

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2020-0013**PC DATE:** 3/23/21**SUBDIVISION NAME:** West Bella Fortuna Preliminary Plan**AREA:** 93.28 acres**LOT(S):** 344**OWNER/APPLICANT:** Clayton Properties Group, Inc. Brohn Homes (Tyler Gatewood)**AGENT:** Doucet & Associates (Davood Salek)**ADDRESS OF SUBDIVISION:** Approx. 13300 Bradshaw Rd**GRIDS:** G-10**COUNTY:** Travis**WATERSHED:** Onion Creek and Rinard Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family, Drainage, Landscape, Park**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on all internal streets.**DEPARTMENT COMMENTS:** The request is for approval with conditions of the West Bella Fortuna Preliminary Plan consisting of 344 lots on 93.28 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** The staff recommends approval with conditions of this preliminary plan. This plan will be back to Commission when it meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sarah Sumner**PHONE:** 512-854-7687Email address: sarah.sumner@traviscountytexas.gov

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: C8J-2020-0013
REVISION #: 00 UPDATE: U1
CASE MANAGER: Sarah Sumner PHONE #: 512-854-7687

PROJECT NAME: West Bella Fortuna Preliminary Plan
LOCATION: 11328 BRADSHAW RD

SUBMITTAL DATE: March 8, 2021
REPORT DUE DATE: March 22, 2021
FINAL REPORT DATE: March 16, 2021

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The subdivision application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is March 29, 2021.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 30-1-119):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

An informal update submittal is required. You must submit the distribution to the case manager. No distribution is required for the Planner 1.

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

911 Addressing : Jorge Perdomo
Water Quality : Jay Baker
Travis Co. Subdivision : Sarah Sumner

Electric Review - Andrea Katz - 512-322-6957

Comment cleared

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD 1 This plat review is Rejected;

AD 2 Please remove all punctuation points or marks from all proposed street names on sheets 1-2

NOTES: Please only remove punctuation points, do not expand abbreviations. § 30-2-155

Environmental Review - Hank Marley - 512-974-2067

COVERSHEET NOTES [LDC 25-8, Article 1]

EV 1 Comments cleared.

IMPERVIOUS COVER COMMENTS [LDC 25, Subchapter A, Articles 9-13; ECM Appendices Q1 and Q2]

EV 2 Comment cleared.

CLASSIFIED WATERWAYS / CWQZ / WQTZ / FLOODPLAIN [LDC 25-8, Subchapter A]

EV 3 – EV 5 Comments cleared.

Water Quality Review - Jay Baker - 512-974-2636

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

ENGINEERING/DRAINAGE REPORT

WQ 1. CLEARED. Updated report received.

WQ 2. CLEARED. Updated report received indicating that Ponds A and B were previously permitted and constructed. Pond C is the only pond with this preliminary and is full sed/fil to meet COA standards and be COA maintained so RC for private maintenance not required.

WQ 3. CLEARED. Updated report received indicating that future Pleasant Valley will be constructed by Travis County and Lot 13 at the northeast corner is shown to be dedicated as a Drainage Easement for detention and water quality controls for the future Pleasant Valley.

WQ 4. CLEARED. Updated exhibits received show the floodplain and drainage easement with no encroachments.

WQ 5. Pond C appears to be encroaching into an unidentified line. Label the line and adjust the pond layout as needed. (LDC 30-5-211) (LDC 30-5-213)

Update #1: Yes I see the lines on Exhibit N but do not correspond to the preliminary plan sheets. I still do not see a callout for the drainage easement to contain the floodplain. This will be a separated drainage easement from the pond drainage easement?

WQ 6. Provide detailed Pond C layout to ensure that DCM 1.2.4.E requirements can be met. (LDC 30-5-211) (LDC 30-5-213)

Update #1: Exhibit N: Response is not specific to DCM 1.2.4.E. I do not see various items including he staging areas, perimeter access strip, etc.. Ensure that fencing, if proposed, is compatible with access for maintenance and inspection. Are all the slopes less than 3:1? Note on the layout. Layout shows the embankment over 6 ft so will be classified as a dam and will need to be certified

WQ 7. Provide confirmation from the EV and ERM and FP reviewers that the current proposed stormwater controls pond C is compatible with their review requirements. (LDC 30-5-211) (LDC 30-5-213)

Update #1: Response indicates there are no ERM comments and coordination is ongoing with Hank Marley, the EV reviewer. Pond outfall appears to be encroaching into the CEF buffer so the pond outfall layout and design will need to be coordinated with ERM and EV.

PRELIMINARY PLAN

Sheet 1:

WQ 8. This sheet shows access to be taken from County Down Road and not Pleasant Valley Road. What improvement will be required in this area and how will water quality controls be provided? (LDC 30-5-211) (LDC 30-5-213)

Update #1: Response indicates that drainage swale provided along back of lots in this area with a culvert but I do not see the 25 ft minimum drainage easement. The drainage easement will need to be on a separated HOA lot and not in the back yards.

WQ 9. CLEARED. Clarification note added to this sheet to distinguish the previous Bella Fortuna subdivision already platted.

Sheet 2:

WQ 10. CLEARED. Proposed pond will be full sed/fil and the pond layout no longer shown on this sheet.

WQ 11. CLEARED

WQ 12. Ensure that the Pond C improvements and proposed park improvements are compatible. Are both proposed to be on Lot 97 and are you proposing a blanket drainage easement or a defined drainage easement to contain the drainage and water quality improvements? (LDC 30-5-211) (LDC 30-5-213)

Update #1: Response indicates that the pond will be contained in a defined drainage easement but I do not see the drainage easement shown on the preliminary plan sheets.

Sheet 3:

WQ 13. Many of the notes on are not current and applicable so contact me to go over in more detail prior to submitting the update. (LDC 30-5-211) (LDC 30-5-213)

Update #1: I do not see the drainage easement notes as previously coordinated.

WQ 14. CLEARED. Replacement Water Quality note #13 added,

AW Utility Development Services - Bradley Barron - 512-972-0078

AW 1. Comments released.

Travis Co. Subdivision Review - Sarah Sumner - 512-854-7687

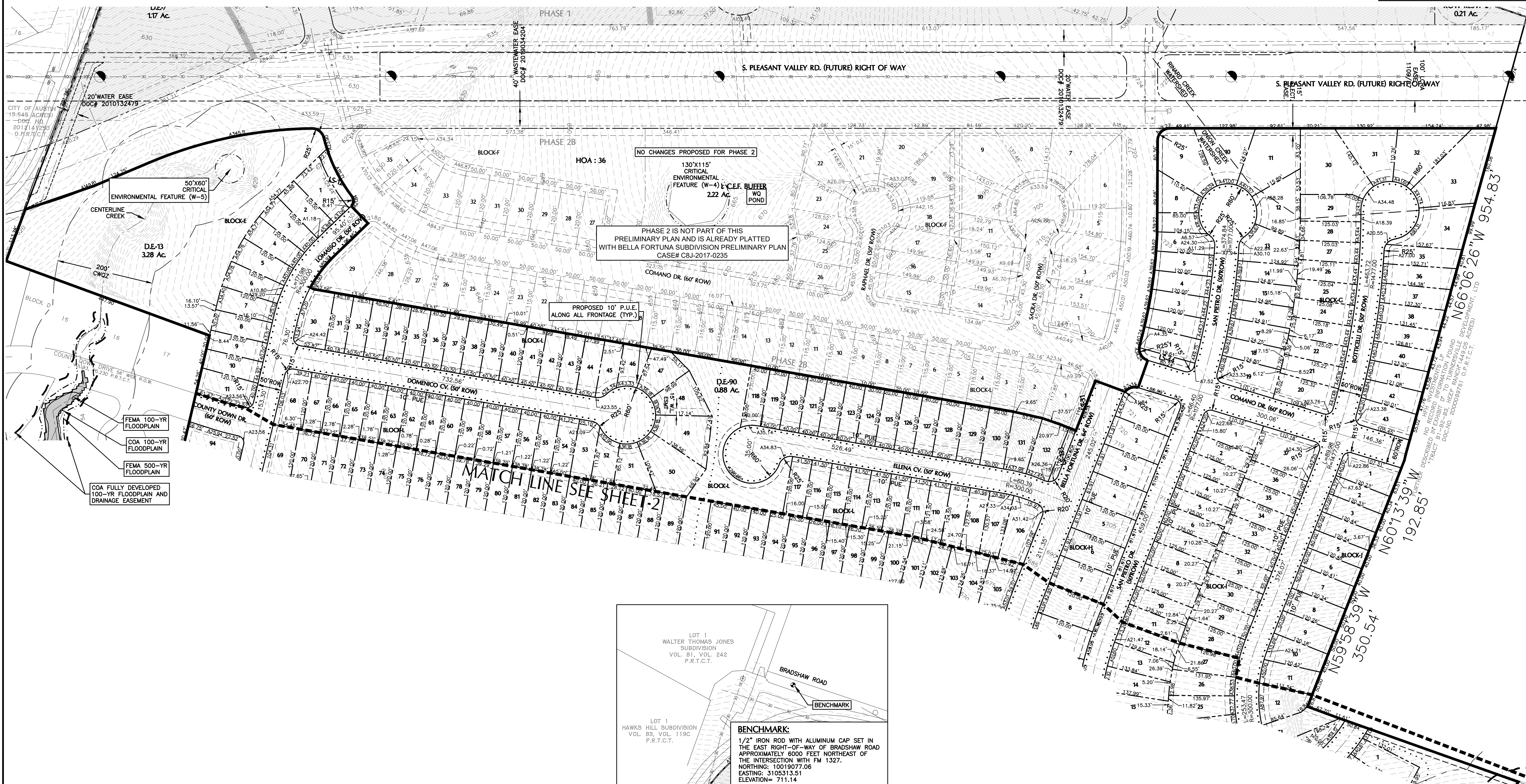
1. INFORMATION: This applicaiton is a Preliminary Plan under HB 3167 accepted for formal submittal on December 28, 2020. All application deadlines have been extended to Dec. 31, 2021.
2. Please update the case number in the bottom right corner of each sheet (remove PA). **Update 1 - cleared**
3. Please provide the Amendment to the Phasing Agreement for the updated density and mitigation factors from this Preliminary Plan. **Update 1 – comment stands**
4. Please add the following approval block in a 6"x4" area on each page of the preliminary plan.

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____.
 FILE NUMBER _____ APPLICATION DATE _____
 APPROVED BY LAND USE COMMISSION ON _____
 EXPIRATION DATE (LDC 30-2-62) _____
 CASE MANAGER: _____

 Cesar Zavala, for:
 Denise Lucas, 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. **Update 1 – comment stands – paragraph above about final plats is a part of the approval block.**
5. Please add a line of Total Lots to the Overall Site Data Table. **Update 1 – comment stands, please add a line with the total lots including all park, drainage and non residential lots.**
 6. Please verify all lot lines on match the line type on the legend. **Update 1 - cleared**

END OF REPORT



OWNER: CLAYTON PROPERTIES GROUP, INC.
BROHN HOMES
6720 VAUGHT RANCH RD. STE. 200
AUSTIN, TX. 78735
(512) 320-8833

ENGINEER: DAVOOD SALEK
DOUCET & ASSOCIATES
7401B HWY 71W, STE 160
AUSTIN, TX. 78735
(512) 583-2600

SURVEYOR: GARRETT CAVAIUOLO
DOUCET & ASSOCIATES
7401B HWY 71W, STE 160
AUSTIN, TX. 78735
(512) 583-2600
RELATED PERMITS:
C8J-03-0167

LEGAL DESCRIPTION:

CLAYTON PROPERTIES GROUP, INC., OWNER OF THAT CERTAIN 92.66 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE 10-LEAGUE GRANT, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2018087850 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WATERSHED:

THIS SITE IS LOCATED IN THE ONION CREEK WATERSHED AND IS CLASSIFIED AS SUBURBAN WATERSHED BY THE CITY OF AUSTIN. THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

FEMA FLOODPLAIN NOTE

- THE 500-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) #48453C0595K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY # 481026.
- MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: APPROX. 600' M.S.L.
- NOTE: (MINIMUM FINISHED FLOOR ELEVATION SHALL BE SHOWN INSIDE A BOX ON EACH AFFECTED LOT ON THE FACE OF THE PLAT WITH THE DESIGNATION OF "M.S.L." MEAN SEA LEVEL)

UTILITY PROVIDERS:

WATER: CITY OF AUSTIN
WASTEWATER: CITY OF AUSTIN
ELECTRIC: AUSTIN ENERGY
GAS: TEXAS GAS SERVICE
PHONE: SBC
CABLE: TIME WARNER CABLE
PARK SERVICE PROVIDER: CITY OF AUSTIN

BUILDING SETBACKS:

SMALL LOT (< 5,750 s/f): SF LOT:
FRONT = 20' **FRONT = 25'**
REAR = 5' **REAR = 10'**
SIDE YARD = 5' **SIDE YARD = 5'**
STREET SIDE YARD = 10' **STREET SIDE YARD = 15'**

SMALL LOTS:

BLOCKS "E", "C", "I", "J", "K", "L", & "N"

TREE LIST		
Tag #	SPECIES	SIZE
15006	OAK	22"
15007	MESQUITE	27"
15008	OAK	18"
15009	CEDAR ELM	24"
15010	OAK	24"
15011	OAK	18"
15013	MESQUITE	23"
15016	CEDAR ELM	18"
15017	CEDAR ELM	18"

CUL-DE-SAC, ELBOWS AND CURB RETURN NOTE:

- ALL ELBOWS AND CUL-DE-SACS WITH THROAT LENGTHS LESS THAN OR EQUAL TO 150' SHALL HAVE A R.O.W. RADIUS OF 50' WITH CURB RETURN RADIUS OF 25'.
- CUL-DE-SACS WITH THROAT LENGTHS GREATER THAN 150' SHALL HAVE A R.O.W. RADIUS OF 60'.
- ALL INTERSECTION CURB RETURNS SHALL HAVE A RADIUS OF 15' MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE SHOWN.

ADMINISTRATIVE VARIANCES HAVE BEEN GRANTED PER LDC 30-5-42(B)(6) TO ALLOW CUT AND FILL UP TO 8 FEET.

S.I.E. - SIGHT LINE EASEMENT

WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES

LOT TYPE LEGEND

H.O.A. LOT HOME OWNERS ASSOCIATION
P.P. LOT PRIVATE PARK
D.E. LOT DRAINAGE EASEMENT

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____

FILE NUMBER _____

APPLICATION DATE _____

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LDC 30-2-62) _____

CASE MANAGER: _____

CESAR ZAVALA, FOR:
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

WEST BELLA FORTUNA

A SMALL LOT SUBDIVISION
TRAVIS COUNTY, TEXAS
WITHIN THE CITY OF AUSTIN'S E.T.J.



Scale: 1"=100'
Designed: RP
Drawn: SC/RP
Reviewed: DS
Date: 12/17/2020

SHEET

1

OF 3

Project No:
1814-001-02

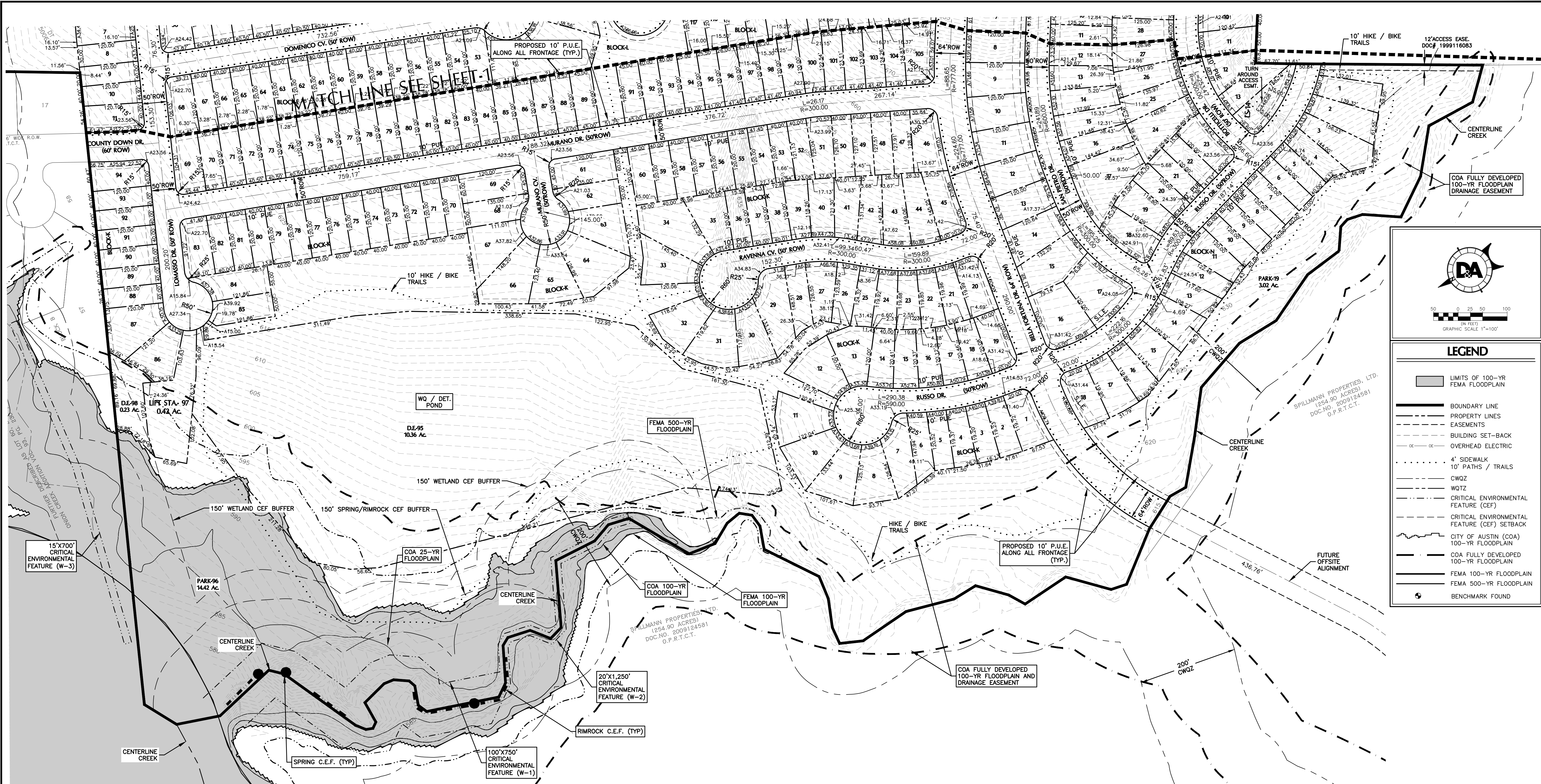
C8J-2020-0013

WEST BELLA FORTUNA
PRELIMINARY PLAN
A SMALL LOT SUBDIVISION
AUSTIN, TEXAS

PLAN PAGE 1 OF 2

DA DOUCET & ASSOCIATES

Civil Engineering - Entitlements - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937



PUBLIC ROADWAY TABLE

NOTES:
1. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED WITH CURB & GUTTER.
2. PLEASANT VALLEY ROAD WILL BE DEDICATED BY A SEPARATE INSTRUMENT.

STREET NAME	R.O.W. & PAVEMENT	CLASSIFICATION	LENGTH	SIDEWALK
BELLA FORTUNA DR.	64' ROW, 44' F-F	NHD, COLLECTOR	1,296 L/F	BOTH SIDES 4' WIDE
BOTTICELLI DR.	50' ROW, 30' F-F	LOCAL STREET	1,290 L/F	BOTH SIDES 4' WIDE
COMANO DR.	60' ROW, 40' F-F	RES. COLLECTOR	568 L/F	BOTH SIDES 4' WIDE
COUNTY DOWN DR.	60' ROW, 40' F-F	RES. COLLECTOR	145 L/F	BOTH SIDES 4' WIDE
DOMENICO CV.	50' ROW, 30' F-F	LOCAL STREET	733 L/F	BOTH SIDES 4' WIDE
ELLENA CV.	50' ROW, 30' F-F	LOCAL STREET	655 L/F	BOTH SIDES 4' WIDE
RUSSO DR.	50' ROW, 30' F-F	LOCAL STREET	1,219 L/F	BOTH SIDES 4' WIDE
LOMASSO DR.	50' ROW, 30' F-F	LOCAL STREET	834 L/F	BOTH SIDES 4' WIDE
MURANO DR.	50' ROW, 30' F-F	LOCAL STREET	1,618 L/F	BOTH SIDES 4' WIDE
MURANO CV.	50' ROW, 30' F-F	LOCAL STREET	145 L/F	BOTH SIDES 4' WIDE
RAVENNA CV.	50' ROW, 30' F-F	LOCAL STREET	579 L/F	BOTH SIDES 4' WIDE
SAN PIETRO DR.	50' ROW, 30' F-F	LOCAL STREET	1,453 L/F	BOTH SIDES 4' WIDE

TOTAL: 10,535 L/F

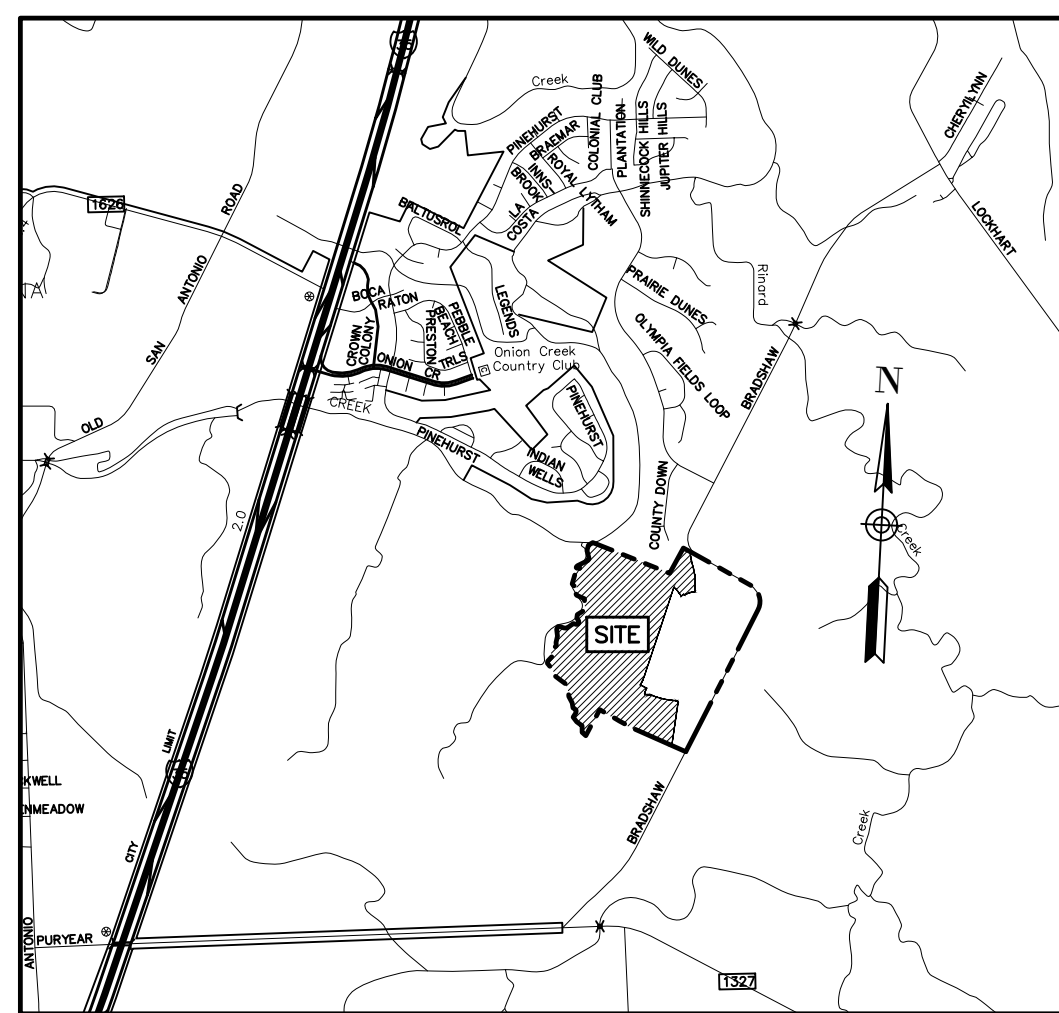
OVERALL SITE DATA TABLE

	AREA
TOTAL BOUNDARY AREA:	9328 Ac.
LIFT STATION LOT	0.42 Ac.
RESIDENTIAL LOTS (40'x120'):	267
RESIDENTIAL LOTS (50'x120'):	40
RESIDENTIAL LOTS (60'x120'):	28
TOTAL RESIDENTIAL LOTS:	335
PARK AREA:	14.42 Ac.
DRAINAGE EASEMENT(D.E.) AREA:	14.75 Ac.
LANDSCAPE LOTS AREA:	0.24 Ac.
STREET R.O.W.	10,535 (LF)
NUMBER OF BLOCKS:	8
WALKING TRAIL:	7,105 (LF)

* CITY OF AUSTIN REQUIRES A MIN. 3.69 AC. OF PARK LAND BASED ON A TOTAL OF 335 RESIDENTIAL LOTS ON 46.75 AC. OF LAND.

PARKLAND AREAS IN FLOODPLAIN TABLE (ACRES)

LOT & BLOCK	TOTAL	25yr FP	100yr FP	CEF BUFFER / CWQZ
PARK-96 BLK-K	14.42	2.63	3.10	3.53
PARK-19 BLK-N	3.02	0.00	0.00	2.58

VICINITY MAP
1"=3000'

PRELIMINARY SUBDIVISION APPROVAL SHEET _____ OF _____

FILE NUMBER _____

APPLICATION DATE _____

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LDC 30-2-62) _____

CASE MANAGER: _____

CESAR ZAVALA, FOR:
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

WEST BELLA FORTUNA
A SMALL LOT SUBDIVISION
TRAVIS COUNTY, TEXAS
WITHIN THE CITY OF AUSTIN'S ET.J.

WEST BELLA FORTUNA
PRELIMINARY PLAN
A SMALL LOT SUBDIVISION
AUSTIN, TEXAS

D&A DOUCET & ASSOCIATES

Civil Engineering - Entitlements - Surveying/Mapping
7401 B. Highway 71 W. Suite 160
Austin, Texas 78735. Phone: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937

PLAN PAGE 2 OF 2



Scale: 1"=100'
Designed: RP
Drawn: SC/RP
Reviewed: DS
Date: 12/17/2020
SHEET
2
OF 3
Project No: 1814-001-02

GENERAL NOTES

WEST BELLA FORTUNA
PRELIMINARY PLAN
A SMALL LOT SUBDIVISION
AUSTIN, TEXAS



Scale: N/A
Designed: RP
Drawn: SC/RP
Reviewed: DS
Date: 12/17/2020

SHEET

3

OF 3

Project No:
1814-001-02

GENERAL NOTES

- THIS SUBDIVISION IS LOCATED IN CITY OF AUSTIN'S 2-MILE EXTRA TERRITORIAL JURISDICTION
- THERE ARE 4 KNOWN CEF'S ON OR WITHIN 150 FEET OF THIS PRELIMINARY PLAN, ONE OF WHICH SHALL BE MITIGATED.
- PARKLAND DEDICATION IS REQUIRED PER 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 13 BLOCK E, LOT 96 BLOCK K, AND LOT 19 BLOCK N. PUBLIC RECREATION EASEMENTS WILL BE PROVIDED ON THESE LOTS AT THE TIME OF FINAL PLAT, AND THE HOMEOWNERS ASSOCIATION WITH MAINTAIN THEM. THESE LOTS SHALL BE DEDICATED TO THE CITY UPON ANNEXATION FOR ALL PURPOSES AND THEREAFTER MAINTAINED BY THE CITY. TOGETHER, THESE LOTS SATISFY THE PARKLAND DEDICATION REQUIREMENTS FOR 335 SINGLE-FAMILY LOTS.
- THIS PLAT COMPLIES WITH SECTION 30-2-232, SMALL LOT SUBDIVISION (BLOCKS E, G, I, J, K, L AND N).
- PRIOR TO CONSTRUCTION ON LOTS 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 EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN UTILITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- CONSTRUCTION IN DRAINAGE EASEMENTS WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.
- SLOPES IN EXCESS OF 15% EXIST ON: BLOCK J 11-14, BLOCK K 86-88, BLOCK L 97, 130-132. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
- FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN (LDC 30-5-301).
- PRIOR TO RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY & WASTEWATER COLLECTION FOR THE FOLLOWING STREETS:
BELLA FORTUNA DR., BOTTICELLI DR., COMANO DR., DOMENICO CV., ELLENA CV., RUSSO DR., LOMASSO DR., MURANO DR., MURANO CV., RAVENNA CV. AND SAN PIETRO DR.
B. 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 APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING ALL STREETS SHOWN ON THIS PRELIMINARY PLAN.
- RESIDENTIAL DEVELOPMENT IS PROHIBITED ON THE FOLLOWING LOTS: PARK LOT, DRAINAGE EASEMENT LOT, WATER QUALITY / DETENTION LOTS, R.O.W. RESERVE LOTS, PUBLIC TRANSIT LOTS, H.O.A. LOTS, LANDSCAPE(LS) AND COMMERCIAL LOTS;

BLOCK	LOT #
E	12 (LANDSCAPE),13 (DRAINAGE EASEMENT)
G	44 (LANDSCAPE)
J	14 (LANDSCAPE)
K	95 (DRAINAGE EASEMENT), 96 (PARK), 98 (DRAINAGE EASEMENT)
L	90 (DRAINAGE EASEMENT)
N	19 (PARK)
- ONLY GRASS IS ALLOWED WITHIN 15 FEET RIGHT OF WAY ON CORNER LOTS. TREES AND SHRUBS ARE NOT ALLOWED WITHIN 15 FEET OF THE RIGHT OF WAY FOR CORNER LOTS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE ENVIRONMENTAL CRITERIA MANUAL. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT.
- A TEN FOOT P.U.E. SHALL BE DEDICATED ON THE FINAL PLAT ALONG ALL ROAD RIGHTS-OF -WAY, EXCEPT A 15 FT. ELECTRICAL EASEMENT IS DEDICATED PER THIS PLAT ALONG BRADSHAW ROW AND S PLEASANT VALLEY RD ROW.
- NO SMALL LOT SHALL FRONT ONTO AN ARTERIAL STREET (LDC 30-2-0232, C, 20).
- ACCESS FOR RESIDENTIAL LOTS TO COLLECTORS OR ARTERIALS IS PROHIBITED IF ALTERNATIVE ACCESS IS AVAILABLE.
- THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOME BUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY TDLR.
- SECTION 1.2.4.E.1(A), 1.2.4.E.4 AND 1.2.4.E.5 CONCERNING POND FENCING WILL BE COMPLIED WITH DURING THE CONSTRUCTION DOCUMENT PHASE.
- THE COA FULLY DEVELOPED 100-YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON.

- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY 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 THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE WATER AND WASTEWATER UTILITY CONSTRUCTION.
- ROADWAY DESIGN SHALL COMPLY WITH THE CITY OF AUSTIN AND TRAVIS COUNTY DESIGN STANDARDS.
- TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BELLA FORTUNA DR., BOTTICELLI DR., COMANO DR., COUNTY DOWN DR., DOMENICO CV., ELLENA CV., RUSSO DR., LOMASSO DR., MURANO DR., MURANO CV., RAVENNA CV. AND SAN PIETRO DR.
THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT 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.
- A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO CONSTRUCTION ON THIS SITE.
- HIKE AND BIKE TRAILS SHALL BE BUILT TO CITY OF AUSTIN STANDARDS.
- LOT 97, BLOCK K IS PROHIBITED FROM DEVELOPMENT OTHER THAN FACILITIES REQUIRED TO SERVE THE LIFT STATION. ADDITIONALLY, OWNER AND ASSIGNS ACKNOWLEDGES THAT A FUTURE WASTEWATER EASEMENT IS REQUIRED TO BE DEDICATED BY SEPARATE INSTRUMENT TO MEET REQUIREMENTS OF THE SERVICE EXTENSION REQUEST APPROVED FOR THIS DEVELOPMENT.

AUSTIN ENERGY STANDARD NOTES:

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 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.

AUSTIN ENERGY TRANSMISSION NOTES:

- OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
- ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES.
 - ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
 - ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS

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...B) 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED... VARIATIONS TO THESE PLANTING DISTANCES AND SPECIES MAY BE MADE ONLY WITH THE EXPLICIT WRITTEN APPROVAL OF AUSTIN ENERGY OR THE AFFECTED UTILITY OWNER."

NO TREES SHALL BE PLANTED WITH A MATURE HEIGHT OF GREATER THAN 15 FEET WITHIN THE EASEMENT. NO TREES SHALL BE PLANTED WITHIN 25 FEET OF THE BASE OF THE TRANSMISSION STRUCTURE. VEHICULAR ACCESS FOR AUSTIN ENERGY TRUCKS AND EQUIPMENT IS TO BE MAINTAINED AT ALL TIMES WITHIN THE EASEMENT. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE AND/OR REMOVAL OF VEGETATION WITHIN THE EASEMENT.

ENVIRONMENTAL NOTES:

- ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

DRAINAGE EASEMENTS NOTES:

- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN OR TRAVIS COUNTY.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

CEF BUFFER MITIGATION NOTE

TOTAL AREA OF THE 150' CEF BUFFER: 145,220 S/F (215' RADIUS)
TOTAL DISTURBED AREA WITHIN 150' BUFFER: 55,152 S/F
SURFACE AREA OF PROPOSED BIOFILTRATION POND 'C' FOR CEF DISTURBED AREA MITIGATION: 56,000 S/F

DETAILS OF THE BIOFILTRATION POND DESIGN WILL BE PROVIDED WITH THE SUBDIVISION CONSTRUCTION PLANS.

Lot size	Number of lots	Assumed IC per lot (SF)	Proposed IC (SF)
greater than 3 ac.		10,000	
greater than 1 ac. and no more than 3 ac.		7,000	
greater than 15,000 SF and no more than 1 ac.		5,000	
greater 10,000 SF and no more than 15,000 SF		3,500	
10,000 SF or less in size	335	2,500	837,500
Total lots and proposed IC	335		837,500
ROW impervious cover			492,664
Other impervious cover, such as stormwater pond access drives			
TOTAL			1,330,164

APPENDIX Q-2
IMPERVIOUS COVER

SUBURBAN WATERSHEDS

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT 45 % X GROSS SITE AREA = 42.152 ACRES (93.67*45)

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15-25% = 1.485 X 10% = 0.1485

PROPOSED TOTAL IMPERVIOUS COVER
TOTAL PROPOSED IMPERVIOUS COVER = 30.58 ACRES 33 %

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	IMPERVIOUS COVER			
	BUILDING/ AND OTHER IMPERVIOUS COVER		DRIVEWAYS/ ROADWAYS	
	ACRES	ACRES	% OF CATEGORY	ACRES
0 - 15%	92.008	18.69	20.0%	11.311
15 - 25%	1.29	0.54	0.57%	0.039
25 - 35%	0.277	0	0.0%	0
OVER 35%	0.095	0	0.0%	0
TOTAL SITE AREA	93.67			

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____

FILE NUMBER _____

APPLICATION DATE _____

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LDC 30-2-62) _____

CASE MANAGER: _____

CESAR ZAVALA, FOR:
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

WEST BELLA FORTUNA
A SMALL LOT SUBDIVISION
TRAVIS COUNTY, TEXAS
WITHIN THE CITY OF AUSTIN'S ET.J.

West Bella Fortuna Preliminary Plan

Location Map

