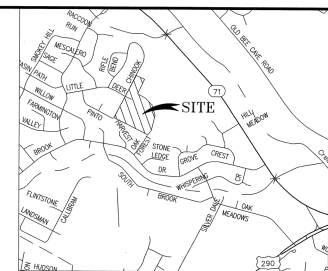


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0114**PC DATE:** April 14, 2020**SUBDIVISION NAME:** Simon-Caskey Tract Preliminary Plan**AREA:** 16.664 ac.**LOT(S):** 26**OWNER:** Ridgelea Properties, Inc. (Adams Caskey)**AGENT/APPLICANT:** Bill E. Couch (Carlson, Brigrance & Doering)**ADDRESS OF SUBDIVISION:** 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



Carlson, Brigrance & Doering, Inc.
FIRM ID B73791

CBD

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

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

1. PRELIMINARY PLAN
2. GENERAL NOTES

OWNERS:
RIDGELEA 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 78749 PHONE: (512)
280-5160 FAX: (512) 280-5165

PREPARATION DATE: OCTOBER ____, 2019
ORIGINAL SUBMITTAL DATE: JULY 14, 2019
TOTAL ACREAGE: 16.671 ACRES
FEMA MAP NO: NUMBER 48453005604, DATED SEPTEMBER 26, 2008, THIS TRACT OF LAND IS
LOCATED IN ZONE "X", WHICH IS DETERMINED TO BE OUTSIDE THE DESIGNATED 100-YEAR FLOODPLAIN
SURVEY: A.J. BOND SURVEY, ABSTRACT NO. 114

BEING ALL OF THAT CERTAIN 10.175 ACRE TRACT OR PARCEL 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 ACRE TRACT OF LAND, CONVEYED TO STEPHEN SIMON, ET AL IN VOLUME 5677, PAGE 2275, AND DESCRIBED IN VOLUME 4498, PAGE 494, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS,


TOTAL NO. OF LOTS: 26	ACREAGE
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 ESMT., WATER QUALITY ESMT. & GREENBELT LOTS: 2	1,538 AC
TOTAL LINEAR FOOTAGE OF STREETS: 1,463 LF	2,261 AC
(SEE SHEET NUMBER 2 FOR STREET LENGTHS)	16,684 TOTAL ACRES

?	LEGEND
④	LOT NUMBER
— —	BLOCK NUMBER
— —	PROPERTY LINE
— —	CH22
	FEMA 100 YEAR FLOODPLAIN
	DEVELOPED 100 YEAR FLOODPLAIN
	CRACK CENTERLINE
	SEWERAGE LOCATION
①	ADVANCED PROPERTY OWNER INFORMATION (SEE LIST STREET 2)
□	CONCRETE MONUMENT SET
●	IRON PIPE FOUND
●	IRON ROD FOUND
●	IRON ROD SET
W.E.	WATER LINE EASEMENT
W.E.	WASTEWATER EASEMENT
E.L.C.E.	ELECTRIC EASEMENT
P.U.L.	PUBLIC UTILITY EASEMENT
E.L.C.	ELECTRIC UTILITY EASEMENT
L.S.E.	LANDSCAPE & SOIL EASEMENT
D.E.	DRAINAGE EASEMENT
A.C.E.	ACCESS EASEMENT
S.W.E.	SEWERAGE EASEMENT
V.S.	VEGETATIVE 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 FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS 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. P.E. #84540

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____

FILE NUMBER C8-2019-0114 _____

APPLICATION DATE 8-12-2019 _____

APPROVED BY (ZAP) (PCI) ON _____

EXPIRATION DATE (LOC 25-4-62) _____

CASE MANAGER: _____

Joey de la Garza, for: _____

Denise Lucas, Acting Director, Development Services Department

Final plans 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.

C8-2019-0114

JOB NAME		SIMON-CASKEY TRACT		SHEET		PRELIMINARY PLAN	
PROJECT		PRELIMINARY PLAN		DESIGNED BY:	CRB	DRAWN BY:	CP
JOB NUMBER: 5111						DATE JULY 2019	
1		SHEET		OF		2	

SIMON-CASKEY TRACT

PRELIMINARY PLAN

ADJOINING OWNERS:

- ERIC HENDER YERKOVICH
PO BOX 80174
AUSTIN, TX 78709-0174
- BECKMANN CEMETERY
7817 N HWY 71
AUSTIN, TX 78755-6209
- ELIZABETH A PARSON BOYD
7808 SHORE CREST DR.
AUSTIN, TX 78736-1902
- ELIZABETH S. ROOKS, JR.
7807 SHORE CREST DR.
AUSTIN, TX 78736-1902
- ALAN W. SHORE ROAD
7805 GORE CREST DR.
AUSTIN, TX 78736-1902
- NATHAN A. KENT LESTER
1015 E. 38TH ST.
AUSTIN, TX 78705-1634
- EDWIN BRIAN & CHARLENE JANET NASS
7100 STONE LEDGE DR.
AUSTIN, TX 78758-1931
- SARA & BRUCE STURTEVANT
7104 STONE LEDGE DR.
AUSTIN, TX 78758-1931
- SUSANNA & DANIEL STEELE
2753 CHAMBERLIN LN
AUSTIN, TX 78704-6429
- JERRY HESBROOK
7108 STONE LEDGE DR.
AUSTIN, TX 78736-1931
- GERALD C. CARRUTH
(LIFE ESTATE)
7107 OAK FOREST LN
AUSTIN, TX 78736-1917
- ELISEO M. ORTE
7108 OAK FOREST LN
AUSTIN, TX 78736-1917
- REBECCA R. OWEN
7108 OAK FOREST LN
AUSTIN, TEXAS 78736-1942
- LUKE ARON JOHNSON & PAUL MICHAEL WEST
7200 SCenic BROOK DRIVE
AUSTIN, TX 78701
- DUSTIN & AMEE YETSELL
7111 HARVEST TRAIL DR.
AUSTIN, TX 78702-1609
- JAMMY UZMAN
7109 HARVEST TRAIL DR.
AUSTIN, TX 78736-1808
- JULIE A. NOLD
(DECEASED TRUST)
7107 HARVEST TRAIL DR.
AUSTIN, TX 78736-1808
- KERRY & CAROL TUCKER MARTIN
7108 HARVEST TRAIL DR.
AUSTIN, TX 78736-1841
- LESLIE EDGEMONT & KATHLEEN STEGALL
7108 HARVEST TRAIL DR.
AUSTIN, TX 78736-1841
- GARREN BUTLER
8001 PRIMO DRIVE
AUSTIN, TX 78726-1820
- WILLIAM T. SOKAL
7011 CHINOOK DR.
AUSTIN, TX 78736-1839
- DANN R. FORMAN
7008 CHINOOK DR.
AUSTIN, TX 78736-1839
- JAMES & DONA LORCAKE
7005 CHINOOK DR.
AUSTIN, TX 78736-1839
- JOSEPH & MARLENE LOEFF
7004 CHINOOK DR.
AUSTIN, TX 78736-1840
- MARK & TERRY KNOX
7001 CHINOOK DR.
AUSTIN, TX 78736-1839
- MICHAEL & RENEE KNAHNS
6947 CHINOOK DR.
AUSTIN, TX 78736-1804
- WANDY & HORTENCIA VELAZQUEZ
(REVOCABLE TRUST)
6945 CHINOOK DR.
AUSTIN, TX 78736-1804
- AMY BETH SCHWARTZ
6943 CHINOOK DR.
AUSTIN, TX 78736-1804
- GLORIA L. YOUNG
PO BOX 4021
AUSTIN, TX 78765-4073
- JAMES JOSEPH CAIN
6839 CHINOOK DR.
AUSTIN, TX 78736-1804
- ANDREW S. MAHA & REBECCA R. DOWNEY
6837 CHINOOK DR.
AUSTIN, TX 78736-1804
- REDEVELL PROPERTIES, INC.
1400 E. 5TH ST.
AUSTIN, TX 78702-3815
- OAK HILL STORAGE LTD.
2539 GESSNER STE. 13
AUSTIN, TX 78703-2028
- STEPHEN MARSHALL & JOHN SIMON
500 E. 12ND STREET A
AUSTIN, TX 78702-2408

GENERAL NOTES:

- 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.
- 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 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.
- 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 BY PONDING OR OTHER APPROVED MEANS.
- DRAINAGE LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 ACQUIRED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 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.
- 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.
- 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 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. 801719-B, FOR ALL DEVELOPMENTS WITH IMPERVIOUS COVER EXCEEDING 10 PERCENT. PROVISIONS FOR DETENTION AND WATER QUALITY TREATMENT ARE SUBJECT TO THOSE LISTED IN THE WILLAMSON CREEK ORDINANCE. FOR LOTS 2-6, BLOCK "A", LOTS 1-6, BLOCK "D", AND LOTS 1-6, BLOCK "D", WATER QUALITY CONTROLS MEETING THE REQUIREMENTS OF 25-B-213 OF THE LAND DEVELOPMENT CODE ARE REQUIRED (CURRENT CODE).
- 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:
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 POND, 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
- THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____.
- THE CITY OF AUSTIN DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT.
- 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.
- 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 THIRD COUNTY AND CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- THE OWNER/DEVELOPER IS AWARDED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE FLOOD MAY ALSO REQUIRE A LICENSE AGREEMENT.
- 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.
- A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC STREETS.
- THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
WATER & WASTEWATER - CITY OF AUSTIN
ELECTRIC - AUSTIN ENERGY
GAS - TEXAS GAS
- 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.
- 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, 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 1.84 MI.

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 CURBING, LANDSCAPE AND WALLS PLACED IN THE ELECTRIC EASEMENT CAUSED BY BLUEGRASS ELECTRIC CO-OP 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 MAINTAIN 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) 4805-002800A 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 (BUT NOT LIMITED TO) 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)



CARLSON, BRIGANCE & DOERING, INC.
08/15/19

PRELIMINARY SUBDIVISION APPROVAL

SHEET ____ OF ____

FILE NUMBER: CB-2019-0114

APPLICATION DATE: 8-12-2019

APPROVED BY (ZAP/PC) ON:

EXPIRATION DATE (LDC 25-4-82)

CASE MANAGER:

Joey de la Garza, for:

Denise Lucas, Acting Director, Development Services Department

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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.

CB-2019-0114

Carlson, Brigrance & Doering, Inc.

CB-D

GENERAL NOTES

SHEET

SIMON-CASKEY TRACT

PROJECT

JOB NUMBER

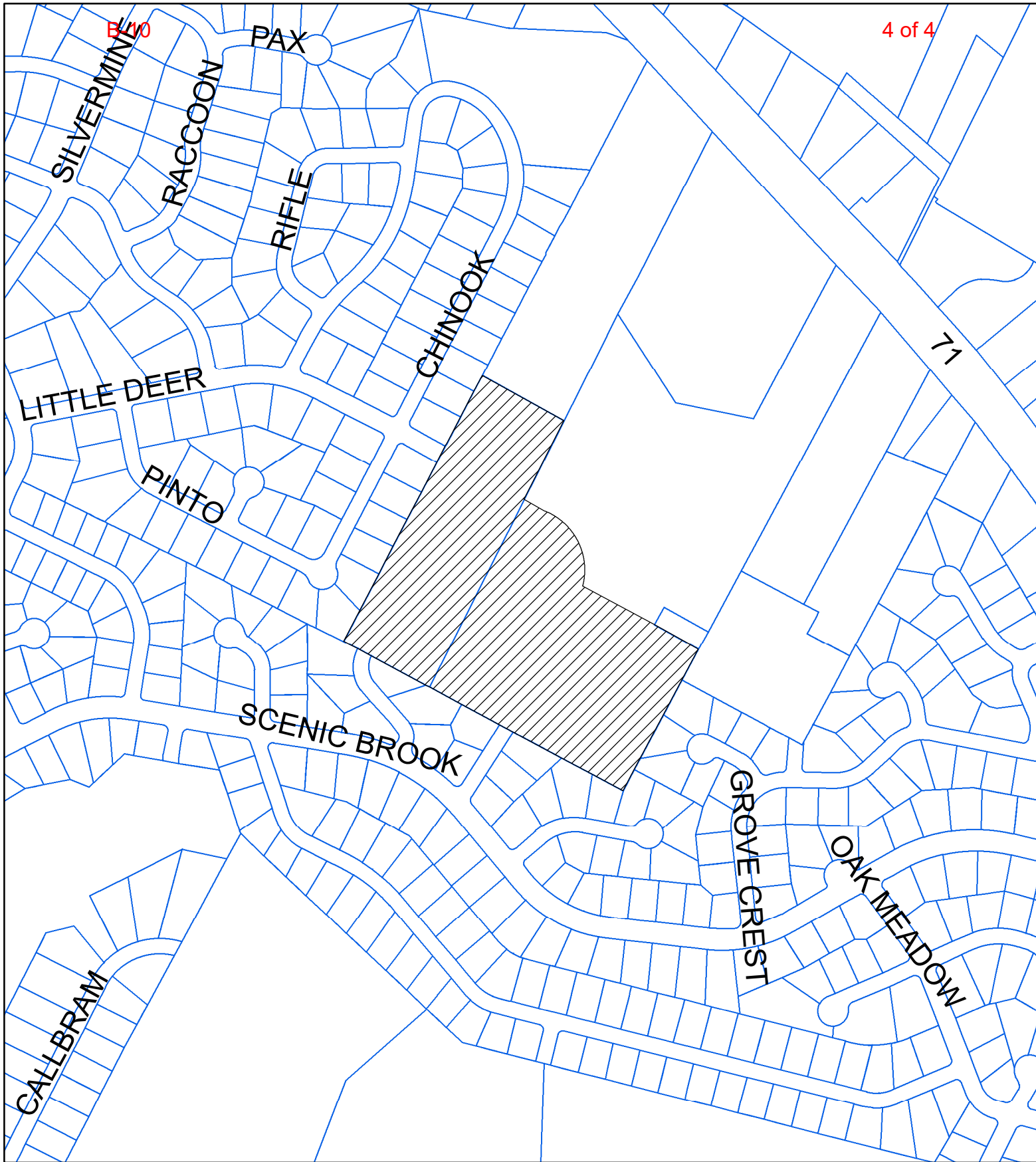
5111

SHEET

2

OF

2



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.



Development
SERVICES DEPARTMENT
Building a Better and Safer Austin Together