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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2017-0072 **Z.A.P. DATE:** September 4, 2018

SUBDIVISION NAME: Ross Road (Small Lot Subdivision) - Preliminary Plan

AREA: 53.00 Acres **LOT(S)**: 200 Total Lots

OWNER/APPLICANT: L. C. Berger Family Partners

(Debra Shaw) <u>AGENT</u>: Carlson, Brigance &

Doering (B. Pasquarella)

ADDRESS OF SUBDIVISION: Heine Farm Road

GRIDS: P-13 **COUNTY:** Travis

WATERSHED: Colorado River **JURISDICTION:** Full-Purpose

2-Mile ETJ

EXISTING ZONING: SF-FA and County <u>MUD:</u> N/A

PROPOSED LAND USE: Single-Family Residential

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal and boundary streets.

<u>DEPARTMENT COMMENTS</u>: The request is for approval of a preliminary plan located in full purpose and the county and in the 2-Mile ETJ City of Austin. The proposed subdivision includes 200 single family lots lots on 53.00 acres. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

PUBLIC NOTICE:

As per Title 30 public notification requirements, a notice was sent to all City of Austin utility account holders and property owners with 500 feet of the proposed development, registered environmental and homeowner's associations.

ISSUES:

Staff has not received any phone calls or e-mails from adjacent property owners and from neighborhood associations who are in opposition to this application.

STAFF RECOMMENDATION: The preliminary plan meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

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ZONING AND PLATTING COMMISSION ACTION:

<u>CASE MANAGER</u>: Jose Luis Arriaga Email address: joe.arriaga@traviscountytx.gov **PHONE:** 854-7562

ROSS ROAD PRELIMINARY PRELIMINARY PLAN CL DRY CREEK TRIB A SMALL LOT SUBDIVISION 50' R.O.W. ESMT. VOL. 3767 PG. 1974. AND 10' ELECTRIC UTILITY ESMT.'S VOL. 12656 PG. 4786, VOL. 12655 PG. 433 AND VOL. 12655 PG. 427 TO BE VACATED PRIOR TO ACCEPTANCE BY TRAVIS COUNTY OF ROSS ROAD SUBDIVISION STREET CONSTRUCTION. ORIGINAL SUBMITTAL DATE: APRIL 21, 2017 PLAN REVISION DATE: MARCH 28, 2018 WATER QUALITY EASEMENT DRAINAGE EASEMENT AND TOTAL ACREAGE: 53.00 ACRES CEF SETBACK 5.21 AC. FEMA MAP NO: 48453C0620J, DATED JANUARY 6, 2016 SURVEY: NOEL M. BAIN SURVEY NO. 1, ABSTRACT # 61 TOTAL NO. OF LOTS: 200 NO. OF BLOCKS: 7 NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 193 \$ @ 115' MAPSCO GRID NO. Y-13 (677) & C-12 (707) NO. OF PARK LOTS: 1 MAPSCO PAGES NO. 677, 707 LOT 18 BRENDAN LEE PRADO & NO. OF LS.E., S.W.E. & P.U.E. LOTS: 3 ·\$ 6 4 LOCATION MAP NO. OF OPEN SPACE, D.E., P.U.E. & ACCESS ESMT. LOTS: 1 LAURA LEE CERVENTES 3.005 ACRES VOL. 11130 PG. 1017 NO. OF DRAINAGE EASEMENT, CEF SETBACK AND GREENBELT LOTS: 1 NO. OF DRAINAGE EASEMENT AND CEF SETBACK LOTS: LEGEND WESTERN MAIL WAY EACH SMALL LOT IS A MINIMUM OF 3,600 SF AND LOT NUMBER SMALL CORNER LOTS A MINIMUM OF 4,500 SF TOTAL LINEAR FOOTAGE OF STREETS: 6,879 LF **BLOCK NUMBER** (SEE SHEET NUMBER 2 FOR STREET LENGTHS) PROPERTY LINE NEW PL AFTER DED. ROW 53.00 ACRES (2,310,124 SQUARE FEET) OF LAND OUT OF AND A OUT PARCEL JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NUMBER 18, SITUATED IN TRAVIS COUNTY. TEXAS. BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT DEVELOPED 100 YEAR FLOODPLAIN ADJACENT PROPERTY OWNER COUNTY, TEXAS (O.P.R.T.C.TX.), THAT CALLED 5.500 ACRE TRACT CONVEYED TO INFORMATION (SEE LIST DWAYNE RICHARD IDEKER, JR., AS RECORDED IN DOCUMENT NO. 2015184138 O.P.R.T.C.TX., THAT CALLED 5.501 ACRE TRACT CONVEYED TO IDEKER PROPERTIES, CONCRETE MONUMENT SET LLC., AS RECORDED IN DOCUMENT NO. 2015166429 O.P.R.T.C.TX., THAT CALLED IRON PIPE FOUND 11.00 ACRES TRACT CONVEYED TO IDEKER PROPERTIES, LLC., AS RECORDED IN IRON ROD FOUND LYNN D. LUEDECKE DOCUMENT NO. 2015156428 O.P.R.T.C.TX., AND THAT CALLED 5.612 ACRE TRACT IRON ROD SET (VETERANS LAND BOARD) CONVEYED TO IDEKER PROPERTIES, LLC., AS RECORDED IN DOCUMENT NO WATER LINE EASEMENT (2.757 ACRES VOL. 3767 OG. 1974. WASTEWATER EASEMENT 00°C. #2005067641 2015156384 O.P.E.T.C.TX. TRAVIS COUNTY DEED RECORDS EXISTING ROND ELECTRIC EASEMENT PUBLIC UTILITY EASEMENT OWNERS: DEBRA C. SHAW DWANE R. IDEKER, JR. LANDSCAPE & SIGN EASEMENT LC BERGER FAMILY PARTNERS, LTD IDEKER PROPERTIES. LLC DRAINAGE EASEMENT PRELIMI 415 HONEYCOMB CIR. ACCESS EASEMENT DRIFTWOOD, TEXAS 78619 MANCHACA, TEXAS 78652 SIDEWALK EASEMENT VEGETATIVE FILTER STRIP MINIMUM FINISHED FLOOR ELEVATION IN FEET ABOVE (M.S.L.) MEAN SEA LEVEL **DEVELOPER:** 2.782 ACRES ENGINEER AND SURVEYOR: DRAINAGE EASEMENT, CEF VOL. 10603 PG. 227 SETBACK & GREENBELT CRITICAL ENVIRONMENTAL FEATURE K.B. HOME LONE STAR, INC. CARLSON, BRIGANCE & DOERING, INC. 13.03 AC. D=24°19′14′ 10800 PECAN PARK BLVD. 5501 WEST WILLIAM CANNON DR. R=440.00SUITE 200 AUSTIN, TEXAS 78749 A=186.77 AUSTIN, TEXAS 78750 PHONE: (512) 280-5160 T=94.81FAX: (512) 280-5165 PHONE: (512) 651-8100 C=185.87ENGINEERS CERTIFICATION CB=S15°25'05"\ 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 PARK ESMT. **ADDITIONAL** R.O.W. TO BE BRETT R. PASQUARELLA PRELIMINARY DEDICATED --THIS SHEET WITNESS MY HAND THIS 215T DAY OF June, 2018 JETEX FAMILY LIMITED 79.25 ACRES CARLSON, BRIGANCE & DOERING, INC. DOC. #2009010634 D=18°33 103"= BRETT R. PASQUARELLA P.E. NO. 84769 R=500.00A=161.89T=81.66' HEINE FARM ROAD N62°45'33"W ROW VARIES C=161.18² CB=N12°32'00*E R.O.W. TO BE DEDICATED BLOCK A STONEY RIDGE PHASE C, SECTION ONE STONEY RIDGE PH. DOCUMENT NO. 2014Q0087 DOC. NO. 201500130 O.P.R.T.C.T KB HOMES LONE STAR, INC. BLOCK M PATERSON ARTHUR ADDN. 1.268 ACRES 90 (56' R.O.W.) ÓC. NO. 2Ó1517\$60 O.P.R.J.C.T 14 48 17 51 9 10' ACCESS ESMI. FERRYSTONE GLEN DRIVE 18 38 (56' R.O.W.) 129 4.497 AC. OF LOT 1 64 65 66 67 68 69 46 19 45 20 122 22 60 12 PETERSON ARTHUR ADDN. 20 40 5 JOB NUMBER 6 35 36 37 38 39 40 4882 M.C. JOINT\VENTURE FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO 230.411 CRES VOL. 11921, RG 585 21 41 7.73/8 AC. OF LOT 2 5 55 SHEET PETERSON ARTHUR ADDN. NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS 74 73 72 71 70 22 42 OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE 9 43 56 4 OF 119 APPROVED PRIOR TO THE PROJECT EXPIRATION DATE. C8J-2017-0072

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1	ADJACENT OWNERS R297582 NAJB F. WEHBE	29	R841967 KB HOMES LONE STAR, INC 10800 PECAN PARK BLVD, STE 200 AUSTIN, TX 78750—1249	ூ	R841996 VALORIE LOCRICCHIO 6717 MOORES FERRY DR. DEL VALLE, TX 78617	85)	R758543 LIANGJING 10900 SPL AUSTIN, TX
2	5902 MOUNTAIN VILLA DR. AUSTIN, TX 78731–3752 R297605 LYNN DALE LUEDECKE	30	R841968 KB HOMES LONE STAR, INC 10800 PECAN PARK BLVD, STE 200 AUSTIN, TX 78750—1249	58	R841997 STANLEY & PATRICIA HODGE 6713 MOORES FERRY DR. DEL VALLE, TX 78617	86	R758542 CHRISTOPH 6601 FERR DEL VALLE,
3	6629 HEINE FARM RD. DEL VALLE, TX 78617-3602 R844912 MC JONT VENTURE	3	R841969 KB HOMES LONE STAR, INC 10800 PECAN PARK BLVD, STE 200 AUSTIN, TX 78750—1249	59	R841998 CORDELIA C. TORRES 6709 MOORES FERRY DR. DEL VALLE, TX 78617	87	R758541 ROSARIO R 6600 FERR DEL VALLE,
•	C/O TIM CHAMBERS 4425 S MO PAC EXPY STE 205 AUSTIN, TX 78735-6711	3	R841970 KB HOMES LONE STAR, INC 10800 PECAN PARK BLVD, STE 200	60	R841999 GIULY CACERES 6145 GREENWAY LANE	(88)	R758540 OSIEL RIVE 6604 FERR
4	R862318 KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750–1249	(3)	AUSTIN, TX 78750-1249 R841971 KB HOMES LONE STAR, INC 10800 PECAN PARK BLVD, STE 200	61)	SCOTTSDALE, AZ 85254 R842000 JENNIFER & MICHAEL SMITH 6701 MOORES FERRY DR.	89	DEL VALLE, R758539 (NO INFO (
(5)	R862319 BRANDON & SARAH BELLOWS 12705 STONEY RIDGE BEND DEL VALLE, TX 78617	<u>3</u>	AUSTIN, TX 78750-1249 R841972 KB HOMES LONE STAR, INC 10800 PECAN PARK BLVD, STE 200	62	DEL VALLE, TX 78617 R842001 HUGO ANGUIANO & CARLOS ANGUIANO 6621 MOORES FERRY DR.	99	DEL VALLE, R758538 RENE & M 6612 FERR
6	R862320 SHANTEL JACKSON & JOHN TORRES 12709 STONEY RIDGE BEND DEL VALLE, TX 78617	<u>(35)</u>	AUSTIN, TX 78750—1249 R841973 KB HOMES LONE STAR, INC	63	DEL VALLE, TX 78617 R842002 JULIO C. RIOS JR. & JULIO C. RIOS	91)	DEL VALLE, R758537 FERNANDO
⑦	R882769 KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750—1249	<u>36</u>	10800 PECAN PARK BLVD, STE 200 AUSTIN, TX 78750—1249 R862298 CYNTHIA GRIFFIN & DARRYL PERRYMAN	64	6617 MOORES FERRY DR. DEL VALLE, TX 78617 R841974 KB HOMES LONE STAR, INC	(92)	KARINA MO 6616 FERR DEL VALLE, R758536
8	R882770 KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200	③	12724 STONEY RIDGE BEND DEL VALLE, TX 78617 R862299 DANIEL SAYTHONGKHAM &	65	10800 PECAN PARK BLVD, STE 200 AUSTIN, TX 78750-1249 R841975 KB HOMES LONE STAR, INC	9 3	NORMA M. 6617 PLAIN DEL VALLE, R758535
9	AUSTIN, TX 78750-1249 R882771 KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200	•	MICHELLE CELEDON 12720 STONEY RIDGE BEND DEL VALLE, TX 78617	66	10800 PECAN PARK BLVD, STE 200 AUSTIN, TX 78750–1249 R841976	•	NANCY A. 6 6613 PLAIN DEL VALLE,
10	AUSTIN, TX 78750-1249 R882772 KB HOME LONE STAR INC	(38)	R62300 ANTONIO & LAURA FONSECA 12716 STONEY RIDGE BEND DEL VALLE, TX 78617	(f)	KB HOMES LONE STAR, INC 10800 PECAN PARK BLVD, STE 200 AUSTIN, TX 78750—1249 R841977	94)	R758534 OAKMOSS L PO BOX 27 AUSTIN, TX
1	10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249 R882773 KB HOME LONE STAR INC	39	R862301 KB HOMES LONE STAR, INC 10800 PECAN PARK BLVD, STE 200 AUSTIN, TX 78750—1249	•	KB HOMES LONE STAR, INC 10800 PECAN PARK BLVD, STE 200 AUSTIN, TX 78750—1249	9 5	R758533 MICHAEL M 6605 PLAIN DEL VALLE,
(12)	10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249 R882774 KB HOME LONE STAR INC	40	R62302 AUDY ROSADO 12708 STONEY RIDGE BEND DEL VALLE, TX 78617	68	R841978 HEIDI MORRISON & RIGOBERTO SIMENTAL JR. 7424 CAYENNE LANE AUSTIN, TX 78641	96	R758532 RANDOLPH 6601 PLAIN DEL VALLE,
(3)	10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249 R882775	4 1)	R862303 KB HOMES LONE STAR, INC 10800 PECAN PARK BLVD, STE 200	69	R841979 WILLIAM TRAN 12321 FERRYSTONE GLEN	97	R758531 GLASER 20 C/O MITCH
14)	KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249 R882776	42)	AUSTIN, TX 78750–1249 R862304 KB HOME LONE STAR INC. 10800 PECAN PARK BLVD STE 200	7	DEL VALLE, TX 78617 R841980 JESUS LOZANO 12320 NOEL BAIN COVE	98)	WENDI ANN 1409 CHAR BENICA, CA R758530
(5)	KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249 R862264	43	AUSTIN, TEX 78750—1249 R862291 NARENDRA B. KHADKA 6725 HORSESHOE POND DR.	Ô	DEL VALLE, TX 78617 R841981 RANDALL S. & NAOMI J. LUCE 12316 NOEL BAIN COVE	99	JULIO ANDI 6604 PLAIN DEL VALLE, R758529
	DILLON FINAN 12801 STONEY RIDGE BEND DEL VALLE, TX 78617	4	DEL VALLE, TX 78617 R862292 GEOFFREY ANTHONY RILEY & PAOLA ALVAREZ-RILEY	②	DEL VALLE, TX 78617 R841982 ERIC DANIEL PANTOJA & SIERRA L. GARCIA	~	DREW CAST ROSALINDA 6608 PLAIN DEL VALLE,
(16)	R862265 HSA W. REH & OO REH 12805 STONEY RIDGE BEND DEL VALLE, TX 78617	4 5)	6721 HORSESHOE POND DR. DEL VALLE, TX 78617 R862293	(3)	12312 NOEL BAIN COVE DEL VALLE, TX 78617 R841983	(0)	R758528 ROHIT IYER 200 CROSS CEDAR PAR
()	R862266 LAVINA WEBB 12809 STONEY RIDGE BEND DEL VALLE, TX 78617	46)	GEORGE FERGUSON III 6717 HORSESHOE POND DR. DEL VALLE, TX 78617 R862294	Ť	JUAN GAITAN JUAREZ & YOLANDA MERCADO DE JUAREZ 7109 DIXIE DRIVE AUSTIN, TX 78744	(1)	R758527 CHAD A. & 6617 PLAIN
(18)	R862267 JANET HANSEN & EDWARD MITOLA JR 12813 STONEY RIDGE BEND DEL VALLE, TX 78617	•	IVIS ORFILIA ZELAYA HERRERA & CRISTHIAM JOSUE GOMEZ 6713 HORSESHOE POND DEL VALLE, TX 78617	1	R841984 CARLOS N. GONZALES HERNANDEZ & KENYA ALCANTAR 12304 NOEL BAIN COVE	®	DEL VALLE, R758678 HOMEOWNEI 14050 SUM
(9)	R862268 BALDEMAR JOAQUIN CASA & JULIA ANN CASAS 12817 STONEY RIDGE BEND	47)	R862295 LAESTHER PICKENS 6709 HORSESHOE POND DR. DEL VALLE, TX 78617	<i>(</i> 75)	DEL VALLE, TX 78617 R841985 PAUL SIMS 12300 NOEL BAIN COVE	(03)	AUSTIN, TX R758618 JUANITA LU FELIX LUNA
20	DEL VALLE, TX 78617 R862269 KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200	48	R862296 VERONICA ESTRADA 6705 HORSESHOE POND DR. DEL VALLE, TX 78617	7 6	DEL VALLE, TX 78617 R758551 RONNIE & ROXANNE MACHADO 6624 HEINE FARM ROAD UNIT 3	®	12221 FERI DEL VALLE, R758617 DINO TAMEZ
(1)	AUSTIN, TX 78750-1249 R862270 JULIO A. & BRENDA J. BECKER 12901 STONEY RIDGE BEND	49	R862297 RUBEN TAMBUNGA & MICHELLE SUSAN TAMBUNGA 6701 HORSESHOE POND DR.	⑦	DEL VALLE, TX 78617 R758552 SANDRA A. MAYA 6624 HEINE FARM ROAD UNIT 2	(165)	12217 FERI DEL VALLE, R758616 MICHAEL &
2	DEL VALLE, TEXAS 78617 R862271 RAYMOND MANRIQUEZ	<u>50</u>	DEL VALLE, TX 78617 R862276 KB HOMES LONE STAR, INC	78	DEL VALLE, TX 78617 R758553 IRIS ALVARADO & KRISTOPHER R. CLOUD 6624 HEINE FARM ROAD UNIT 1	(1)S	12213 FERI DEL VALLE, R758615
(3)	12905 STONEY RIDGE BEND DEL VALLE, TEXAS 78617 R862272 ELISE A. SAENZ	5 1	10800 PECAN PARK BLVD, STE 200 AUSTIN, TX 78750-1249 R862277 MARIA D. MOYA & EDWARD MOYA	<i>(</i> 19)	DEL VALLE, TX 78617 R758549 NANCY RAMIREZ	®	ROBERT GO 12209 FERI DEL VALLE, R758614
2 4	12909 STONEY RIDGE BEND DEL VALLE, TEXAS 78617 R862273 MARIA E. ROMAN & RIGOBERTO ALVAREZ	<u>(52)</u>	6704 HORSESHOE POND DR. DEL VALLE, TX 78617 R862278 RSCM LLC	®	12216 FERRYSTONE GLEN DR. DEL VALLE, TX 78617-3703 R758548 JULIA RANGEL MALDONADO &	108)	ENRIQUE G. 12205 FERI DEL VALLE, R758613
(25)	12913 STONEY RIDGE BEND DEL VALLE, TEXAS 78617 R862274	(53)	16708 HORSESHOE POND DR. DEL VALLE, TX 78617 R862279	€N	PAUL ANTHONY MALDONADO 12212 FERRYSTONE GLEN DR. DEL VALLE, TX 78617-3703	•	LINDA C. R 12201 FERI DEL VALLE,
26 9	VELLA M. KARMAN 12917 STONEY RIDGE BEND DEL VALLE, TX 78617 R841964	(54)	SARAH M. SHEEHAN 6712 HORSESHOE POND DR. DEL VALLE, TX 78617 R862280	(81)	R758547 FELIX LORENZO OJEDA & STEPHANIE MARIE SOSA 12208 FERRYSTONE GLEN DR. DEL VALLE, TX 78617–3703	(1)9	R758612 LUIS HERN 12200 PRA DEL VALLE,
~	KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249	♦	GALINA A. KUZMICHECVA 6716 HORSESHOE POND DR. DEL VALLE, TX 78617	(82)	R758546 KARLA WILLIAMA 6617 FERRYSTONE PASS DEL VALLE TV 78617 7662	110	R758611 BARBARA E. 12204 PRAI DEL VALLE,

ROSS ROAD PRELIMINARY

PRELIMINARY PLAN A SMALL LOT SUBDIVISION

GENERAL NOTES:

OAKMOSS LLC

PO BOX 270112

AUSTIN, TX 78727

MICHAEL McCOWN

6605 PLAINS CREST DR.

DEL VALLE, TX 78617-3599

RANDOLPH & TESS ESTRADA

6601 PLAINS CREST DR.

GLASER 2013 FAMILY TRUST

C/O MITCHELL C. GLASER &

WENDI ANN GLASER

1409 CHARE DR..

BENICA, CA 94510

JULIO ANDRES LUCERO

6604 PLAINS CREST DR.

ROSALINDA CASTILLO

DEL VALLE, TX 78617

200 CROSSWIND CT.

CEDAR PARK, TX 78613-7685

CHAD A. & STEPHANIE WILLIAMS

6617 PLAINS CREST DR.

DEL VALLE, TX 78617-3599

HOMEOWNERS ASSOCIATION

Juanita Luna Cabello &

12221 FERRYSTONE GLEN DR.

12217 FERRYSTONE GLEN DR.

MICHAEL & REBECCA URIAS

12213 FERRYSTONE GLEN DR.

DEL VALLE, TX 78617-3703

12209 FERRYSTONE GLEN DR.

DEL VALLE, TX 78617-3703

12205 FERRYSTONE GLEN DR.

12201 FERRYSTONE GLEN DR.

DEL VALLE, TX 78617-3703

DEL VALLE, TX 78617-3703

ROBERT GONZALEZ

ENRIQUE GAITAN

LINDA C. RODRIGUEZ

LUIS HERNANDEZ

BARBARA ESTRADA

12200 PRAIRIE GLEN CT.

12204 PRAIRIE GLEN CT.

ALEJOS RODRIGUEZ &

12208 PRAIRIE GLEN CT.

JUAN DIEGO LOPEZ GUERRA

DEL VALLE, TX 78617-3714

12212 PRAIRIE GLEN CT.

VICTORIA M. MENDOZA

DEL VALLE, TX 78617

DEL VALLE, TX 78617-3714

DEL VALLE, TX 78617-3714

FELIX LUNA CABELLO

DEL VALLE, TX 78617

DEL VALLE, TX 78617

DINO TAMEZ

R758610

R758609

AUSTIN, TX 78728

14050 SUMMIT DR. STE. 113A

6608 PLAINS CREST DR.

DREW CASTILLO & STEPHEN ACOSTA &

DEL VALLE, TX 78617

OSIEL RIVERA

RACHEL F. BURDICK

6613 FERRYSTONE PASS

DKJS REVISION INVESTMENTS LLC

NEW BRAUNFELS, TX 78131-2128

DEL VALLE, TX 78617

PO BOX 312128

(83) *R758545*

R77544

RYAN & CRYSTALYN MROCZENSKI

6720 HORSESHOE POND DR.

6724 HORSESHOE POND DR.

DEL VALLE, TX 78617

NAWA RAJ POUDEL

DEL VALLE, TX 78617

ESTEVAN BARRERA & DIANE FISCHER

6604 MOORES FERRY DR.

6608 MOORES FERRY DR.

DEL VALLE, TX 78617

DEL VALLE, TX 78617

ERIC SANCHEZ

DEL VALLE, TX 78617-3682

LIANGJING CHEN & LIHUA WANG

10900 SPLIT STONE WAY AUSTIN, TX 7873-2238

CHRISTOPHER ROBLES

ROSARIO RIDRIGUEZ

6600 FERRYSTONE PASS

6604 FERRYSTONE PASS

DEL VALLE. TX 78617

(NO INFO ON OWNER)

DEL VALLE, TX 78617

6610 FERRYSTONE PASS

6612 FERRYSTONE PASS

FERNANDO HERNANDEZ &

6616 FERRYSTONE PASS

NORMA M. RODRIGUEZ

6617 PLAINS CREST DR.

6613 PLAINS CREST DR.

DEL VALLE. TX 78617-3599

DEL VALLE, TX 78617-3599

NANCY A. & ALEJANDRO LOZORIA

DEL VALLE, TX 78617-3682

KARINA MONTFON

DEL VALLE, TX 78617-3682

RENE & MARIA & CARLOS CASTILLO

DEL VALLE, TX 78617-3682

R758608

R758607

(115) *R758577*

R758578

R758579

R758580

(119) *R758573*

R758574

(121) *R758575*

(12**)** *R758576*

R758515

R758516

R758517

R58518

R758642

R297552

(129) *R573483*

DAVID G. HEINE

6516 ROSS RD.

DAVID G. HEINE

6516 ROSS RD.

DAVID G. HEINE

6516 ROSS RD.

R297549

R297539

R706215

5297572

R297571 DEBRQ BRYANT

R297570

(136) *R297537*

6500 ROSS RD.

6400 ROSS RD.

DANIEL D. GARCIA &

SONYA MINJAREZ

APRILE R. CONTRERAS

12216 PRAIRIE GLEN CT.

12220 PRAIRIE GLEN CT.

6700 FERRYSTONE PASS

DEL VALLE, TX 78617-3690

IVAN SAMANIEGO VAZQUEZ

DEL VALLE, TX 78617-3690

6704 FERRYSTONE PASS

SINGER FAMILY TRUST

TARZANA, CA 91356-1148

5929 JULIAN LANE

ELAINE SEGURA &

HECTOR MUNOZ

LYNETTE S. VICTOR

MOISES ACOSTA

STFPHANIE GARCIA

6701 PLAINS CREST DR.

DEL VALLE, TX 78617

6709 PLAINS CREST DR.

6705 PLAINS CREST DR.

DEL VALLE, TX 78617-3681

CARLOS E. RUBIO ALVAREZ &

AMERICAN HOMES 4 RENT -

30601 AGOURA RD. STE 200

JOHN C. & LATEESA H. NORA

DEL VALLE, TX 78617-3681

6704 PLAINS CREST DR.

6708 PLAINS CREST DR.

DEL VALLE, TX 78617-3681

RUFINO VIEYRA MARCELINO &

DEL VALLE, TX 78617-3681

GREGG & MAUREEN OBUCH

69210 FERRYSTONE PASS

DEL VALLE, TX 78617-3702

DEL VALLE, TX 78617-3415

DEL VALLE, TX 78617-3415

DEL VALLE, TX 78617-3415

9410 HAANSFORD DR.

SR DEVELOPMENT INC.

4425 MOPAC EXPY STE 205

AUSTIN. TX 78735-6711

JOE M. & LUCY BARAGAS

DEL VALLE, TX 78617-3415

DEL VALLE, TX 78617-3209

BRENDAN LEE PRADO &

LAURA LEE CERVENTES

DEL VALLE, TX 78617-3208

JULIO 7 JULIA CAMACHO

DEL VALLE, TX 78617-3207

BEE CAVE, TX 78738-6656

6306 ROSS RD.

6206 ROSS RD.

BOOTHE DV 64 LTD

12535 W. HIGHWAY 71

R297538

AUSTIN. TX 78753-4553

JETEX FAMILY LMITED PARTNERSHIP

AYDETH DEL RIO GOMEZ

6712 PLAINS CREST DR.

SHANON SLUSSER

AGOURA HILLS, CA 91301

PROPERTIES TWO LLC

DEL VALLE, TX 78617-3681

GUADALUPE CASTRO

6712 FERRYSTONE PASS

6713 PLAINS CREST DR.

DEL VALLE, TX 78617-3681

DEL VALLE, TX 78617-3690

DEL VALLE, TX 78617-3714

JOSE & SAN JUANA G. BARRIENTOS

DEL VALLE, TX 78617-3714

6601 FERRYSTONE PASS

DEL VALLE, TX 78617-3682

1. 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.

2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.

3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND Wastewater utility plan must be reviewed and approved by the austin water utility. All water and wastewater construction must be inspected by the city of AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

4. 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 BY PONDING OR OTHER APPROVED MEANS.

5. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.

6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.

7. PUBLIC SIDEWALKS. BUILT TO THE CITY OF AUSTIN STANDARDS. ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: ACE IN THE HOLE LANE, ALBANY SLEIGH DRIVE, CARRIAGE PINES DRIVE, CONESTOGA WAGON WAY, HAYSEED COURT. LICKETY SPLIT WAY. PLOW HANDLE DRIVE. WAGON SPRING STREET. WESTERN MAIL WAY 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.

8. 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 THIS PROJECT.

9. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).

10. PARKLAND DEDICATION FOR 193 RESIDENTIAL UNITS AS REQUIRED PER TITLE 25 AND TITLE 30 OF THE CITY CODE PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 25, BLOCK A. THIS LOT IS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION UPON FINAL PLATTING. UPON ANNEXATION FOR ALL PURPOSE, THIS LOT SHALL BE DEDICATED TO THE CITY OF AUSTIN. THE PARK DEVELOPMENT FEE WILL BE SATISFIED BY CONSTRUCTION OF AMENITIES PRIOR TO FINAL PLAT APPROVAL.

11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

12. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE GROSS SITE AREA OF EACH LOT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

13. 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 THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:

A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING AND SIDEWALKS, FOR THE FOLLOWING PUBLIC STREETS:

ACE IN THE HOLE LANE LICKETY SPLIT WAY ALBANY SLEIGH DRIVE PLOW HANDLE DRIVE CARRIAGE PINES DRIVE WAGON SPRING STREET Western Mail Way CONESTOGA WAGON WAY

HAYSEED COURT

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:

ACE IN THE HOLE LANE LICKETY SPLIT WAY ALBANY SLEIGH DRIVE PLOW HANDLE DRIVE CARRIAGE PINES DRIVE WAGON SPRING STREET Western Mail Way CONESTOGA WAGON WAY HAYSEED COURT

14. THIS SUBDINISION IS PARTIALLY IN THE CITY LIMITS OF THE CITY OF AUSTIN AND THE AUSTIN 2 MILE ETJ. LOTS WITHIN THE CITY LIMITS OF AUSTIN SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

15. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT.

16. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.

17. 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.

18. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.

19. 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.

20. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.

21. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER & WASTEWATER - CITY OF AUSTIN ELECTRIC - AUSTIN ENERGY

22. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

23. LOTS 24 & 25 BLOCK "A"; LOT 15 & 22 BLOCK "B"; LOT 22 & 23 BLOCK "F" AND LOT 13 BLOCK "G" ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR HIS ASSIGNS AND ARE RESTRICTED TO NON-RESIDENTIAL USES.

STREET STANDARDS CHART

GAS — TEXAS GAS

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	
WESTERN MAIL WAY	56'	732 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	
PLOW HANDLE DRIVE	56'	885 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	
ALBANY SLEIGH DRIVE	56'	1,446 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	
CONESTOGA WAGON WAY	′ 56'	1,052 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	
WAGON SPRING STREET	56'	816 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	
HAYSEED COURT	56'	193 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	
LICKETY SPLIT WAY	56'	286 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	
CARRIAGE PINES DRIVE	56'	986 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	
ACE IN THE HOLE LANE	56'	483 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	

24. TOTAL LINEAR FOOTAGE OF STREETS 6,879 LF.

25. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

26. AT THE TIME OF FINAL PLATTING AND SUBDIVISION PLAN REVIEW, A DAM SAFETY CERTIFICATION WILL BE REQUIRED ON THE COVER SHEET OF THE CONSTRUCTION PLANS FOR ANY PONDS WITH AN EMBANKMENT OF SIX FEET OR GREATER, IN CONFORMANCE WITH THE REQUIREMENTS OF CITY OF AUSTIN DRAINAGE CRITERIA MANUAL SECTION 8.3.4.

27. 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.

28. RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON ALL NON-RESIDENTIAL LOTS.

29. A MINIMUM OF THREE (3) OFF STREET PARKING SPOTS ARE REQUIRED FOR EACH SINGLE FAMILY LOT IN THIS SUBDIVISION.

30. SINGLE FAMILY LOTS LOCATED WITHIN THIS SMALL LOT SUBDIVISION SHALL BE ZONED SF-4A FOR THOSE LOTS INSIDE THE CITY LIMITS OF AUSTIN AND SUBJECT TO COMPLIANCE TO SMALL LOT SUBDIVISIONS IN CHAPTER 30-2-232 OF THE LAND DEVELOPMENT CODE.

31. THIS SUBDIVISION IS CLASSIFIED AS A SMALL LOT SUBDIVISION PURSUANT TO TITLE 30-232.

32. THERE WILL BE NO DRIVEWAYS ON ANY LOT WITH A SLOPE GREATER THAN 15%.

33. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

34. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEÁD 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.

35. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND

36. THE 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 OVERHFAD 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.

37. ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.

38. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE AND WALLS PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.

39. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

40. EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO FINAL PLAT AND SAID REMOVAL SHALL COMPLY WITH ALL NECESSARY PERMITTING REQUIREMENTS.

41. DISTURBANCE RELATED TO CEF SETBACK RESTORATION AND DETENTION ENHANCEMENT IS APPROVED WITHIN CEF SETBACKS FOR THE PURPOSES OF THE SUBDIVISION CONSTRUCTION PLANS. FOLLOWING COMPLETION OF THE CONSTRUCTION/DISTURBANCE AUTHORIZED IN THE SUBDIVISION CONSTRUCTION PLANS. EXISTING DRAINAGE AND NATIVE VEGETATION SHALL REMAIN UNDISTURBED TO ALLOW THE WATER QUALITY FUNCTION OF THE CEF BUFFER. INSPECTION AND MAINTENANCE MUST OCCUR SEMI-ANNUALLY AND RECORDS MUST BE KEPT FOR 3 YEARS. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED: AND Wastewater disposal or irrigation is prohibited.

42. ALL BUILDING LINES WILL BE IN ACCORDANCE WITH CITY OF AUSTIN ZONING REQUIREMENTS.

43. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

44. IN THE FULL PURPOSE JURISDICTION, EACH SINGLE FAMILY LOT IN A RESIDENTIAL SUBDIVISION MUST CONTAIN AT LEAST TWO TREES OF AT LEAST TWO DIFFERENT SPECIES LISTED IN ECM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF 2 INCHES AND EACH TREE MUST BE MAINTAINED IN ACCORDANCE WITH THE ECM.

45. ALL LOTS WITH DOUBLE FRONTAGE TO STREETS SHALL ONLY HAVE ACCESS TO THE SUBDIVISION STREET FRONTAGE. THERE SHALL BE NO ACCESS TO ROSS ROAD OR HEINE FARM ROAD FROM SINGLE FAMILY LOTS WHICH INCLUDES LOTS 1-13 BLOCK "B" AND LOTS 17, 18, 19, 20 & 21 BLOCK "F".

46. THE DETENTION POND SYSTEM PROPOSED IN LOT 24, BLOCK A IS DESIGNED TO RECEIVE 3.2 ACRES FROM THE ADJACENT LUEDECKE TRACT AND PROVIDE DETENTION FOR IT. ANY DEVELOPMENT OF THE LUEDECKE TRACT BEYOND THE 3.2 ACRES WILL HAVE TO PROVIDE DETENTION AT THE TIME OF DEVELOPMENT. THE DETENTION POND IS DESIGNED TO PROVIDE DETENTION FOR ONLY THIS PORTION OF THE ADJACENT TRACT. THE IMPERVIOUS COVER DESIGN ASSUMPTION FOR THE LUEDECKE TRACT AREA IS 50% AND THIS HAS BEEN UTILIZED IN THE HYDRAULIC MODELING OF THE DETENTION POND DESIGN. THE RUNOFF FROM THE LUEDECKE TRACT BYPASSES THE DETENTION POND, HOWEVER, THE DETENTION POND IS DESIGNED TO OVER DETAIN THE RUNOFF FROM THE SITE AND COMPENSATES FOR THE LUEDECKE TRACT AT THE ANALYSIS POINT ON THE BOUNDARY. STORM WATER RUNOFF FROM THE LUEDECKE TRACT WILL BE CONVEYED THROUGH THE ON SITE DRAINAGE EASEMENT, LOT 24 BLOCK A , THAT WILL BE PLATTED WITH THE FINAL PLAT. THE DEVELOPER OF THE ROSS ROAD SUBDIVISION WILL CONSTRUCT THE DETENTION POND AS PART OF THE SUBDIVISION IMPROVEMENTS. THE POND WILL BE MAINTAINED BY THE CITY OF AUSTIN. DEMONSTRATION OF COMPLIANCE OF THE Drainage plan for the luedecke tract will be made at the time that the luedecke tract is developed.

47. ACCESS TO THE SINGLE FAMILY LOTS LISTED BELOW IS PROHIBITED FROM THE FOLLOWING STREETS: FROM WESTERN MAIL WAY, LOTS 18 AND 19 BLK D: FROM LICKETY SPLIT WAY, LOTS 23 AND 24 BLK C; FROM ALBANY DRIVE, LOT 1 BLK G; FROM HAYSEED COURT, LOTS 8 AND 16 BLK A; FROM PLOW HANDLE COURT, LOTS 1 AND 36 BLK E, LOTS 1 AND 36 BLK D, LOTS 1 AND 45 BLK C AND LOT 11 BLK B.

48. AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42 TO ALLOW FILL FROM 4 FEET TO 8 FEET IN DDZ (I.DC 25-8-342).

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A 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) #481026- 48453C0620J FOR TRAVIS

× BRETT R. PASQUARELLA 84769

> FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE. C8J-2017-0072

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Item C-01 5 of 5

Ross Road Preliminary Plan Location Map

