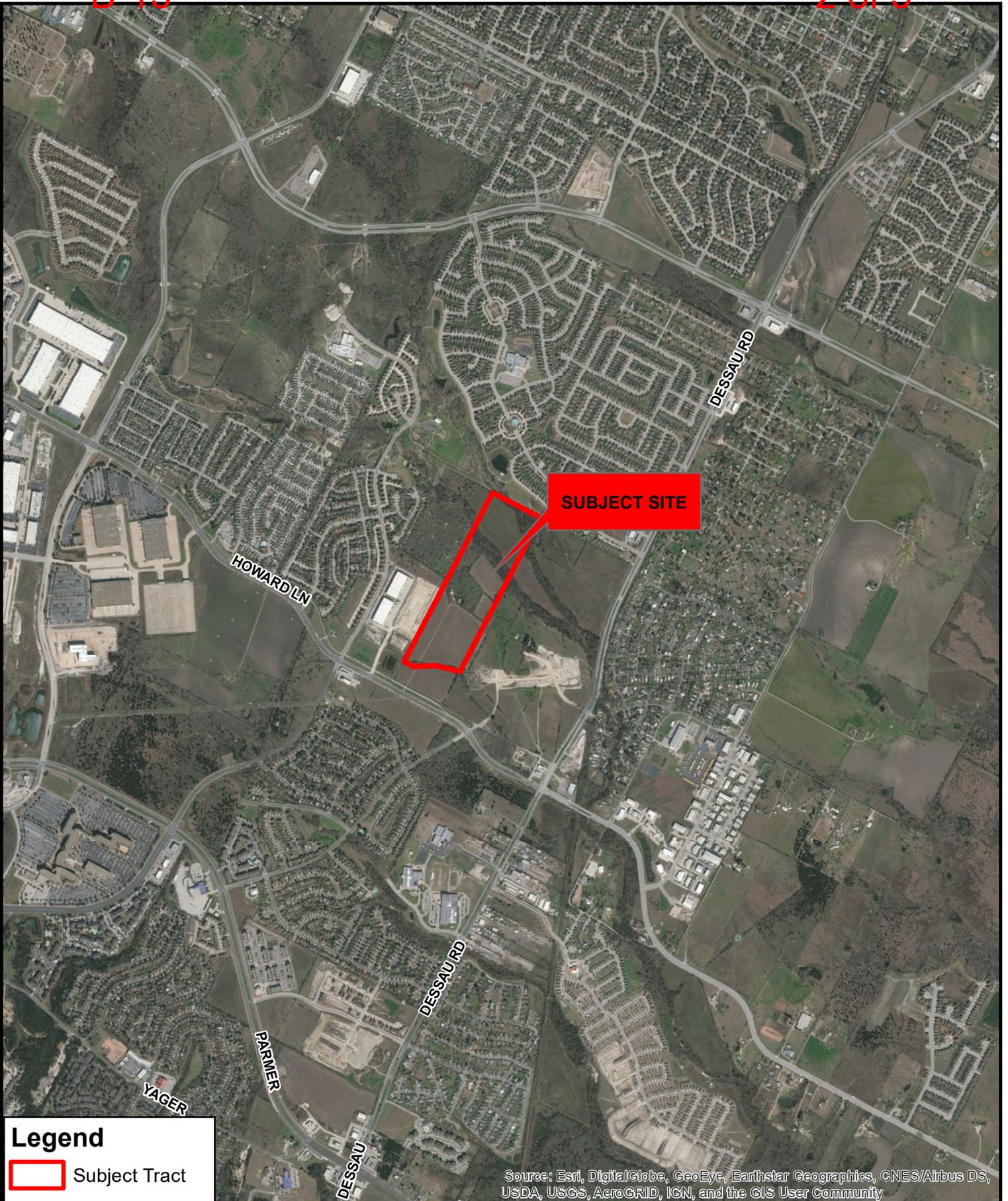


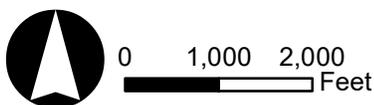
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0146**Z.A.P. DATE:** December 17, 2019**SUBDIVISION NAME:** Fort Dessau West Preliminary Plan**AREA:** 57.7 acres**LOTS:** 149**APPLICANT:** Ruth May Mulenex,
Executor of Estate**AGENT:** LandDev Consulting
(Keith Parkan, P.E.)**ADDRESS OF SUBDIVISION:** 1208 E. Howard Lane**WATERSHED:** Harris Branch**COUNTY:** Travis**EXISTING ZONING:** SF-2-CO**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Single Family**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan, the plan meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Fort Dessau West Preliminary Plan composed of 149 lots on 57.7 acres. The applicant proposes to subdivide the property for residential use, open space, parkland and roads. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala
E-mail: cesar.zavala@austintexas.gov**PHONE:** 512-974-3404

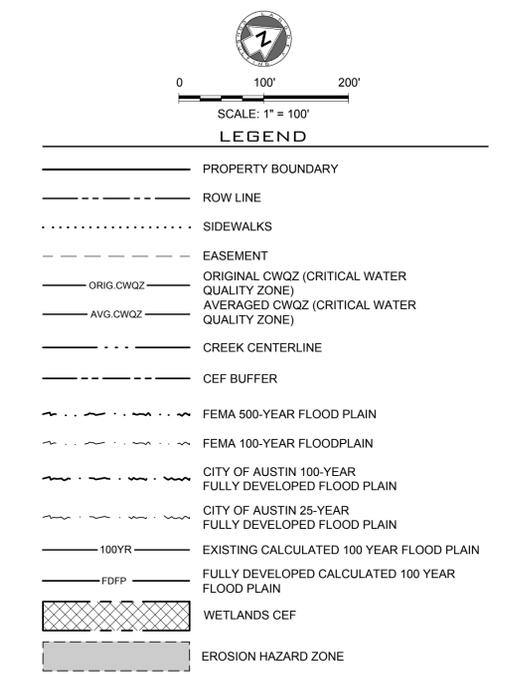
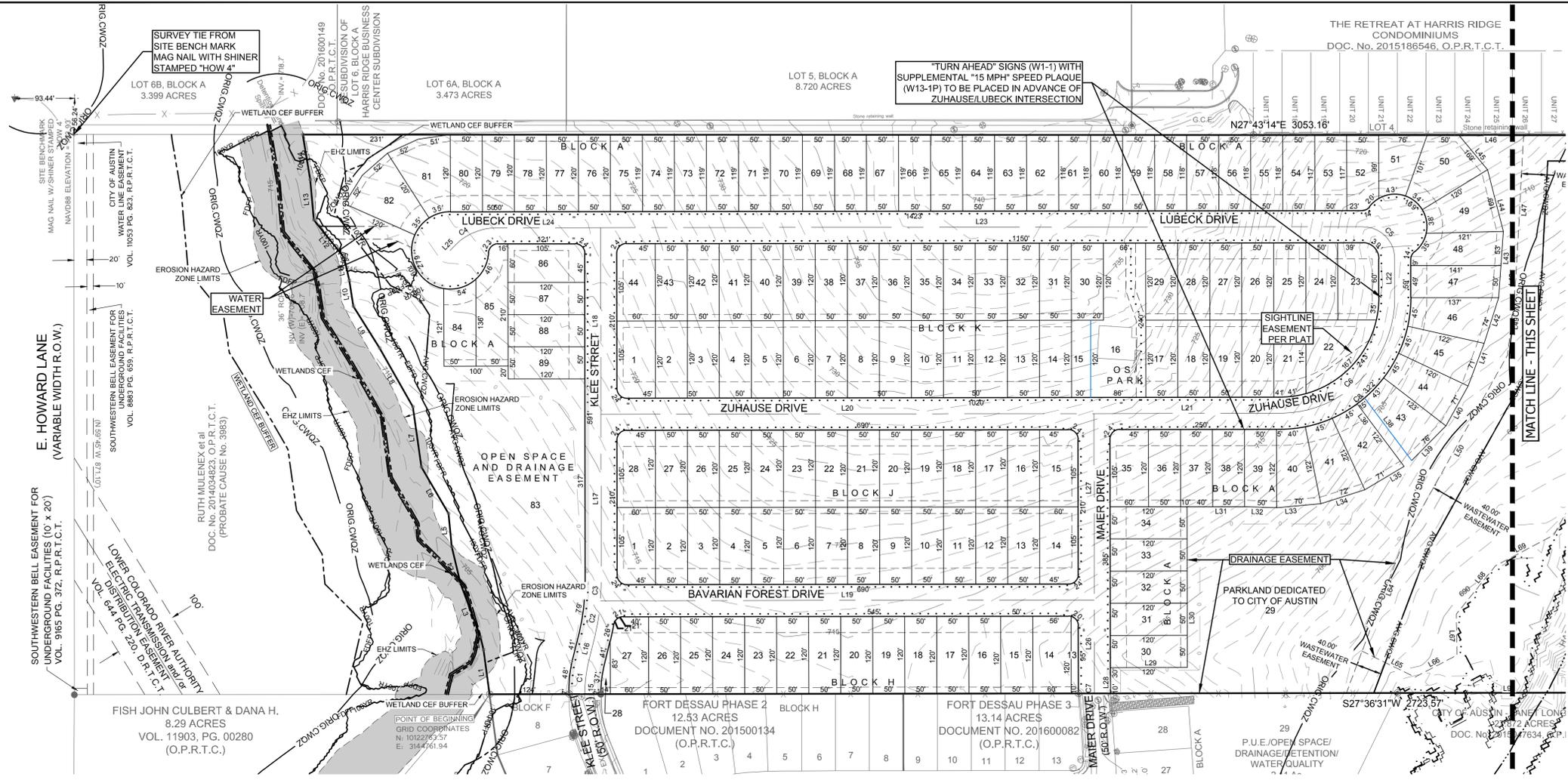


Legend

 Subject Tract

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





Line #	Length	Direction	Curve	Delta	Radius	Tangent	Length	Chord	Bearing
L1	70.34	N69°58'56.35"W	C1	013°30'05"	180.00	21.31	42.42	42.32	S55°11'50.22"E
L2	20.18	N76°21°00'00"W	C2	009°2'15"0"	350.00	28.66	57.20	57.14	N53°07'42.36"W
L3	88.79	N82°49'38.34"W	C3	004°34'52"	350.00	14.00	27.98	27.98	N60°06'03.18"W
L4	58.98	N75°56'24.76"W	C4	047°2'14"9"	90.53	39.71	74.84	72.73	S03°51'34.19"W
L5	51.47	N67°40'10.63"W	C5	090°0'00"0"	50.00	50.00	78.54	70.71	S72°36'30.81"W
L6	84.01	S87°16'57.99"W	C6	090°0'00"0"	180.00	180.00	282.74	254.56	N17°23'29.19"W
L7	94.43	N70°20'51.55"W	C7	003°12'13"	180.00	5.03	10.06	10.06	N63°59'35.60"W
L8	105.02	S87°57'22.62"W							
L9	76.79	S85°32'02.20"W							
L10	41.12	N71°05'13.71"W							
L11	35.95	N75°30'25.49"W							
L12	75.42	S78°48'00.69"W							
L13	63.09	N67°16'17.38"W							
L14	70.94	N71°57'24.94"W							
L15	7.09	N61°56'52.93"W							
L16	40.94	S48°26'47.52"E							
L17	262.05	S62°23'29.21"E							
L18	290.00	S62°23'29.19"E							
L19	771.12	S27°36'30.81"W							
L20	770.00	S27°36'30.81"W							
L21	290.00	S27°36'30.81"W							
L22	60.00	S62°23'29.19"E							
L23	1190.68	S27°36'31.61"W							
L24	163.08	S27°36'31.19"W							
L25	8.07	S17°23'29.19"E							
L26	135.13	N62°23'29.17"W							
L27	290.00	N62°23'29.19"W							

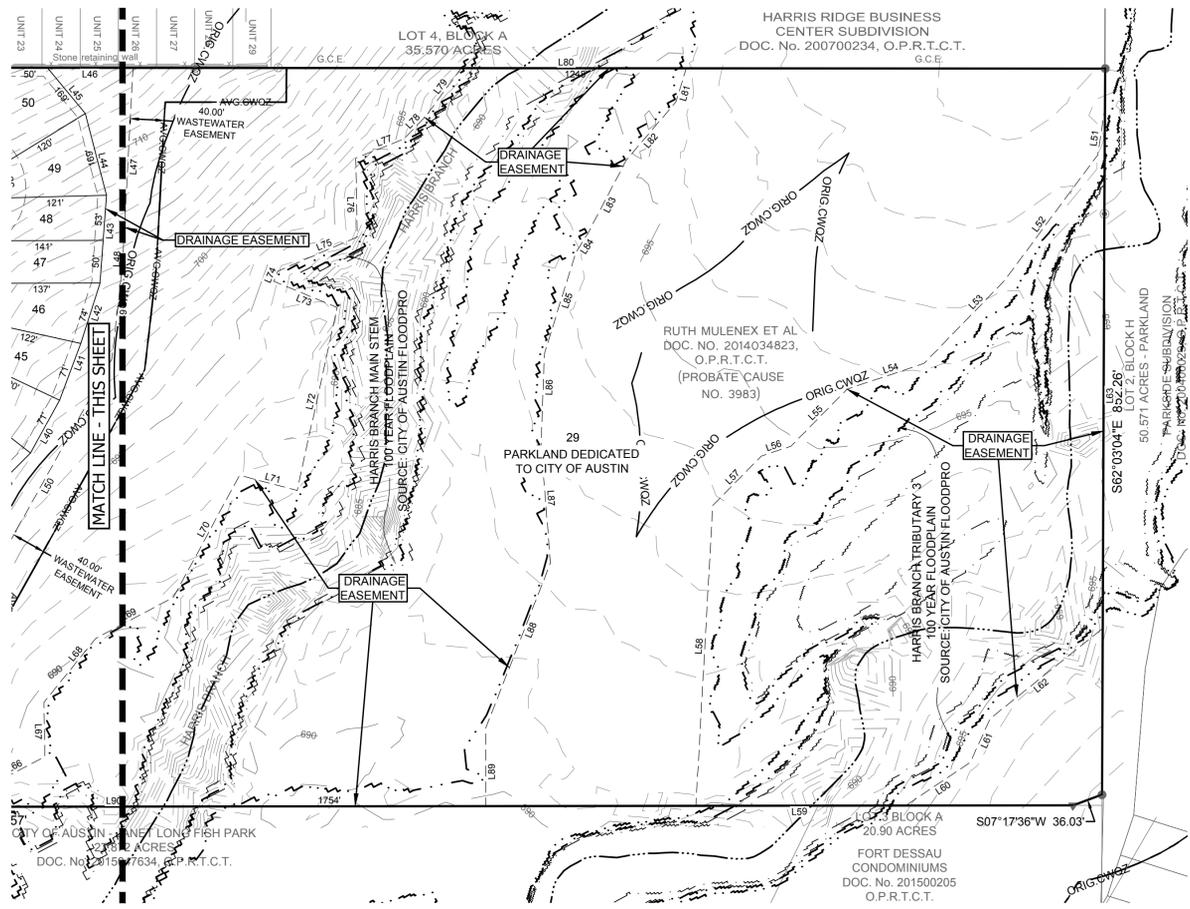
Curve	Delta	Radius	Tangent	Length	Chord	Bearing
C1	013°30'05"	180.00	21.31	42.42	42.32	S55°11'50.22"E
C2	009°2'15"0"	350.00	28.66	57.20	57.14	N53°07'42.36"W
C3	004°34'52"	350.00	14.00	27.98	27.98	N60°06'03.18"W
C4	047°2'14"9"	90.53	39.71	74.84	72.73	S03°51'34.19"W
C5	090°0'00"0"	50.00	50.00	78.54	70.71	S72°36'30.81"W
C6	090°0'00"0"	180.00	180.00	282.74	254.56	N17°23'29.19"W
C7	003°12'13"	180.00	5.03	10.06	10.06	N63°59'35.60"W

- NOTE:
- LAND TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS BLOCK A LOT 29. LAND WILL BE DEDICATED TO THE CITY OF AUSTIN UPON FINAL PLAT OF LOTS ADJACENT TO ANY OF THE THREE LOTS TO BE DEDICATED.
 - PER AN 1/15/19 EMAIL FROM THE ENVIRONMENTAL REVIEWER (PAMELA ABBE-TAULLI), AN ADMINISTRATIVE MODIFICATION TO THE ON-SITE CRITICAL WATER QUALITY ZONE HAS BEEN APPROVED.
 - IN ORDER TO ALLOW FOR A REDUCED WETLAND CEF BUFFER, TO MATCH THE ADMINISTRATIVELY MODIFIED CWOZ, 58,669 SF OF 1:1 SF MITIGATION WILL BE REQUIRED IN THE CONSTRUCTION PLAN. PHASE. MITIGATION MEASURES WILL BE REQUIRED TO BE A MIX OF SHADE TREE PLANTINGS, SHRUBS, AND FULL SUN AREA SEEDING (PER COA SPEC 809S); THESE MITIGATION MEASURES SHALL BE COORDINATED WITH THE ASSIGNED WETLAND BIOLOGIST REVIEWER DURING THE REVIEW OF CONSTRUCTION PLANS.

Line #	Length	Direction
L28	40.19	N62°51'26.01"W
L29	120.00	N27°36'30.85"E
L30	250.00	N62°23'29.18"W
L31	90.00	N27°36'30.73"E
L32	50.03	N29°40'25.13"E
L33	69.44	N22°24'40.34"E
L34	72.11	N10°10'41.17"E
L35	71.13	N02°58'13.61"W
L36	121.71	S80°39'18.19"W
L38	121.82	N80°34'08.72"E
L39	75.83	N17°21'22.78"W
L40	71.01	N33°15'51.25"W
L41	70.93	N41°44'18.22"W
L42	74.35	N44°25'42.92"W
L43	103.47	N58°11'08.60"W
L44	99.06	N76°45'55.83"W
L45	69.75	S77°53'29.70"W
L46	100.77	N27°43'13.69"E
L47	214.31	S59°12'40.60"E
L48	20.89	S59°02'13.25"E
L49	107.57	S55°47'59.27"E
L50	332.54	S33°01'59.91"E
L51	56.31	N53°32'21.87"W
L52	184.79	N25°34'51.83"W
L53	135.06	N18°00'17.11"W
L54	95.74	N09°13'05.26"E
L55	94.21	N17°35'31.00"W
L56	36.64	N09°13'05.26"E
L57	81.44	N17°35'31.00"W
L58	353.16	N59°04'42.44"W
L59	247.55	S27°36'30.65"W

Line #	Length	Direction
L60	91.25	S05°59'17.10"E
L61	56.25	S37°48'56.42"E
L62	170.09	S10°54'57.63"E
L63	611.49	S62°03'03.09"E
L64	182.24	S41°35'41.01"E
L65	91.94	N53°44'10.14"E
L66	74.21	N00°00'01.49"W
L67	63.53	N63°28'05.37"W
L68	96.92	N23°11'56.26"W
L69	103.14	N00°00'01.49"W
L70	163.28	N33°41'25.22"W
L71	70.15	N42°18'04.15"E
L72	219.75	N49°53'56.95"W
L73	81.10	S50°11'40.48"W
L74	12.64	N39°48'19.52"W
L75	102.04	N04°27'53.29"E
L76	92.80	N63°28'05.35"W
L77	60.53	N06°20'23.32"E
L78	38.11	N18°28'07.24"W
L79	69.69	N25°49'35.30"W
L80	265.48	N27°43'13.69"E
L81	41.37	S45°00'00.45"E
L82	90.16	S21°48'06.43"E
L83	96.78	S34°32'05.26"E
L84	27.87	S30°28'16.80"E
L85	123.11	S45°00'00.46"E
L86	107.11	S60°15'18.12"E
L87	139.29	S66°48'04.46"E
L88	208.01	S40°48'55.06"E
L89	91.73	S62°23'29.35"E
L90	1060.94	S27°36'26.01"W

Curve	Delta	Radius	Tangent	Length	Chord	Bearing
C8	004°0'13"1"	211.58	7.44	14.86	14.86	N10°37'07.97"W



DATE: _____ BY: _____

REVISION: _____ NO. _____

LAND DEV
CONSU LTING, L.L.C.
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.877.6696
CELL: 512.877.6696

12/9/2019

PRELIMINARY PLAN
FORT DESSAU WEST
1208 E. HOWARD LANE
AUSTIN, TEXAS

DESIGNED BY: JW
DRAWN BY: CB/AA
CHECKED BY: BH
APPROVED BY: JW

PRELIMINARY SUBDIVISION APPROVAL SHEET **3** OF **3**
FILE NUMBER **CB-2018-0146** APPLICATION DATE **AUGUST 29, 2018**
APPROVED BY ZONING & PLATTING COMMISSION ON
UNDER SECTION 52 OF CHAPTER 254 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-4-62) _____ CASE MANAGER **CESAR ZAVALA**
PROJECT EXPIRATION DATE (ORD. #2016012-084, PT. 7, 6-23-14)

DENISE LUCAS, ACTING DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
FINAL PLAT TO LOCK-IN PRELIMINARY FILE# _____ APPROVED ON _____
PRELIMINARY EXTENDED ON _____ UNTIL _____

Final plat must be recorded by the Expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SHEET **3** OF **3**
CB-2018-0146

PRELIMINARY PLAN FOR FORT DESSAU WEST AUSTIN, TEXAS 78753

JURISDICTION:

THIS PROJECT IS LOCATED IN THE FULL PURPOSE CITY OF AUSTIN

FLOODPLAIN INFORMATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS, COMMUNITY PANEL NO. 48453C0270J, A PORTION OF THE TRACT IS LOCATED IN A 100-YEAR FLOODPLAIN.

WATERSHED INFORMATION:

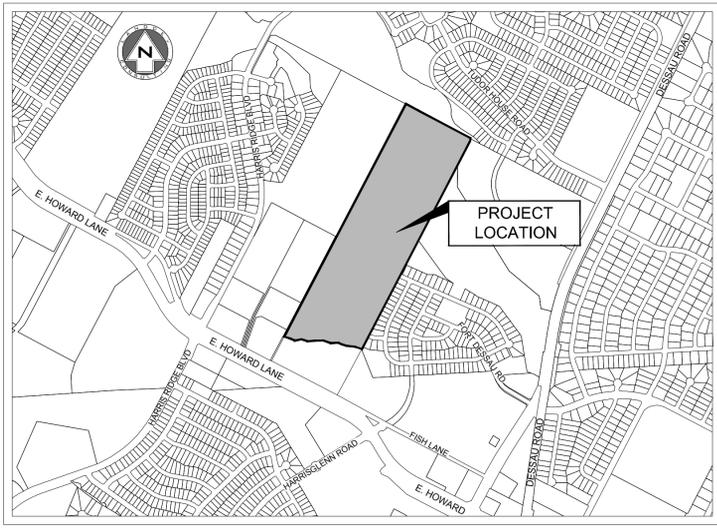
THIS PROJECT IS LOCATED IN THE HARRIS BRANCH WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.

BENCHMARK:

BENCHMARK #1 - MAG NAIL WITH SHINER STAMPED "HOW 4" SOUTH OF THE SITE, NEAR HOWARD LANE.
ELEV = 733.93'

GENERAL NOTES:

1. THE PRELIMINARY PLAN IS SUBJECT TO THE HOWARD LANE AND DESSAU ROAD AREA ANNEXATION PER ORDINANCE # 031106-38.
2. WATER AND WASTEWATER SERVICE FOR THE DEVELOPMENT WILL BE PROVIDED BY THE CITY OF AUSTIN ACCORDING TO THE HOWARD LANE AND DESSAU ROAD AREA ANNEXATION ORDINANCE # 031106-38.
3. PER AN EARLY DETERMINATION LETTER ISSUED BY THE CITY OF AUSTIN'S PARKS AND RECREATION DEPARTMENT, DATED MAY 1, 2018, THE REQUIRED PARKLAND DEDICATION FOR DEVELOPMENT IS 3.82 ACRES.
4. LAND TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS BLOCK A, LOT 29. LAND WILL BE DEDICATED TO THE CITY OF AUSTIN UPON FINAL PLAT OF LOTS ADJACENT TO THE LOT TO BE DEDICATED.
5. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
6. PER AN 11/28/18 DISCUSSION WITH THE WETLANDS BIOLOGIST REVIEWER (ANDREW CLAMANN), THE CEF BUFFER WITHIN BLOCK A, LOT 83 WILL BE REDUCED TO MATCH THE CRITICAL WATER QUALITY ZONE BUFFER AND WETLAND MITIGATION MEASURES WILL BE IMPLEMENTED. DETAILING OF ANY NECESSARY WETLAND MITIGATION MEASURES WILL BE PROVIDED DURING CONSTRUCTION PLAN REVIEW.
7. ANY PROPOSED WATER AND WASTEWATER ALIGNMENTS AND SIZING SHOWN ON THE PRELIMINARY PLAN HAVE NOT BEEN APPROVED BY AUSTIN WATER. FINAL EASEMENTS, IF NECESSARY, MUST BE APPROVED BY AUSTIN WATER AS TO FORM, TYPE, AND WIDTH.
8. 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.
9. ORDINANCE NO. 2019131-065 WAS FORMALLY APPROVED ON 2/11/19 TO REZONE THE PROPERTY AS SF-2-CO
10. IN ORDER TO ALLOW FOR A REDUCED WETLAND CEF BUFFER, TO MATCH THE ADMINISTRATIVELY MODIFIED CWQZ, 58,669 SF OF 1:1 SF MITIGATION WILL BE REQUIRED IN THE CONSTRUCTION PLAN PHASE. MITIGATION MEASURES WILL BE REQUIRED TO BE A MIX OF SHADE TREE PLANTINGS, SHRUBS, AND FULL SUN AREA SEEDING (PER COA SPEC 609S). THESE MITIGATION MEASURES SHALL BE COORDINATED WITH THE ASSIGNED WETLAND BIOLOGIST REVIEWER DURING THE REVIEW OF CONSTRUCTION PLANS.
11. ENVIRONMENTAL ADMINISTRATIVE VARIANCES TO SECTIONS 25-8-341 AND 25-8-342 OF THE COA LAND DEVELOPMENT CODE, FOR CUT & FILL IN THE DESIRED DEVELOPMENT ZONE OF NOT MORE THAN 8 FEET, HAS BEEN APPROVED FOR THIS SITE.



VICINITY MAP
N.T.S.

CITY OF AUSTIN GRID: P-34, P-35
MAPSCO: 467 (Q,U,V)

LEGAL DESCRIPTION

A DESCRIPTION OF A 57.72 ACRE TRACT OF LAND, LOCATED IN THE ALEXANDER WALTERS SURVEY No. 67, ABSTRACT No. 791 OF TRAVIS COUNTY, TEXAS. SAID 57.72 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 67.93 ACRES OF LAND IN AN APPLICATION FOR PROBATE OF WILL AND ISSUANCE OF LETTER TESTAMENTARY, RECORDED MARCH 12, 2014, FROM ESTATES OF ET TA B. SMITH DECEASED TO RUTH MAY MULENEX, OF RECORD AS DOCUMENT NO. 2014034823, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

APPLICATION SUBMITTAL DATE:

AUGUST 29, 2018

OWNER:

D·R·HORTON
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TEXAS, 78750
512-872-6696

ENGINEER / SURVEYOR

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 215
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 16384

SUBMITTED FOR APPROVAL BY:

Keith E. Parkan

KEITH E. PARKAN
LANDDEV CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512-872-6696

12/9/2019
DATE



I, KEITH E. PARKAN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SHEET INDEX	
NO	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	PRELIMINARY PLAN

SURVEYOR'S CERTIFICATION

JEFFREY J. CURCI
LANDDEV CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512-872-6696

DATE

I, JEFFREY J. CURCI, RPLS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 26 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

CB-2018-0146
CASE NUMBER
014-2018-0098
ZONING CASE NUMBER
031106-38
ANNEXATION ORDINANCE #

PRELIMINARY SUBDIVISION	APPROVAL SHEET <u>1</u> OF <u>3</u>
FILE NUMBER <u>CB-2018-0146</u>	APPLICATION DATE <u>AUGUST 29, 2018</u>
APPROVED BY ZONING & PLATTING COMMISSION ON _____	
UNDER SECTION 22 OF CHAPTER 254 OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE (25-4-62) _____	CASE MANAGER <u>CESAR ZAVALA</u>
PROJECT EXPIRATION DATE (ORD. #20146012-084, PT. 7: 6-23-14)	
DENISE LUCAS, ACTING DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT	
FINAL PLAT TO LOCK-IN PRELIMINARY FILE# _____	APPROVED ON _____
PRELIMINARY EXTENDED ON _____	UNTIL _____
Final plat must be recorded by the Expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.	

COVER SHEET
FORT DESSAU WEST
1208 E. HOWARD LANE
AUSTIN, TEXAS

DESIGNED BY: JW
DRAWN BY: CB / AA
CHECKED BY: BH
APPROVED BY: JW
SHEET 1 OF 3
CB-2018-0146

LAND USE TABLE		
FORT DESSAU WEST		
LAND USE	NO. OF LOTS	AREA (ACRE)
SINGLE FAMILY DETACHED (ZONED SF-2)	143	20.605
OPEN SPACE / PARK	5	3.752
PARKLAND DEDICATED TO THE CITY OF AUSTIN	1	27.591
STREET RIGHT-OF-WAY	-	5.690
TOTALS	149	57.638

BUILDING USE TABLE	
FORT DESSAU WEST	
BUILDING TYPE	SINGLE FAMILY DETACHED
MINIMUM LOT WIDTH	50'
MAXIMUM IMPERVIOUS COVER	50%

LAND DESIGNATION TABLE				
BLOCK NUMBER	LOT NUMBER	ORGANIZATION TO OWN/MAINTAIN LOTS	LAND USE	LOT SIZE (ACRE)
A	29	CITY OF AUSTIN	PARKLAND DEDICATED TO THE CITY OF AUSTIN	27.591
A	83	CITY OF AUSTIN	OS / DE	3.366
H	13	FORT DESSAU WEST HOA	OS	0.029
H	28	FORT DESSAU WEST HOA	OS	0.017
K	15	FORT DESSAU WEST HOA	OS / P	0.083
K	16	FORT DESSAU WEST HOA	OS / P	0.285
* LAND DESIGNATION TABLE FOR LOTS OTHER THAN RESIDENTIAL USE.				31.370

IMPERVIOUS COVER TABLE

143 LOTS AT 10,000 OR LESS x 2,500 SF / LOT = 357,500 SF.
 PROPOSED IMPERVIOUS COVER WITHIN RIGHT OF WAY = 197,774 SF
 ADDITIONAL IMPERVIOUS COVER = 2,308 SF
 TOTAL ON-SITE IMPERVIOUS COVER = 557,582 SF = 12.80 ACRES

APPENDIX Q-2 IMPERVIOUS COVER

SUBURBAN WATERSHEDS

NOTE: Q-1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT 50 % X GROSS SITE AREA 57.72 ACRES = 28.86 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15 - 25 % = 0.90 ACRES X 10 % = 0.09 ACRES

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER = 12.91 ACRES = 22.37 %

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE	BUILDING/ AND OTHER IMPERVIOUS COVER				DRIVEWAYS/ ROADWAYS		
	ACRES	SF.	AC.	% OF CATEGORY	SF.	AC.	% OF CATEGORY
0-15%	<u>56.3</u>	<u>359,808</u>	<u>8.26</u>	<u>14.67%</u>	<u>197,774</u>	<u>4.54</u>	<u>8.06%</u>
15-25%	<u>0.9</u>	<u>0</u>	<u>0.00</u>	<u>0.0 %</u>	<u>0</u>	<u>0.00</u>	<u>0.0 %</u>
25-35%	<u>0.4</u>	<u>0</u>	<u>0.00</u>	<u>0.0 %</u>	<u>0</u>	<u>0.00</u>	<u>0.0 %</u>
OVER 35%	<u>0.1</u>	<u>0</u>	<u>0.00</u>	<u>0.0 %</u>	<u>0</u>	<u>0.00</u>	<u>0.0 %</u>
TOTAL SITE AREA <u>57.7 ACRES</u>							

THE STATE OF TEXAS § KNOWN TO ALL MEN BY THESE PRESENTS § THE COUNTY OF TRAVIS §

I, Keith E. Parkan, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering related standpoint, is complete and complies with the engineering related portions of Title 30 and is true and correct to the best of my knowledge.

The 100 year floodplain is contained within the drainage easements shown hereon. A portion of this tract is within the boundaries of the 100 year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel #484530270J, dated August 18, 2014 for Austin, Travis County, Texas.

Date: _____

Keith E. Parkan, P.E.
 Texas Registration No. - P.E. 88601
 LandDev Consulting, LLC, TBPE FIRM No.: F-16384
 5508 Hwy 290 West #150
 Austin, TX 78735
 keith.parkan@landdevconsulting.com
 (512) 872-6696

- GENERAL NOTES:**
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
 - 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 AUSTIN WATER. 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.
 - ALL STREETS, DRAINAGE, SIDEWALKS AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
 - A MINIMUM OF TWO OFF-STREET PARKING SPACES REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT, FOR ANY LOT WITH 6 OR MORE BEDROOMS. THE MINIMUM PARKING REQUIREMENTS ARE ONE SPACE PER BEDROOM (LDC 25-4-233(E)(12), 25-2-772 & 773).
 - PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS: MAIER DRIVE, KLEE STREET, LUBECK DRIVE, ZUHAUSE DRIVE AND BAVARIAN FOREST DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. (LDC 25-6-351)
 - PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
 - NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN OR TRAVIS COUNTY.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
 - THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
 - ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
 - EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 - WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
 - AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK.
 - NO RESIDENTIAL USES ARE ALLOWED ON LOTS 15 AND 16, BLOCK K, AND LOTS 13 AND 28, BLOCK H. THESE ARE OPEN SPACE LOTS NOT MAINTAINED BY THE CITY OF AUSTIN. THESE FOUR (4) LOTS SHALL BE MAINTAINED BY THE FORT DESSAU WEST HOA.
 - 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. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
 - THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH AN 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 BUILDINGS 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.
 - THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL 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.
 - 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.
 - 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 AND PLANNING.
 - A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT OF WAY ON THIS PLAT.
 - THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.
 - PARKLAND DEDICATION IS REQUIRED PER CITY CODE 25-1-801, AS AMENDED. PARKLAND DEDICATION HAS BEEN PROVIDED FOR 144 UNITS BY THE DEDICATION OF 3.82 ACRES OF LAND. FISCAL SURETY WAS POSTED WITH THE CITY UNTIL THE LAND IS DEDICATED.
 - 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.
 - DEVELOPMENT DENSITIES AND INTENSITIES SHALL COMPLY WITH THOSE SET FORTH IN THE HOWARD LANE AND DESSAU ROAD AREA ANNEXATION (ORDINANCE # 031106-38).
 - PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH (LDC §25-1-112 OR LDC §30-1-132) OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: [NONE]
 - 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 INCLUDING THE FOLLOWING STREETS: KLEE STREET, BAVARIAN FOREST DRIVE, ZUHAUSE DRIVE, LUBECK DRIVE, AND MAIER DRIVE.

STREET INFORMATION

NAME OF STREET	ROW WIDTH	PAVEMENT WIDTH	SIDEWALK	SIDEWALK WIDTH	CLASSIFICATION	STREET LENGTH (LF) (CL TO CL)	DESIGN SPEEDS (MPH)
KLEE STREET	50'-0"	30.0' F-F	BOTH SIDES	4'-0"	LOCAL	728	25
BAVARIAN FOREST DRIVE	50'-0"	30.0' F-F	BOTH SIDES	4'-0"	LOCAL	771	25
ZUHAUSE DRIVE	50'-0"	30.0' F-F	BOTH SIDES	4'-0"	LOCAL	1442	25
LUBECK DRIVE	50'-0"	30.0' F-F	BOTH SIDES	4'-0"	LOCAL	1475	25
MAIER DRIVE	50'-0"	30.0' F-F	BOTH SIDES	4'-0"	LOCAL	435	25
TOTAL STREET LENGTH						4851	

RESIDENTIAL LOT TABLE

Lot No.	Block	Area (SF)	Area (AC)
1	BLOCK J	7,151.71	0.16
2	BLOCK K	6,000.00	0.14
3	BLOCK J	6,000.00	0.14
4	BLOCK K	6,000.00	0.14
5	BLOCK J	6,000.00	0.14
6	BLOCK K	6,000.00	0.14
7	BLOCK J	6,000.00	0.14
8	BLOCK K	6,000.00	0.14
9	BLOCK J	6,000.00	0.14
10	BLOCK K	6,000.00	0.14

RESIDENTIAL LOT TABLE

Lot No.	Block	Area (SF)	Area (AC)
11	BLOCK J	6,000.00	0.14
12	BLOCK K	6,000.00	0.14
13	BLOCK H	1,281.57	0.03
14	BLOCK J	6,000.00	0.14
15	BLOCK K	6,000.00	0.14
16	BLOCK H	7,210.74	0.17
17	BLOCK J	7,151.71	0.16
18	BLOCK K	6,000.00	0.14
19	BLOCK H	6,009.53	0.14
20	BLOCK J	7,151.71	0.16
21	BLOCK K	6,009.53	0.14
22	BLOCK H	7,919.60	0.18
23	BLOCK J	6,000.00	0.14
24	BLOCK K	6,000.00	0.14
25	BLOCK H	6,009.53	0.14

RESIDENTIAL LOT TABLE

Lot No.	Block	Area (SF)	Area (AC)
18	BLOCK J	6,000.00	0.14
19	BLOCK H	6,009.54	0.14
20	BLOCK K	6,000.00	0.14
21	BLOCK J	6,000.00	0.14
22	BLOCK H	6,009.54	0.14
23	BLOCK K	6,000.00	0.14
24	BLOCK J	6,000.00	0.14
25	BLOCK H	6,009.54	0.14
26	BLOCK K	6,000.00	0.14
27	BLOCK J	6,000.00	0.14
28	BLOCK H	7,030.15	0.16
29	BLOCK K	6,000.00	0.14
30	BLOCK J	7,151.71	0.16
31	BLOCK H	759.26	0.02
32	BLOCK K	6,000.00	0.14
33	BLOCK J	7,919.61	0.18
34	BLOCK K	6,000.00	0.14
35	BLOCK H	6,009.55	0.14
36	BLOCK J	6,000.00	0.14
37	BLOCK K	6,000.00	0.14
38	BLOCK H	6,009.55	0.14
39	BLOCK J	6,000.00	0.14
40	BLOCK K	6,000.00	0.14
41	BLOCK H	6,009.55	0.14
42	BLOCK J	6,000.00	0.14
43	BLOCK K	6,000.00	0.14
44	BLOCK H	6,009.55	0.14

RESIDENTIAL LOT TABLE

Lot No.	Block	Area (SF)	Area (AC)
25	BLOCK K	6,000.00	0.14
26	BLOCK J	6,000.00	0.14
27	BLOCK H	6,009.56	0.14
28	BLOCK K	6,000.00	0.14
29	BLOCK J	7,151.71	0.16
30	BLOCK H	6,000.00	0.14
31	BLOCK K	6,000.00	0.14
32	BLOCK J	6,000.00	0.14
33	BLOCK H	6,009.54	0.14
34	BLOCK K	6,000.00	0.14
35	BLOCK J	6,000.00	0.14
36	BLOCK H	6,009.54	0.14
37	BLOCK K	6,000.00	0.14
38	BLOCK J	6,000.00	0.14
39	BLOCK H	6,009.54	0.14
40	BLOCK K	6,000.00	0.14
41	BLOCK J	6,000.00	0.14
42	BLOCK H	6,009.55	0.14
43	BLOCK K	6,000.00	0.14
44	BLOCK J	6,000.00	0.14
45	BLOCK H	6,009.55	0.14

RESIDENTIAL LOT TABLE

Lot No.	Block	Area (SF)	Area (AC)
34	BLOCK K	6,000.00	0.14
35	BLOCK J	6,000.00	0.14
36	BLOCK H	6,000.00	0.14
37	BLOCK K	6,000.00	0.14
38	BLOCK J	7,151.71	0.16
39	BLOCK H	6,000.00	0.14
40	BLOCK K	6,045.07	0.14
41	BLOCK J	6,000.00	0.14
42	BLOCK H	6,913.72	0.16
43	BLOCK K	6,000.00	0.14
44	BLOCK J	7,050.16	0.16
45	BLOCK H	6,000.00	0.14
46	BLOCK K	6,000.00	0.14
47	BLOCK J	6,000.00	0.14
48	BLOCK H	6,951.61	0.16
49	BLOCK K	6,000.00	0.14
50	BLOCK J	6,000.00	0.14
51	BLOCK H	7,213.86	0.16
52	BLOCK K	6,000.00	0.14

RESIDENTIAL LOT TABLE

Lot No.	Block	Area (SF)	Area (AC)
44	BLOCK A	6,933.11	0.16
45	BLOCK K	6,000.00	0.14
46	BLOCK J	6,914.12	0.16
47	BLOCK K	7,151.71	0.16
48	BLOCK A	7,523.33	0.17
49	BLOCK K	6,969.65	0.16
50	BLOCK A	6,802.44	0.16
51	BLOCK K	6,000.00	0.14
52	BLOCK J	7,817.88	0.18
53	BLOCK A	8,546.74	0.20
54	BLOCK K	6,000.00	0.14
55	BLOCK A	6,045.07	0.14
56	BLOCK K	6,000.00	0.14
57	BLOCK J	6,913.72	0.16
58	BLOCK A	6,913.72	0.16
59	BLOCK K	6,000.00	0.14
60	BLOCK J	6,000.00	0.14
61	BLOCK A	7,050.16	0.16
62	BLOCK K	6,000.00	0.14
63	BLOCK J	6,000.00	0.14
64	BLOCK H	6,951.61	0.16
65	BLOCK K	6,000.00	0.14
66	BLOCK J	6,000.00	0.14
67	BLOCK A	7,213.86	0.16
68	BLOCK K	5,908.94	0.14

RESIDENTIAL LOT TABLE

Lot No.	Block	Area (SF)	Area (AC)
62	BLOCK A	5,913.82	0.14
63	BLOCK A	5,918.70	0.14
64	BLOCK A	5,923.59	0.14
65	BLOCK A	5,928.47	0.14
66	BLOCK A	5,933.35	0.14
67	BLOCK A	5,938.24	0.14
68	BLOCK A	5,943.12	0.14
69	BLOCK A	5,948.00	0.14
70	BLOCK A	5,952.89	0.14
71	BLOCK A	5,957.77	0.14
72	BLOCK A	5,962.65	0.14
73	BLOCK A	5,967.53	0.14
74	BLOCK A	5,972.42	0.14
75	BLOCK A	5,977.30	0.14
76	BLOCK A	5,982.19	0.14
77	BLOCK A	5,987.06	0.14
78	BLOCK A	5,991.95	0.14
79	BLOCK A	5,996.83	0.14
80	BLOCK A	6,001.72	0.14
81	BLOCK A	6,190.76	0.19

RESIDENTIAL LOT TABLE

Lot No.	Block	Area (SF)	Area (AC)
82	BLOCK A	8,266.56	0.19
84	BLOCK A	6,200.03	0.14
85	BLOCK A	8,653.56	0.20
86	BLOCK A	7,151.72	0.16
87	BLOCK A	5,999.95	0.14
88	BLOCK A	6,000.00	0.14
89	BLOCK A	6,000.02	0.14

NO.	DATE	BY	REVISION

