



**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2016-0112**P.C. DATE:** December 13, 2016**SUBDIVISION NAME:** Stoney Ridge Phase C Section 3**AREA:** 16.51 acres**LOTS:** 101**APPLICANT:** SR Development, Inc.  
(Bill Gurasich)**AGENT:** Carlson, Brigrance &  
Doering, Inc. (Bill E. Couch)**ADDRESS OF SUBDIVISION:** 7110 Heine Farm Road**GRIDS:** MP-13**COUNTY:** Travis**WATERSHED:** Dry Creek East**JURISDICTION:** Limited Purpose**EXISTING ZONING:** MF-2**DISTRICT:** 2**PROPOSED LAND USE:** Single Family Attached Residential, ROW, Public/Quasi Open Space**NEIGHBORHOOD PLAN:** N/A; Stoney Ridge MUD**SIDEWALKS:** Sidewalks will be installed on both sides of all internal streets along with the subdivision side of Ross Road and Heine Farm Road.**DEPARTMENT COMMENTS:** The request is for approval of a preliminary subdivision namely, Stoney Ridge Phase C Section 3. The proposed preliminary subdivision consists 101 lots on 16.51 acres.**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary subdivision. This plan meets current applicable City of Austin Land Development and State Local Government requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon  
Email: [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)**PHONE:** 512-974-2767



 Subject Tract  
 Base Map

CASE#:C8J-2016-0112  
LOCATION: 7110 Heine Farm Rd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

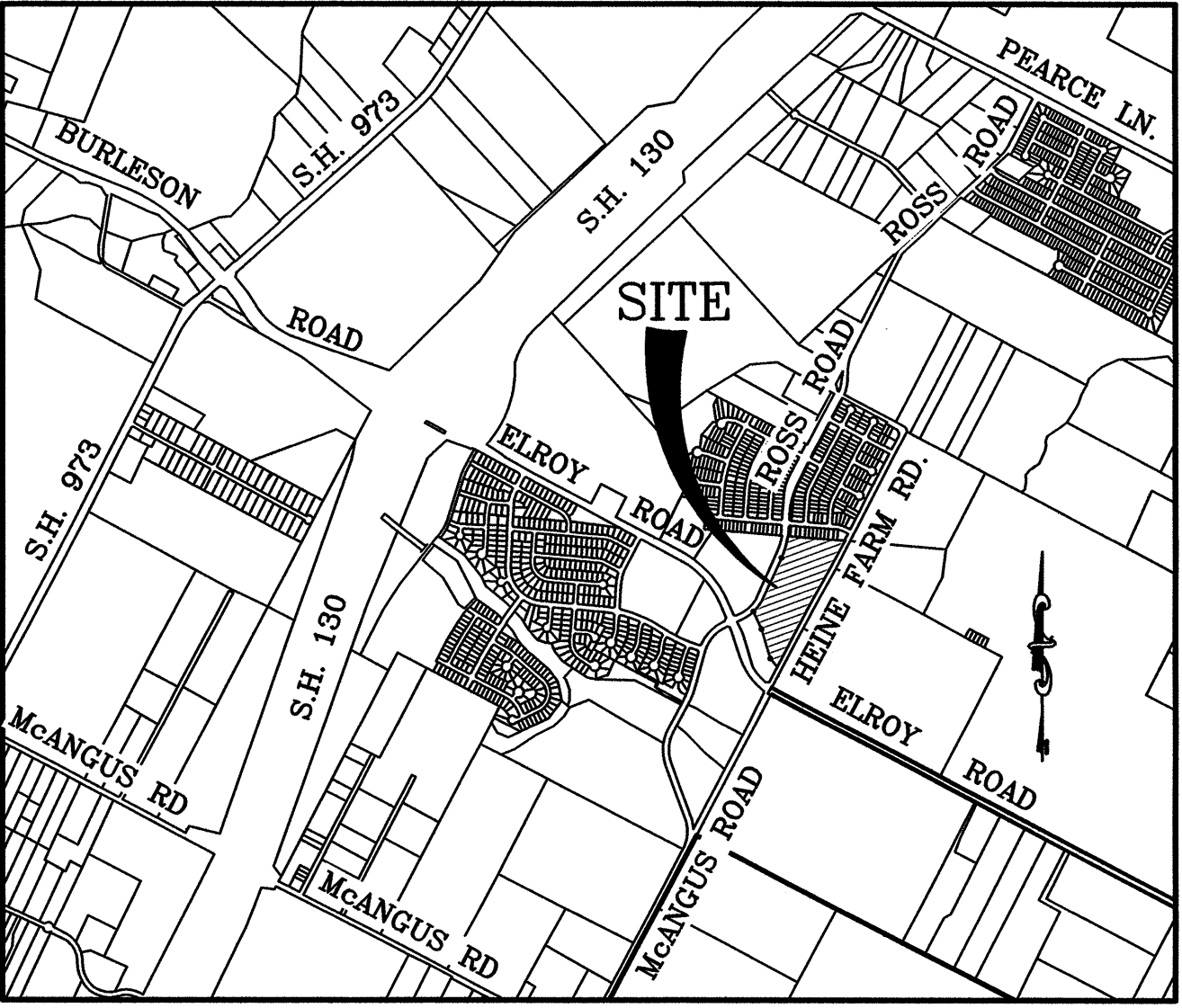
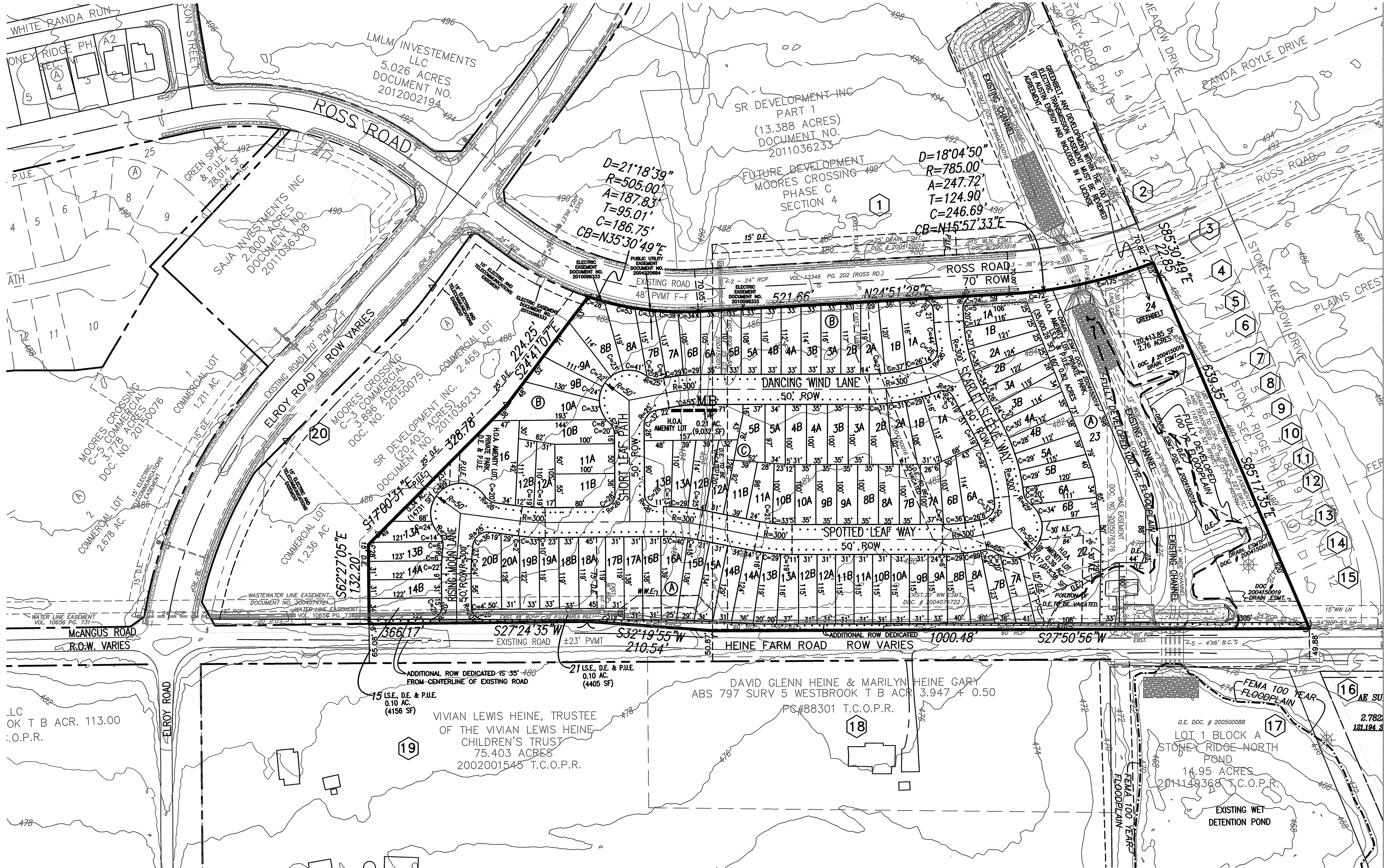
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.



# STONE RIDGE PHASE C SECTION 3

## PRELIMINARY PLAN

### SINGLE FAMILY ATTACHED RESIDENTIAL (SFAR)



MAPSCO GRID NO. Y-13 (677) & C-12 (707)  
MAPSCO PAGES NO. 677, 707  
**LOCATION MAP**  
SCALE: 1" = 200'

SCALE: 1"=100'

**NOTES:**

1. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9 THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.

LEGEND	
17A	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	NEW PL. AFTER DED. ROW
---	OUT PARCEL
---	EASEMENT LINE
---	FEMA 100 YEAR FLOODPLAIN
---	DEVELOPED 100 YEAR FLOODPLAIN
---	SIDEWALK LOCATION
---	ADJACENT PROPERTY OWNER INFORMATION (SEE LIST SHEET 2)
1	MAILBOX KIOSK
MB	CONCRETE MONUMENT SET
□	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
⊙	ELECTRICAL TRANSMISSION TOWER
W.L.E.	WATER LINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
ELEC.E.	ELECTRIC EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.E.	LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
D.A.E.	DRAIN ACCESS EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
H.O.A.	HOME OWNER ASSOCIATION

ORIGINAL APPLICATION DATE: APRIL 3, 2015  
W/R: JUNE 6, 2016  
PRELIMINARY PLAT PREPARATION DATE: MAY 27, 2016  
PRELIMINARY PLAT UPDATE: DECEMBER 1, 2016

TOTAL ACREAGE: 16.506 ACRES  
FEMA MAP NO: 48453C0620J, DATED JANUARY 6, 2016  
SURVEY: NOEL M. BAIN SURVEY NO. 1, ABSTRACT # 61  
  
TOTAL NO. OF LOTS: 101  
NO. OF BLOCKS: 3  
NO. OF SF ATTACHED RESIDENTIAL LOTS: 94  
NO. OF GREENBELT LOTS: 1  
NO. OF H.O.A. AMENITY LOT, PRIVATE PARK, D.E. & P.U.E. LOTS: 1  
NO. OF H.O.A. AMENITY LOT, PRIVATE PARK, L.S.E. & P.U.E. LOTS: 1  
NO. OF H.O.A. AMENITY LOTS: 2  
NO. OF L.S.E., D.E. & P.U.E. LOTS: 2  
EACH SFAR LOT IS A MINIMUM OF 3,000 SF  
EACH PAIR OF SFAR ATTACHED LOTS IS A MINIMUM OF 7,000 SF  
EACH H.O.A. AMENITY LOT IS A MINIMUM OF 8,000 SF  
TOTAL LINEAR FOOTAGE OF STREETS: 3,865 LF

**LEGAL DESCRIPTION:**

ABSTRACT NOEL M. BAIN SURVEY NO. 1  
ABSTRACT 61  
16.506 ACRES OUT OF  
19.4928 PLUS 0.9102 ACRES VACATED ROW  
TOTAL 20.403 ACRES  
DEED NO. 2011036233TR

**OWNER:**

SR DEVELOPMENT, INC.  
4425 S. MOPAC EXPY  
SUITE 205  
AUSTIN, TEXAS 78735  
(512) 474-5300 phone  
(512) 385-8709 fax

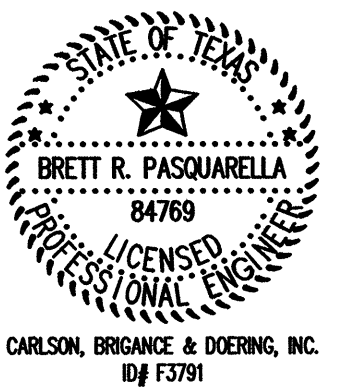
**ENGINEER AND SURVEYOR:**

CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DR.  
AUSTIN, TEXAS 78749  
PHONE: (512) 280-5160  
FAX: (512) 280-5165

**ENGINEERS CERTIFICATION**

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES AND TRAVIS COUNTY.

WITNESS MY HAND THIS 30<sup>th</sup> DAY OF November, 2016  
BRETT R. PASQUARELLA P.E. NO. 84769



PRELIMINARY SUBDIVISION APPROVAL	SHEET _____ OF _____
FILE NUMBER _____	APPLICATION DATE _____
APPROVED BY (ZAP) (PC) ON _____	UNDER SECTION _____
CHAPTER _____	OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62) _____	CASE MANAGER: _____
PROJECT EXPIRATION DATE (ORD #20140612-084, Pt. 7; 6-23-14)	
RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT	
FINAL PLAT TO LOCK-IN PRELIMINARY FILE# _____	
APPROVED ON _____	
PRELIMINARY EXTENDED ON _____ UNTIL _____	

C8J-2016-0112

PRELIMINARY PLAN 100 SCALE

STONE RIDGE PHASE C SECTION 3

PRELIMINARY PLAN - SINGLE FAMILY ATTACHED RESIDENTIAL

SHEET

1 OF 2



STONEY RIDGE PHASE C SECTION 3  
PRELIMINARY PLAN

ADJACENT OWNERS

1. SR DEVELOPMENT INC.  
12.3768 + 1.0112 AC.  
AB. 61 SUR 1 BAIN N M  
DEED NO. 2011036233TR
2. JUAN R. SANTOS  
LOT 1 BLK A  
STONEY RIDGE SUBD. PH B SEC 1  
DEED NO. 2009032043TR
3. STONEY RIDGE SUBD PH B SEC 1  
HOMEOWNERS ASSOCIATION  
LOT 1 BLK T  
DEED NO. 2010072487TR
4. ROBERT LUIS MARTINEZ &  
VANESSA DE LEON  
LOT 1 BLK J  
STONEY RIDGE SUBD PHS B SEC 2  
DEED NO. 2013211167TR
5. IRIS JEANETTE PEREZ &  
JOSEPH BENNY CARSON  
LOT 2 BLK J  
STONEY RIDGE SUBD PHS B SEC 2  
DEED NO. 2014005836TR
6. ROLANDO F. RODRIGUEZ &  
GABRIELA QUEVEDO  
LOT 3 BLK J  
STONEY RIDGE SUBD PHS B SEC 2  
DEED NO. 2014063521TR
7. EUGENE VILLARREAL III &  
NELDA M. VILLARREAL  
LOT 4 BLK J  
STONEY RIDGE SUBD PHS B SEC 2  
DEED NO. 2014057913TR
8. ALIANA ANNISE DURON &  
RICHARD HERRERA JR.  
LOT 5 BLK J  
STONEY RIDGE SUBD PHS B SEC 2  
DEED NO. 2014063206TR
9. ROBERT R. PEREZ &  
MARZIA D. CARRANZA  
LOT 6 BLK J  
STONEY RIDGE SUBD PHS B SEC 2  
DEED NO. 2014035398TR
10. CARLOS & ANTONIA FACUNDO  
LOT 7 BLK J  
STONEY RIDGE SUBD PHS B SEC 2  
DEED NO. 2014051033TR
11. ISABEL HERNANDEZ  
LOT 8 BLK J  
STONEY RIDGE SUBD PHS B SEC 2  
DEED NO. 2014043954TR

ADJACENT OWNERS (CONTINUED)

12. RENE VAZQUEZ REYES &  
ABIGAIL ROJAS-AVINA  
LOT 9 BLK J  
STONEY RIDGE SUBD PHS B SEC 2  
DEED NO. 2013228791TR
13. LUIS H. SOLIS  
LOT 10 BLK J  
STONEY RIDGE SUBD PHS B SEC 2  
DEED NO. 2013205319TR
14. CONTINENTAL HOMES OF TEXAS LP  
LOT 11 BLK J  
STONEY RIDGE SUBD PHS B SEC 2  
DEED NO. 2012208507TR
15. PORNTIVA PHUMTIM-GARCIA &  
FERNANDO GARCIA  
LOT 12 BLK J  
STONEY RIDGE SUBD PHS B SEC 2  
DEED NO. 2014059157TR
16. AUSTIN ELECTRIC SUBSTATION  
2.7822 ACRES  
STONEY RIDGE PHS C SEC 1
17. MOORE'S CROSSING MUNICIPAL UTILITY DISTRICT  
LOT 1 BLK A  
STONEY RIDGE NORTH POND  
14.95 ACRES  
DEED NO. 2011149368TR
18. DAVID GLENN HEINE & MARILYN HEINE GARY  
ABS 797 SUR 5 WESTBROOK T B ACRES 3.947 + 0.50  
P.C. #88301
19. DAVID GLENN & VIVIAN L.H. HEINE  
VIVIAN LEWIS HEINE TRUSTEE  
75.4030 ACRES  
ABS 797 SUR 5 WESTBROOK T B  
DEED NO. 2002001545TR
20. MOORE'S CROSSING 3--C COMMERCIAL  
LOTS 1 & 2, BLOCK "A"  
(20.402 ACRES)  
DOC. NO. 20150075

GENERAL NOTES:

1. THIS SUBDIVISION IS IN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN.
2. 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 AND TRAVIS COUNTY.
3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY.
5. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
6. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
7. ALL EXISTING STRUCTURES ON THE PROPERTY TO BE REMOVED BEFORE DEVELOPMENT BEGINS.
8. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: DANCING WIND LANE, SHORT LEAF PATH, SPOTTED LEAF WAY, SCARLET SLEEVE WAY, RISING MOON DRIVE AND THE SUBDIVISION SIDE OF ROSS ROAD AND HEINE FARM ROAD; AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS 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.
9. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 30--1--132 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
- A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING PUBLIC STREETS (IF REQUIRED):
- |                    |  |  |  |  |
|--------------------|--|--|--|--|
| DANCING WIND LANE  |  |  |  |  |
| SHORT LEAF PATH    |  |  |  |  |
| SPOTTED LEAF WAY   |  |  |  |  |
| SCARLET SLEEVE WAY |  |  |  |  |
| RISING MOON LANE   |  |  |  |  |
| HEINE FARM ROAD    |  |  |  |  |
- B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING PUBLIC STREETS:
- |                    |  |  |  |  |
|--------------------|--|--|--|--|
| DANCING WIND LANE  |  |  |  |  |
| SHORT LEAF PATH    |  |  |  |  |
| SPOTTED LEAF WAY   |  |  |  |  |
| SCARLET SLEEVE WAY |  |  |  |  |
| RISING MOON LANE   |  |  |  |  |
| HEINE FARM ROAD    |  |  |  |  |
10. STREET STANDARDS CHART
- | STREET NAME                   | R.O.W. WIDTH | STREET LENGTH | PAVEMENT WIDTH       | SIDEWALKS |
|-------------------------------|--------------|---------------|----------------------|-----------|
| DANCING WIND LANE             | 50'          | 558 LF        | 30' FACE TO FACE     | 4.0'      |
| SHORT LEAF PATH               | 50'          | 202 LF        | 30' FACE TO FACE     | 4.0'      |
| SPOTTED LEAF WAY              | 50'          | 931 LF        | 30' FACE TO FACE     | 4.0'      |
| SCARLET SLEEVE WAY            | 50'          | 403 LF        | 30' FACE TO FACE     | 4.0'      |
| RISING MOON LANE              | 50'          | 183 LF        | 30' FACE TO FACE     | 4.0'      |
| HEINE FARM ROAD               | 70'          | 1,588 LF      | 26' E.O.P. TO E.O.P. | 4.0'      |
| TOTAL LINEAR FEET OF STREETS: |              | 3,865 LF      |                      |           |
11. DIRECT ACCESS TO ROSS ROAD AND HEINE FARM ROAD IS PROHIBITED FROM ANY SINGLE FAMILY LOT IN THIS SUBDIVISION.
12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
14. 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 TRAVIS COUNTY AND CITY OF AUSTIN (OR OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
15. ALL NECESSARY EASEMENTS WILL BE RELEASED PRIOR TO PLAT RECORDATION. THE PROCEDURE FOR THE EASEMENT RELEASES HAVE BEEN AGREED UPON BETWEEN THE CITY OF AUSTIN, TRAVIS COUNTY, AND THE DEVELOPER. THE PROJECT WILL RECEIVE FINAL ACCEPTANCE, EASEMENT RELEASE, AND PLAT RECORDATION CONCURRENTLY.
16. A 10 FOOT (10') ELECTRIC AND TELECOMMUNICATIONS EASEMENT (E.T.E.) IS HEREBY DEDICATED ADJACENT TO ALL STREETS. EXCEPT HEINE FARM ROAD E.T.E. IS ON THE FRONT OF LOTS THAT BACK TO HEINE FARM ROAD.
17. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
18. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED 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.
19. 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.
20. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
- ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES.
  - ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
  - ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD MATERIALLY IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.

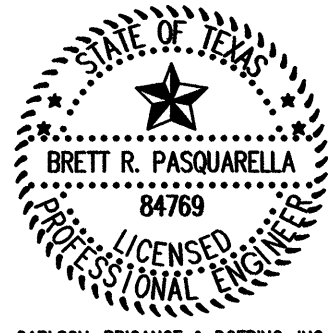
21. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL -- SECTION 1.5.3.9 THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.
22. ANY TEMPORARY OR PERMANENT FENCE PREVENTING ACCESS TO THE EASEMENT (VOL. 11811 PG. 521), SHALL BE COORDINATED WITH AUSTIN ENERGY STAFF. AUSTIN ENERGY STAFF SHALL INSTALL A LOCK ON THE GATE FOR ACCESS.
23. PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGES TO CURBING, LANDSCAPING WALL, PAVING PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.
24. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
25. 24 HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
26. PRIOR TO CONSTRUCTION ON ANY LOT 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 OF EXISTING CONDITIONS VIA AN EXISTING WET DETENTION POND (STONEY RIDGE NORTH POND) (C8J-04-0027.0B) PERMIT NUMBER (04--1062).
27. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
28. WATER QUALITY CONTROLS ARE REQUIRED PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THESE CONTROLS ARE IN PLACE IN THE STONEY RIDGE NORTH POND ((C8J-04-0027.08) AND HAVE BEEN ACCEPTED BY THE MOORE'S CROSSING M.U.D. FOR MAINTENANCE.
29. THEY CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN: 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.
30. NO TREES ARE PERMITTED WITHIN EXISTING ELECTRIC, GAS AND WASTEWATER EASEMENTS.
31. TREE PLANTING REQUIREMENT
- THE REQUIRED TREES WILL BE PLANTED OR PRESERVED ON THE RESIDENTIAL LOTS AT THE RATE OF 2 TREES PER SF4A ZONED LOT AND 3 TREES PER AMENITY LOT FOR A TOTAL OF 15 TREES.
  - ALTERNATIVE COMPLIANCE OPTION 1: THE REQUIRED NUMBER OF TREES WILL BE PLANTED OR PRESERVED WITHIN SFAR LOT(S) FOR A TOTAL OF 188 TREES. (2 TREES PER RESIDENTIAL LOT)
32. 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. 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.
33. LOTS 21, 22 AND 23 BLOCK "A"; LOTS 15 AND 16 BLOCK "B"; AND LOT 14 BLOCK "C" ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR HIS ASSIGNS AND RESTRICTED TO NON-RESIDENTIAL USES.
34. LOT 24 BLOCK "A" IS TO BE OWNED AND MAINTAINED BY THE MOORE'S CROSSING MUD.
35. THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE MOORE'S CROSSING MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT), AND ANY AMENDMENTS PRIOR TO RECORDATION. REQUIREMENTS FOR PARK IMPROVEMENTS SHALL BE SATISFIED AT FINAL PLAT.
36. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER -- CITY OF AUSTIN/MOORE'S CROSSING MUD  
WASTEWATER -- CITY OF AUSTIN/MOORES CROSSING MUD  
ELECTRIC -- AUSTIN ENERGY  
GAS -- TEXAS GAS SERVICE  
TELECOM -- AT&T

37. 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.
38. RESIDENTIAL LOTS TO BE DEVELOPED AS SINGLE FAMILY ATTACHED RESIDENTIAL AND WILL FOLLOW THE DEVELOPMENT STANDARDS AS PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC 30-2-233).
39. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
40. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS (CHAPTER 25-13) AS AMENDED.
41. TWO OFF STREET PARKING SPACES ARE PROVIDED FOR EACH LOT.

FLOOD PLAIN NOTE:

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 #4845300620J, TRAVIS COUNTY, DATED JANUARY 6, 2016. THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.



CARLSON, BRIGANCE & DOERING, INC.  
BY: [Signature]  
11-30-16

PRELIMINARY SUBDIVISION APPROVAL	SHEET ____ OF ____
FILE NUMBER _____	APPLICATION DATE _____
APPROVED BY (ZAP) (PC) ON _____	UNDER SECTION _____
CHAPTER _____	OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62) _____	CASE MANAGER: _____
PROJECT EXPIRATION DATE (ORD #20140612-084, PL. 7; 6-23-14)	
RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT	
FINAL PLAT TO LOCK-IN PRELIMINARY FILE# _____	
APPROVED ON _____	
PRELIMINARY EXTENDED ON _____ UNTIL _____	

C8J-2016-0112

Carlson, Brigance & Doering, Inc.  
FIRM ID #F3791

CBD

Surveying  
Civil Engineering  
5501 West William Cannon  
Austin, Texas 78748  
Phone No. (512) 280-5161 Fax No. (512) 280-5165

SHEET

PRELIMINARY PLAN GENERAL NOTES

DATE  
MAY 2016

DRAFTED BY:  
JSL

DESIGNED BY:  
DRP

JOB NAME  
STONEY RIDGE PHASE C SECTION 3

PROJECT  
PRELIMINARY PLAN

JOB NUMBER  
4736

SHEET  
2 OF 2