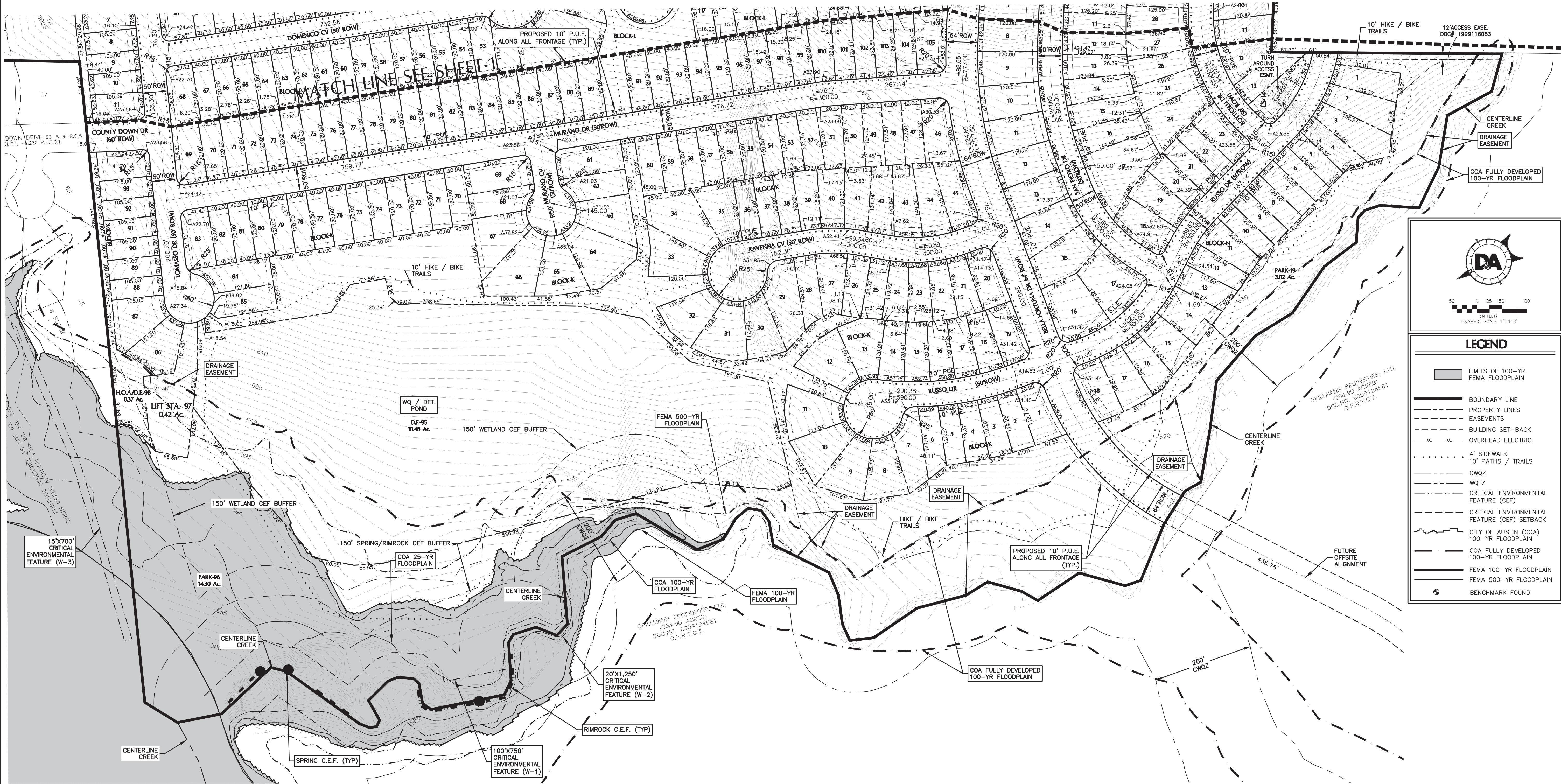


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2020-0013**LUC DATE:** 4/27/21**SUBDIVISION NAME:** West Bella Fortuna Preliminary Plan**AREA:** 93.28 acres**LOT(S):** 346**OWNER/APPLICANT:** Clayton Properties Group, Inc. Brohn Homes (Tyler Gatewood)**AGENT:** Doucet & Associates (Davood Salek)**ADDRESS OF 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 of the West Bella Fortuna Preliminary Plan consisting of 346 lots on 93.28 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** The staff recommends approval of this preliminary plan. This plan 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



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

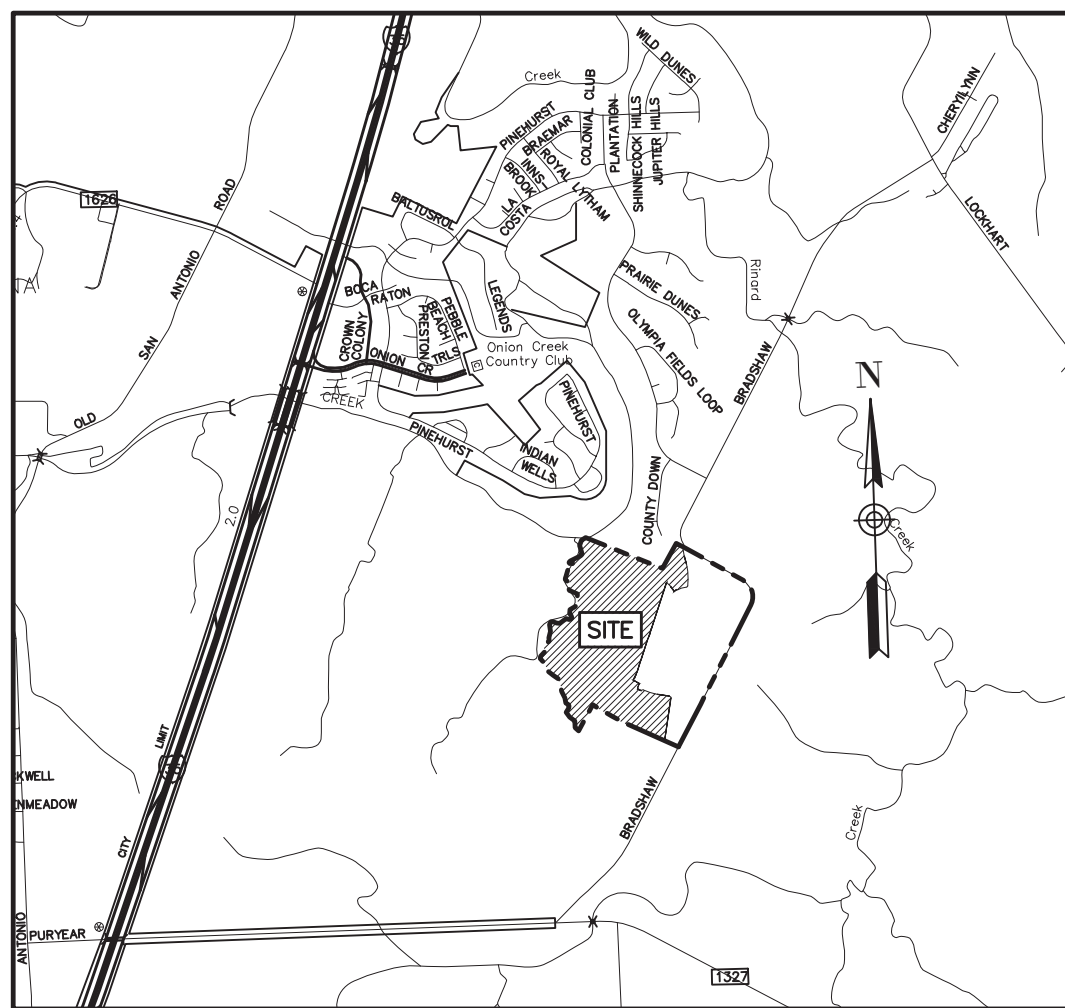
OVERALL SITE DATA TABLE

| | 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: | 17.32 Ac.* |
| DRAINAGE EASEMENT(D.E.) AREA: | 14.64 Ac |
| H.O.A./ D.E. LOT AREA: | 0.56 Ac |
| LANDSCAPE LOTS AREA: | 0.24 Ac |
| STREET R.O.W. | 10,535 (LF) |
| TOTAL LOTS (MINUS R.O.W.) | 79.37 Ac. |
| 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.

PARKLAND AREAS IN FLOODPLAIN TABLE (ACRES)

| LOT & BLOCK | TOTAL | 25yr FP | 100yr FP | CEF BUFFER / CWQZ |
|---------------|-------|---------|----------|-------------------|
| PARK-96 BLK-K | 14.30 | 2.63 | 3.10 | 3.53 |
| PARK-19 BLK-N | 3.02 | 00.00 | 00.00 | 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

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.

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

50' 0' 25' 50' 100'
(IN FEET)
GRAPHIC SCALE 1"=100'

LEGEND

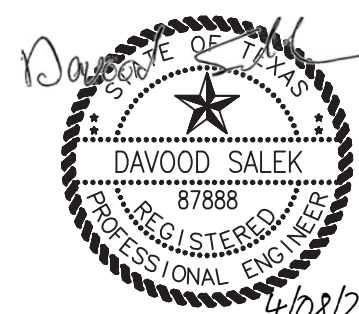
- LIMITS OF 100-YR FEMA FLOODPLAIN
- BOUNDARY LINE
- PROPERTY LINES
- EASEMENTS
- BUILDING SET-BACK
- OVERHEAD ELECTRIC
- 4' SIDEWALK
- 10' PATHS / TRAILS
- CWOZ
- WOTZ
- CRITICAL ENVIRONMENTAL FEATURE (CEF)
- CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK
- CITY OF AUSTIN (COA) 100-YR FLOODPLAIN
- COA FULLY DEVELOPED 100-YR FLOODPLAIN
- FEMA 100-YR FLOODPLAIN
- FEMA 500-YR FLOODPLAIN
- BENCHMARK FOUND

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

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

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

C81-2020-0013



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

SHEET

3

OF 3

Project No:
1814-001-02

C8J-2020-0013

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, COUNTY DOWN 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), 14 (H.O.A./D.E. LOT)
G 44 (LANDSCAPE)
J 14 (LANDSCAPE)
K 95 (DRAINAGE EASEMENT), 96 (PARK), 98 (H.O.A./D.E. LOT)
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.
- 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.

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.

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 | | | |
|------------------|------------------|--------------------------------------|---------------|---------------------|
| | ACRES | BUILDING/ AND OTHER IMPERVIOUS COVER | % OF CATEGORY | DRIVEWAYS/ ROADWAYS |
| 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

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PANS 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.

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