXISTING CWQZ	PROPOSED CWQZ	ACRES
EXISTING CWQZ	5.595 ACRES	5.595
PROPOSED CWQZ	7.381 ACRES	7.381

TABLE 3
VICINITY MAP

PRELIMINARY PLAN NOTES

- THIS SUBDIVISION WILL BE DESIGNED IN ACCORDANCE WITH TITLE 30-2-232.
- ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION AND SIDEWALKS.
- ALL STREETS IN THIS SUBDIVISION WILL BE PUBLIC.
- 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 AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- 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 RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS.
- 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 COUNTY, TEXAS AND INCORPORATED AREAS.
- 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 COMPLIANCE WITH CODE 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RESTORATION 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.
- 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.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TITLE 30-2-232.
- 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.
- 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. LDC, 30-3-191.
- 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 DEFINED BY THE USE OF ON-SITE PONDING, RSPM PARTICIPATION OR OTHER APPROVED METHODS.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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 STANDARDS.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- ALL ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
- TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT. SECTION 30-2-232(C)(15).
- 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 83 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.
- 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 DATABASES.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY 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.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN.
- WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN.
- ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR ELECTRIC DELIVERY.
- TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- ALL RIGHT-OF-WAY RETURNS ON LOCAL STREETS HAVE A 10' RADIUS.
- 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.
- THIS PROJECT IS LOCATED IN THE CITY OF AUSTIN 2 MILE ETJ AND TRAVIS COUNTY.
- 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.
- ALL CORNER LOTS ARE REQUIRED TO BE A MINIMUM OF 4,500 SQUARE FEET.
- 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.
- DRAINAGE EASEMENTS CONTAINING THE LIMITS OF THE FULLY DEVELOPED 100-YEAR FLOODPLAIN SHALL BE DEDICATED AT THE FINAL PLAT STAGE.
- 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.
- 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 IRRIGATION IS PROHIBITED.
- A WAIVER TO TITLE 30-2-153(A) WAS GRANTED ON OCTOBER 20, 2015 BY SINGLE OFFICE STAFF.
- PER LAND DEVELOPMENT CODE TITLE 30-5-231, WATER QUALITY PONDS SERVING RESIDENTIAL DEVELOPMENT SHALL BE MAINTAINED BY THE WATERSHED PROTECTION DEPARTMENT.
- 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 ADJUTING 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.
- 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.
- BUFFER AVERAGING HAS BEEN PROVIDED AS FOLLOWS:
ORIGINAL CWQZ = 5.595 ACRES
CWQZ REMOVED = 1.082 ACRES
CWQZ ADDED = 2.868 ACRES
AVERAGED CWQZ = 7.381 ACRES



SCALE: 1" = 100'
SCALE IN FEET
100 50 0 100

LEGEND

- | | |
|-----|--------------------------------|
| (A) | BLOCK |
| --- | SIDEWALK |
| --- | 100 YEAR FLOODPLAIN (NON-FEMA) |
| --- | FULLY DEVELOPED |
| --- | ORIGINAL CWQZ/EHZ |
| --- | AVERAGED CWQZ/EHZ |
| --- | ORIGINAL CREEK FLOWLINE |
| --- | PROPOSED CREEK FLOWLINE |
| --- | PHASE LINE |
| --- | MAILBOX CLUSTER |
| --- | C.O.A. DEFINED WETLANDS |
| --- | WETLANDS TO BE REMOVED |

STREET INFORMATION

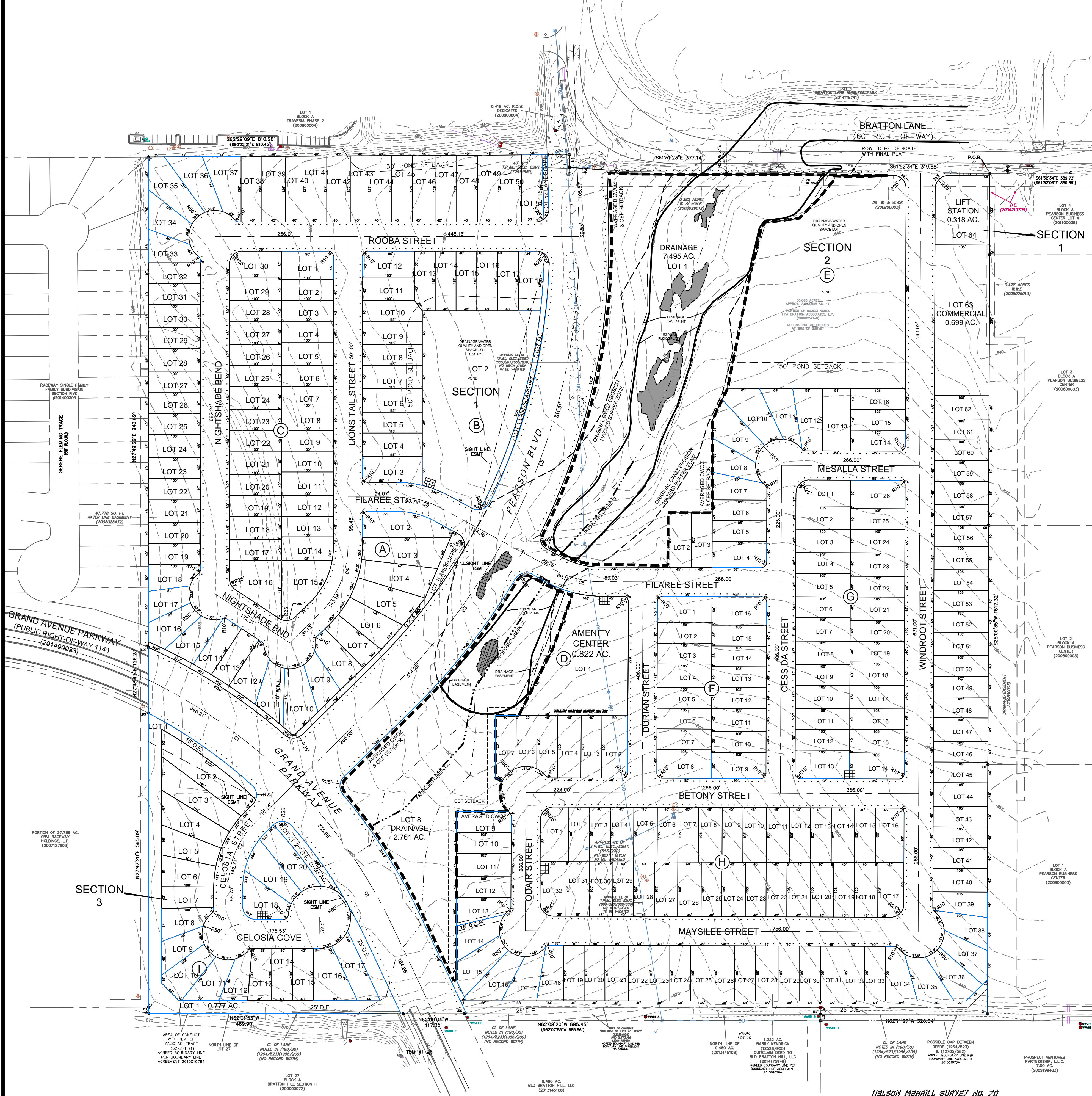
TABLE 1

LAND USE SUMMARY

TABLE 2

VICINITY MAP

N.T.S.



LINE TABLE

LINE	BEARING	DISTANCE	(RECORD)
L1	S26°54'40"W	24.29'	(S29°43'22"E 24.63')
L2	S58°01'18"E	111.89'	(S85°30'37"E 111.90')
L3	N27°10'50"E	11.64'	(N29°11'32"E 12.89')
L4	N30°51'49"E	12.73'	
L5	N27°18'50"E	12.18'	
L6	S27°44'18"W	12.82'	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING
C1	1000.00'	682.10'	668.95'	S 16°53'26" E
C2	100.00'	142.73'	139.02'	S 59°41'05" W
C3	1200.00'	992.72'	964.66'	N 49°42'04" E
C4	180.00'	143.18'	139.44'	N 50°36'46" E
C5	100.00'	89.76'	88.84'	S 47°53'20" E
C6	180.00'	89.18'	88.27'	S 47°47'46" E

NELSON MERRILL SURVEY NO. 70