

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0114

ZAP DATE: Mar. 10, 2020

SUBDIVISION NAME: Simon-Caskey Tract Preliminary Plan

AREA: 16.664 ac.

LOT(S): 26

OWNER: Ridgelea Properties, Inc. (Adams Caskey)

AGENT/APPLICANT: Bill E. Couch (Carlson, Brigrance & Doering)

ADDRESS OF SUBDIVISION: 7715 W SH 71 **COUNTY:** Travis

WATERSHED: Williamson Creek

EXISTING ZONING: SF-1-NP, SF-2-NP, SF-6-NP

PROPOSED LAND USE: Multifamily & Commercial with ROW & Parkland

DEPARTMENT COMMENTS: The request is for the approval of the Simon-Caskey Tract Preliminary Plan which will develop a 16.664 ac. previously un-platted tract creating 26 lots consisting of 2 lots for multifamily use (7.748 ac.), 21 lots for single-family use (3.810 ac.), 1 lot for parkland (1.307 ac.) and 2 lots designated for drainage & water quality easements and greenbelt (1.538 ac.) with 2.261 ac. being dedicated for streets with all associated improvements.

STAFF RECOMMENDATION: Staff recommends approval of this preliminary plan as it meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

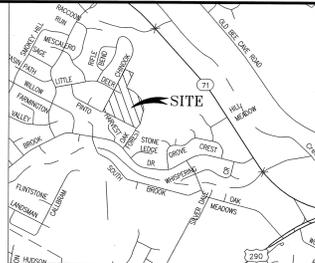
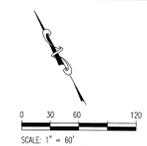
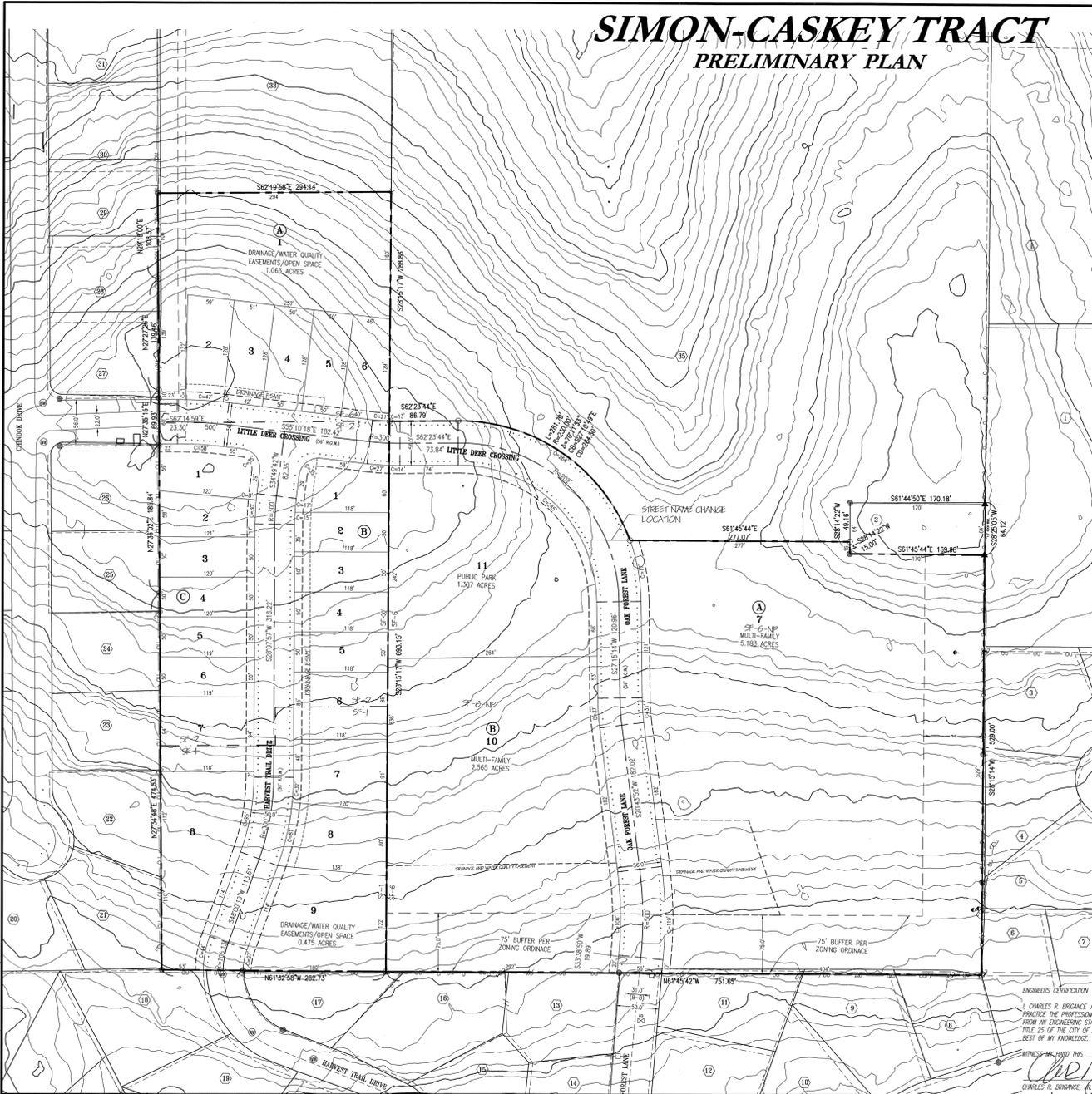
CASE MANAGER: Joey de la Garza

PHONE: 512-974-2664

EMAIL: joey.delagarza@austintexas.gov

SIMON-CASKEY TRACT

PRELIMINARY PLAN



NOTES

1. THIS PROJECT IS LOCATED IN THE WILLIAMSON CREEK WATERSHED, WHICH IS CLASSIFIED AS BARTON SPRINGS ZONE.
2. THIS PROJECT IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.

SHEET INDEX

1. PRELIMINARY PLAN
2. GENERAL NOTES

OWNERS:

RIOCELA PROPERTIES, INC.
1400 E. 5TH ST.
AUSTIN, TX 78702-3815
STEPHEN MARSHALL & JOHN SIMON
300 E. 32ND ST. UNIT A
AUSTIN, TX 78705-2406

ENGINEER AND SURVEYOR:

CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78746 PHONES: (512)
280-5140 FAX: (512) 280-5145

PREPARATION DATE: OCTOBER 14, 2019
ORIGINAL SUBMITTAL DATE: JULY 14, 2019
TOTAL ACRES: 16.871 ACRES
FEMA MAP NO. NUMBER 484530268A, DATED SEPTEMBER 26, 2008, THIS TRACT OF LAND IS LOCATED IN ZONE "X", WHICH IS DETERMINED TO BE OUTSIDE THE DESIGNATED 100-YEAR FLOODPLAIN. SOURCE: A.J. BOND SURVEY, ABSTRACT NO. 114

LEGAL DESCRIPTION:

BEING ALL OF THAT CERTAIN 60.75 ACRES TRACT OR PORTION OF LAND OUT OF AND A PART OF THE A.J. BOND SURVEY NUMBER 91, ABSTRACT NUMBER 114, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 23.56 ACRES TRACT OF LAND, CONVEYED TO STEPHEN MARSHALL & JOHN SIMON, ET AL. IN VOLUME 5472, PAGE 2775 AND DESCRIBED IN VOLUME 4408, PAGE 404, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

TOTAL NO. OF LOTS:	26	ACRES
NO. OF BLOCKS:	3	
NO. OF SINGLE-FAMILY RESIDENTIAL LOTS:	21	3,810 AC
NO. OF MULTI-FAMILY LOTS:	2	7,748 AC
NO. OF PUBLIC PARK LOTS:	1	1,307 AC
NO. OF DRAINAGE ESM., WATER QUALITY ESM. & GREENBELT LOTS:	2	1,538 AC
TOTAL LINEAR FOOTAGE OF STREETS:	1,455 LF	2,281 AC
(SEE SHEET NUMBER 2 FOR STREET LENGTHS)		16,664 TRICE ACRES

LEGEND

7	LOT NUMBER
A	BLOCK NUMBER
---	PROPERTY LINE
---	CRUZ
---	FEMA 100 YEAR FLOODPLAIN
---	DEVELOPED 100 YEAR FLOODPLAIN
---	CREEK CENTERLINE
---	SEWER/LINE LOCATION
---	ADJACENT PROPERTY OWNER INFORMATION (SEE LIST SHEET 01)
○	CONCRETE MONUMENT SET
●	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
○	WATER LINE EASEMENT
○	W.W.E.
○	WASTEWATER EASEMENT
○	ELECTRIC EASEMENT
○	P.U.E.
○	ELECTRIC UTILITY EASEMENT
○	L.S.E.
○	D.E.
○	ACCESS EASEMENT
○	SIDEWALK EASEMENT
○	VEGETATIVE FILTER STRIP

ENGINEERS CERTIFICATION
I, CHARLES R. BRIGANCE, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS PREPARED FROM AN ENGINEERING SURVEY AND COMPLETS WITH THE ENGINEERING RELATED PROVISIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

WITNESS MY HAND THIS 13th DAY OF February, 2020
CHARLES R. BRIGANCE, JR., PE, PLS.

PRELIMINARY SUBDIVISION APPROVAL SHEET ___ OF ___

FILE NUMBER: CB-2019-0114
APPLICATION DATE: 8-12-2019
APPROVED BY (ZAP/PC) ON: _____
EXPIRATION DATE (LDC 25-4-62): _____
CASE MANAGER: _____

Joey de la Garza, for:
Denise Lucas, Acting Director, Development Services Department
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.

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.

Carlson, Brigance & Doering, Inc.
1000 West William Cannon Drive, Austin, Texas 78746
Phone: 512.280.5140 Fax: 512.280.5145
www.carlsonbrigancedoering.com

CBD

PRELIMINARY PLAN
DATE: JULY 2019
PROF'D BY: CP
CREP
SHEET: SIMON-CASKEY TRACT
PROJECT: PRELIMINARY PLAN
JOB NUMBER: 1311
SHEET: 1 OF 2

SIMON-CASKEY TRACT

PRELIMINARY PLAN

GENERAL NOTES:

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 PLATING.
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 TEAM 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 FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS OR FLOODING OR OTHER APPROVED MEANS.
5. DRAINAGE 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:
 - LITTLE DEER CROSSING, OAK FOREST LANE, AND HARVEST TRAIL DRIVE, 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 WITHDRAWING 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 THE CITY OF AUSTIN.
10. PARKLAND DEDICATION IS REQUIRED PER TITLE 25 OF THE CITY CODE PRIOR TO APPROVAL OF THE FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 11 BLOCK "D". THE PARK DEVELOPMENT FEE WILL BE SATISFIED BY CONSTRUCTION OF AMENITIES AND/OR FEE IN-LIEU THEREOF PRIOR TO FINAL PLAT APPROVAL.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

12. FOR LOT 7, BLOCK "A" AND LOTS 10 AND 11, BLOCK "D", DETENTION, SEDIMENTATION AND WATER QUALITY CONTROLS ARE REQUIRED PER THE WILLAMSON CREEK ORDINANCE NO. 201219-06. FOR ALL DEVELOPMENTS WITH IMPERVIOUS COVER EXCEEDING 10 PERCENT, PROVISIONS FOR DETENTION AND WATER QUALITY TREATMENT ARE SUBJECT TO THOSE SET OUT IN THE WILLAMSON CREEK ORDINANCE. FOR LOTS 6, BLOCK "C", LOTS 1-5, BLOCK "D", AND LOTS 1-8, BLOCK "D", WATER QUALITY CONTROLS MEETING THE REQUIREMENTS OF 25-8-213 OF THE LAND DEVELOPMENT CODE ARE REQUIRED (CURRENT 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 FINING AND SIDEWALKS, FOR THE FOLLOWING PUBLIC STREETS:

LITTLE DEER CROSSING
HARVEST TRAIL DRIVE
OAK FOREST LANE

B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY FLOW, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING PUBLIC STREETS:

LITTLE DEER CROSSING
HARVEST TRAIL DRIVE
OAK FOREST LANE

14. THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____.

15. THE CITY OF AUSTIN 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 THIRDS COUNTY AND CITY OF AUSTIN 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 SOIL 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 PROJECT'S SAFETY, HEALTH, WELFARE OR PROPERTY.

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

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

WATER & WASTEWATER - CITY OF AUSTIN
ELECTRIC - AUSTIN ENERGY
GAS - TEXAS GAS

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. LOT 1, BLOCK A & LOT 9, BLOCK B WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS. IF CHANGED OR ABANDONED, OWNER OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION
LITTLE DEER CROSSING	56'	615 LF	36' FACE TO FACE	4.0'	RESIDENTIAL
HARVEST TRAIL DRIVE	50'	680 LF	30' FACE TO FACE	4.0'	RESIDENTIAL
OAK FOREST LANE	56'	551 LF	36' FACE TO FACE	4.0'	RESIDENTIAL

24. TOTAL LINEAR FOOTAGE OF STREETS 1,846 LF.

25. AT THE TIME OF FINAL PLATING 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.

26. 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 VARIATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

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

28. SLOPES WITH GRADIENTS IN EXCESS OF 15% EXIST ON THIS TRACT OF LAND. DEVELOPMENT ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
29. 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 PROVIDE 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.
30. THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (ECM) STATES THAT 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.
31. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBS, LANDSCAPE AND WALLS PLACED IN THE ELECTRIC EASEMENT CAUSED BY UNAUTHORIZED ELECTRIC CO-OFF DURING MAINTENANCE AND REPAIRS.
32. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
33. ALL BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
34. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

35. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT BY LAND DEDICATION OF LOT 11, BLOCK B. THE MAXIMUM LOTS WILL BE LIMITED TO A TOTAL OF 31 UNITS FOR THE PURPOSES OF PARKLAND DEDICATION.

FLOOD 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 (FIRM #485032006A) FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAs). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAs ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND, OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.

Simon-Caskey Tract Zoning Summary:

Western (Caskey) Parcel:
Refer to Restrictive Covenant C814-85-288.22
Tract 1: Zoning: SF-1 (+/- 2.01 ac)
Maximum Units Allowed: 5
Units Proposed: 5 (Lots 6-8, Block B, 7-8, Block C)
Tract 2: Zoning: SF-2 (+/- 2.54 ac)
Maximum Units Allowed: 11
Units Proposed: 11 (Lots 1-5, Block B, 1-6, Block C)
Tract 3: Zoning: SF-6 (+/- 1.94 ac)
Maximum Units Allowed: 15; Maximum Impervious Cover: 50%
Units Proposed: 5 (Lots 2-6, Block A)
Impervious Cover Proposed:
Roads = 298' x 36' = 10,728 sf
Lots = 5 lots x 2,500 sf/lot = 12,500 sf
Total = 10,728 + 12,500 = 23,228 sf = 0.53 ac
% = 0.53/1.94 = 27.4%

Eastern (Simon) Parcel:
Refer to Restrictive Covenant C814-85-288.23
Tract 2: Zoning: SF-6 (+/- 10.16 ac)
Maximum Units Allowed @ 4 units per acre = 40 units
Impervious Cover Allowed: 50% = 5.08 ac
Impervious Cover Proposed:
Roads = 868' x 36' = 31,248 sf
Townhome/Condominium Lots = 190,037 sf (max)
Total = 31,248 sf + 190,037 sf (max) = 5.08 ac
% = 5.08/10.16 = 50.0% (maximum)

ADJOINING OWNERS:

1. ERIC ANDREW YERKOVICH
PO BOX 50174
AUSTIN, TX 78709-0174
2. BERTHANN CEMETERY
7817 W HWY 7
AUSTIN, TX 78755-8209
3. ELIZABETH B PATRICK BOYD
7005 GROVE CREST DR
AUSTIN, TX 78736-1902
4. ELIZABETH S. ROOKS, JR.
7007 GROVE CREST DR
AUSTIN, TX 78736-1902
5. ALAN W. SHREVE BEAWE
7005 GROVE CREST DR
AUSTIN, TX 78736-1902
6. NATHAN W. KENTZLE-LEISA
1015 E. 58TH ST.
AUSTIN, TX 78759-1634
7. EDWIN BRINN & CHARLENE JANNET MASS
7100 STONE LEDGE DR
AUSTIN, TX 78758-1931
8. SARA & BRUCE STURTEVANT
7104 STONE LEDGE DR
AUSTIN, TX 78758-1931
9. SUSANNA & DANIEL STEEZE
7103 CHANDLER LN
AUSTIN, TX 78704-6429
10. JERRY HESBROOK
7108 STONE LEDGE DR
AUSTIN, TX 78736-1931
11. GERRIE C. CARRISON
(LIFE ESTATE)
7107 OAK FOREST LN
AUSTIN, TX 78736-1917
12. ELSA M. ORTIZ
7108 OAK FOREST LN
AUSTIN, TX 78736-1917
13. REBECCA R. OWEN
7106 OAK FOREST LN
AUSTIN, TEXAS 78736-1942
14. LUCIE MARION JOHNSON & TRAL MICHAEL WEST
7200 SCenic BROOK DRIVE
AUSTIN, TX 78708
15. DUSTIN & ANNEE YETTELL
7111 HARVEST TRAIL DR
AUSTIN, TX 78759-1806
16. JIMMY UTZMAN
7109 HARVEST TRAIL DR
AUSTIN, TX 78759-1806
17. JULIE A. NOLD
(DECEASED TRUST)
7107 HARVEST TRAIL DR
AUSTIN, TX 78759-1806
18. KERRY & CAROL TUCKER WATSON
7108 HARVEST TRAIL DR
AUSTIN, TX 78759-1841
19. LESLIE EDGINGTON & KATHLEEN STEGALL
7108 HARVEST TRAIL DR
AUSTIN, TX 78759-1841
20. GARDEN BUTLER
8001 PINEO VALLEY
AUSTIN, TX 78736-1820
21. WILLIAM T. SOULA
7011 CHANDLER LN
AUSTIN, TX 78736-1839
22. DAWN W. FORMAN
7008 CHANDLER LN
AUSTIN, TX 78736-1839
23. ONYEST & DON OOSTROFEN
7007 CHANDLER LN
AUSTIN, TX 78736-1839
24. JAMES & LONA LOREKACE
7005 CHANDLER LN
AUSTIN, TX 78736-1839
25. JOSEPH & MARLA LOEFF
7004 CHANDLER LN
AUSTIN, TX 78736-1840
26. MARK & TERRY KNOX
7001 CHANDLER LN
AUSTIN, TX 78736-1839
27. MICHAEL & RENEE KRAMERS
6947 CHANDLER LN
AUSTIN, TX 78736-1804
28. PHARO & HORTENSIA WELAKHEM
(REVOCABLE TRUST)
6945 CHANDLER LN
AUSTIN, TX 78736-1804
29. AMY BETH SCHWARTZ
6943 CHANDLER LN
AUSTIN, TX 78736-1804
30. GLENDA L. YOUNG
6918 HWY 4013
AUSTIN, TX 78765-4073
31. JAMES JOSEPH CASH
6839 CHANDLER LN
AUSTIN, TX 78736-1804
32. PHARO & HORTENSIA WELAKHEM & DONNEY
AUSTIN, TX 78736-1804
33. REBECCA PROPERTIES, INC.
1400 E. 5TH ST.
AUSTIN, TX 78702-3815
34. OAK HILL STORAGE, LTD.
2539 GOSWELL STE. 13
AUSTIN, TX 78704-2028
35. STEPHEN MARSHALL & JOHN SIMON
100 E. 10th STREET A
AUSTIN, TX 78705-2408



PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____

FILE NUMBER: C8-2019-0114
APPLICATION DATE: 8-12-2019
APPROVED BY (ZAP/PC) ON:
EXPIRATION DATE (LDC 25-4-82)
CASE MANAGER: _____

Joey de la Garza, for:
Denise Lucas, Acting Director, Development Services Department
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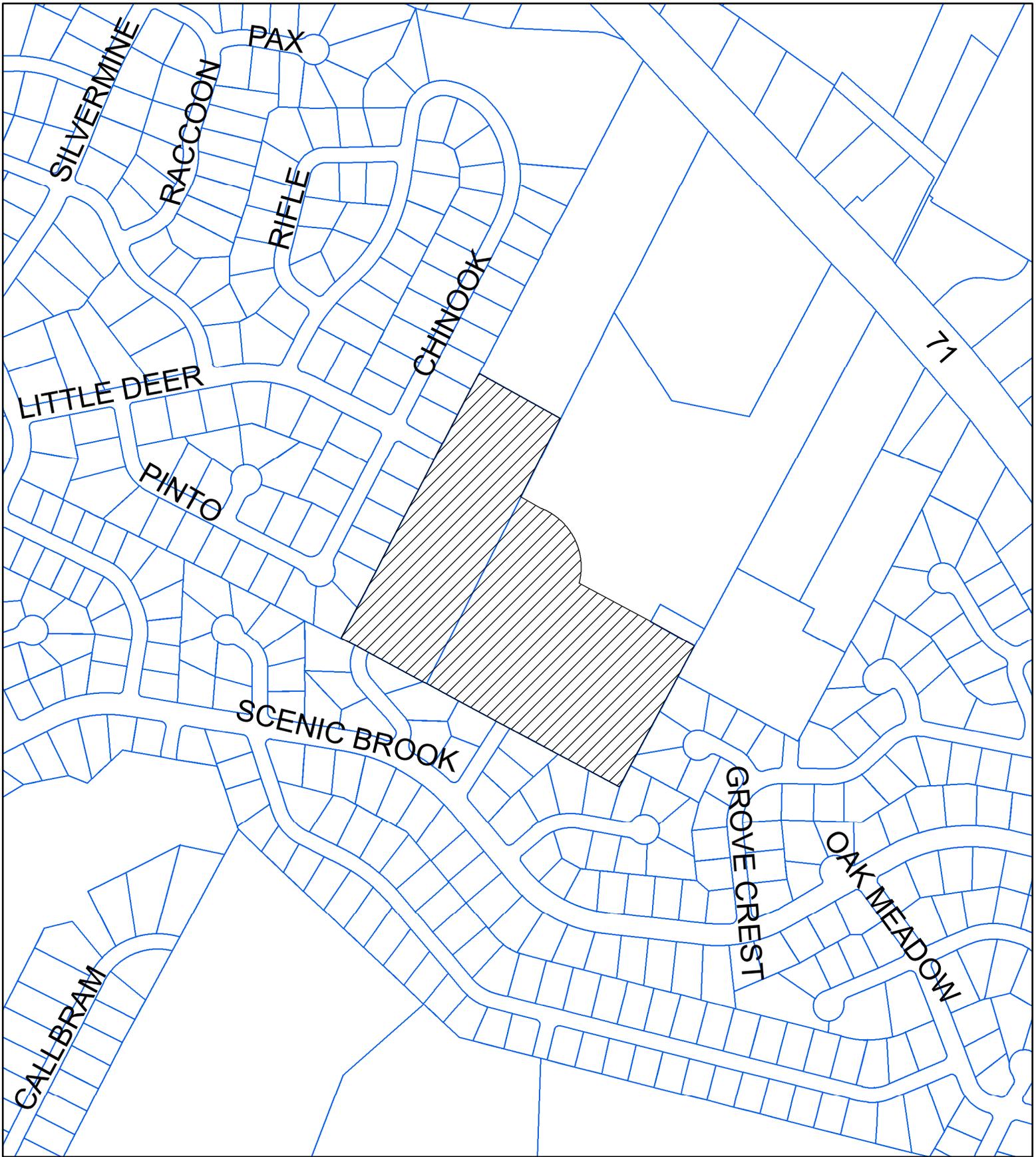
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C8-2019-0114

SHEET: SIMON-CASKEY TRACT
 PREPARED BY: CCB
 DATE: JULY 2019
 APPROVED BY: CP
 PROJECT: PRELIMINARY PLAN
 JOB NUMBER: 5111
 SHEET: 2 OF 2

Carlson, Brigrance & Doering, Inc.
 ENGINEERS, ARCHITECTS & PLANNERS
 2001 W. W. WALKER BLVD., SUITE 1000
 AUSTIN, TEXAS 78701-4001
 TEL: 512.476.1100
 FAX: 512.476.1105

FILED AT COUNTY CLERK'S OFFICE, PRELIMINARY PLAN, 8-12-2019, 10:00AM



-  Subject Tract
-  Base Map

CASE#: C8-2019-0114
 LOCATION: 7715 W SH 71

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 Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.