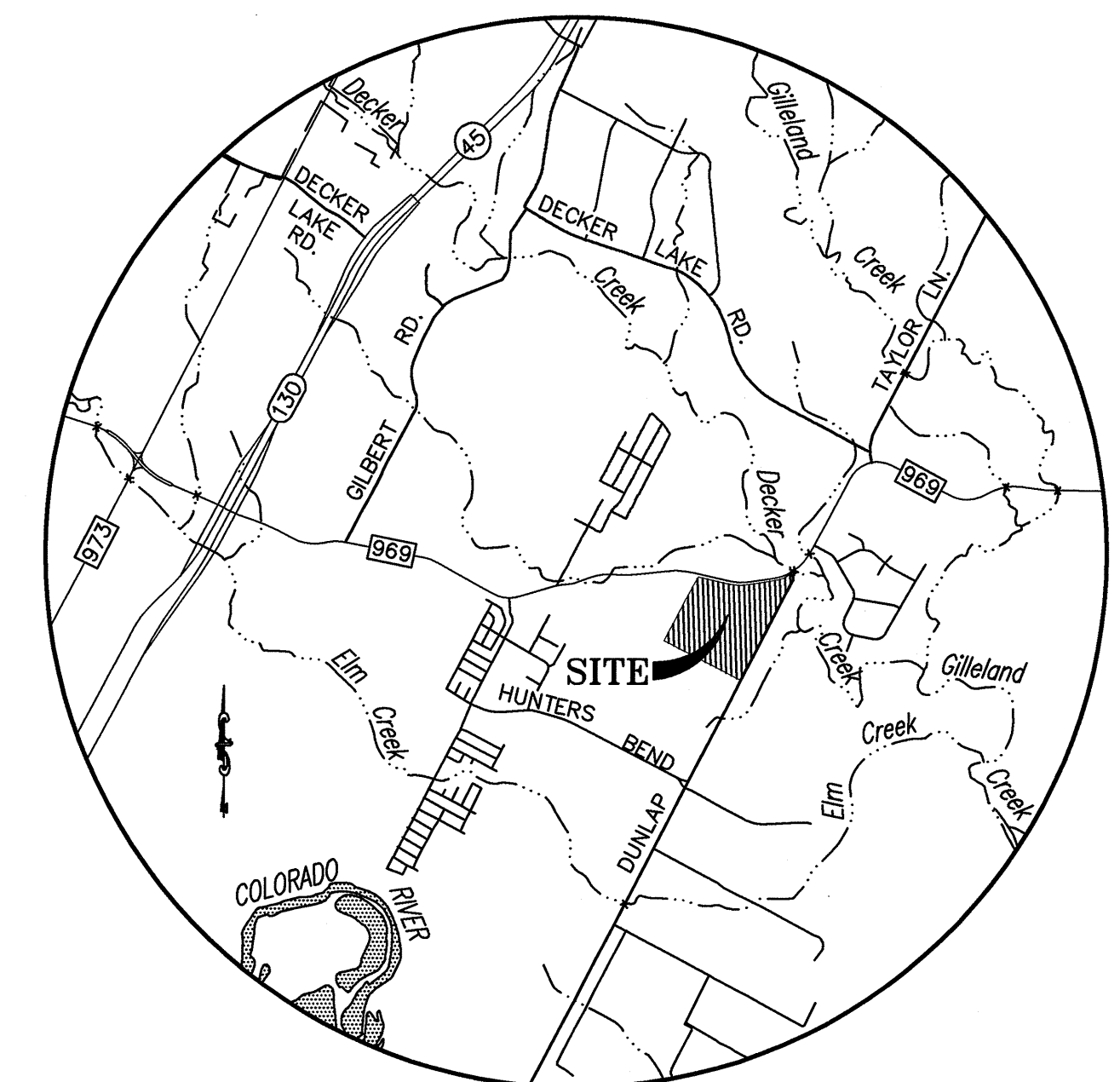
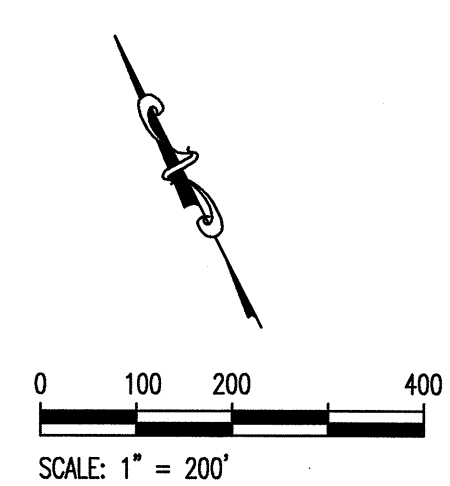
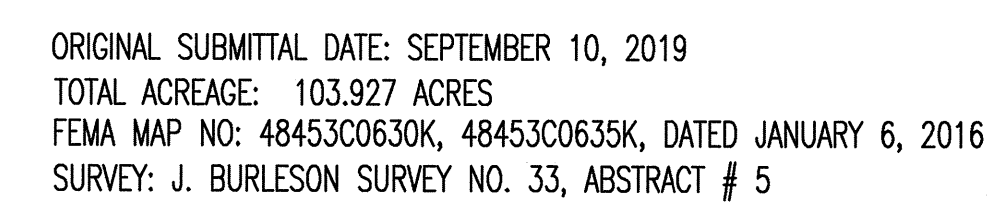


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LOCATION MAP
SCALE: 1" = 4,000'
CITY GRID # S20

TOTAL NO. OF LOTS: 513
NO. OF BLOCKS: 14
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 500
NO. OF AMENITIES CENTER & L.S.E. LOTS: 1
NO. OF LIFT STATION LOTS: 1
NO. OF WATER PLANT LOTS: 1
NO. OF PARKLAND & OPEN SPACE LOTS: 1
NO. OF DRAINAGE AND WATER QUALITY LOTS: 1
NO. OF S.W.E., L.S.E. & P.U.E. LOTS: 1
NO. OF L.S.E. & D.E. LOTS: 3
NO. OF L.S.E. & OPEN SPACE LOTS: 4

EACH SMALL LOT IS A MINIMUM OF 3,600 SF AND
SMALL CORNER LOTS A MINIMUM OF 4,500 SF
TOTAL LINEAR FOOTAGE OF STREETS: 15,188 LF
(SEE SHEET NUMBER 2 FOR STREET LENGTHS)

ADJOINING PROPERTY OWNERS: (SEE SHEET NUMBER 2)

LEGAL DESCRIPTION:

103.927 ACRES J. BURLESON SURVEY NO. 33 ABSTRACT 5

WATERSHED

DECKER CREEK (SUBURBAN WATERSHED)
NOT IN THE EDWARDS AQUIFER RECHARGE ZONE

OWNER:

NANENE GILBERT SCHWETMAN FAMILY TRUST
ATTN: HERBERT DeWITT SCHWETMAN, TRUSTEE
AND INDEPENDENT EXECUTOR
7119 VALBURN DRIVE
AUSTIN, TEXAS 78731
PHONE: (512) 343-6513

DEVELOPER:

ASHTON WOODS - AUSTIN DIVISION
ATTN: KEITH PEARSON, VICE PRESIDENT
10721 RESEARCH BLVD. BLDG. B-210
AUSTIN, TEXAS 78759
PHONE: (737) 484-8212

ENGINEER AND SURVEYOR:

CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

ENGINEERS' CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF
ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED
HEREWITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS
THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND
ORDINANCES AND TRAVIS COUNTY. THESE PLANS COMPLY WITH TITLE 30 SUBDIVISION
REQUIREMENTS.

THE ENGINEER WHO PREPARED THESE PLANS IS RESPONSIBLE FOR THEIR ADEQUACY. IN REVIEWING THESE PLANS, TRAVIS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

WITNESS MY HAND THIS 21st DAY OF April, 2021

CHARLES R. BRIGANCE JR. P.E. NO. 64348

[illegible]

Carlson, Brigrance & Doering, Inc.
Civil Engineering ♦ Surveying

FIRM ID #F3791

Main Office	North Office
5501 West William Cannon Dr. Austin, Texas 78749	12129 RR 620 N., Ste. 600 Austin, Texas 78750
Phone No. (512) 280-5160	Fax No. (512) 280-5165

PRELIMINARY PLAN - 200 SCALE

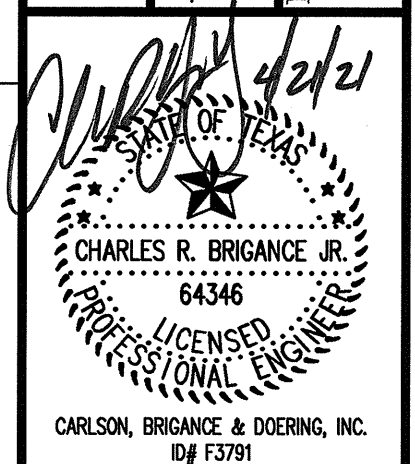
SCHWETMAN TRACT

PRELIMINARY PLAN - A SMALL LOT SUBDIVISION

SHEET NAME:

JOB NAME:

PROJECT:

DATE
DECEMBER 2019

JOB NUMBER
5140

SHEET
1 OF 4

SHEET NO.

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- ADJACENT OWNERS
- 441772
425519
DAVID B. MAHLER
15800 FM 969
AUSTIN, TX 78724-6354
 - 190452
DAVID B. MAHLER
15800 FM 969
AUSTIN, TX 78724-6354
 - 544053
FM RD 969 TX TRUST
525 E 6TH STREET
AUSTIN, TX 78701-3741
 - 868773
TRAVIS COUNTY
PO BOX 1748
AUSTIN, TX 78767-1748
 - 882795
MICHAEL SHELTON &
SHANNON SEDWICK
350 KING ARTHUR CT.
AUSTIN, TX 7846-5043
 - 544059
NANENE SCHWETMAN &
& GILBERT HALL
FAMILY TRUST
7119 VALBURN DR.
AUSTIN, TX 78731-1812
 - 544058
JACK DOUGLAS SANDERS &
JACK DOUGLAS SANDERS JR.
5707 N. DUNLAP RD.
AUSTIN, TX 78725-1910
 - 566772
JORGE MARTINEZ
7302 WELLS TRACE
AUSTIN, TX 78653-9643
 - 544079
CALVIN A. SMITH &
MARCIA V. YAO 1997 TRUST
16505 DECKER CREEK DRIVE
MANOR, TX 78653-5009
 - 544080
CALVIN A. SMITH &
MARCIA V. YAO 1997 TRUST
16505 DECKER CREEK DRIVE
MANOR, TX 78653-5009
 - 544057
CLYDE SIMPSON DAVIS
5617 N. DUNLAP RD.
AUSTIN, TX 78725-1908
 - 236687
DAVID B. CAYLOR
16513 DECKER CREEK DR.
MANOR, TX 78753-5009
 - 551156
RAY BENSON SEIFERT &
SAMUEL SEIFERT
16525 DECKER CREEK DR.
MANOR, TX 78653-5009
 - 544056
LYNN YVONNE BEHRENS
& BRANDON WALLS
5511 N. DUNLAP RD.
AUSTIN, TX 78725-1906
 - 288712
DAVID GRAY HALL
& PAMELA HALL
1011 S. INDIANA AVE.
WESLACO, TX 78596-7503
 - 288713
TXI OPERATIONS LP
1508 LBJ FREEWAY
SUITE 400
DALLAS, TX 75234-6007
 - 288659
MARY FRANCES WISIAN
4812 N. DUNLAP RD.
AUSTIN, TX 78725-2901
 - 288658
YERICO MANUFACTURING INC.
619 MOGONYE LN.
ELGIN, TX 78621-1018
 - 190512
190511
YERICO MANUFACTURING INC.
619 MOGONYE LN.
ELGIN, TX 78621-1018
 - 566789
BERTHA GARCIA &
OTONIEL GARCIA
364 POPE BEND RD. N
CEDAR CREEK, TX 78612-3426
 - 190501
EDWIN R. BARBEE
PO BOX 3296
AUSTIN, TX 78764-3296
 - 190503
15801 FM 969 LLC
243 SH 304 UNIT A
BASTROP, TX 78602
 - 190506
PUCKETT CEMETERY
FM RD. 969
AUSTIN, TX 78724

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 PLATTING.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE MANVILLE WATER SUPPLY CORP. AND HORNSBY BEND UTILITY COMPANY WASTEWATER SYSTEM.
- THE WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL 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 LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- DRIVEWAY 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: ALYSSUM FIELD PATH, VIBURNUM BEND, CALLUNA DRIVE, HEPATICA DRIVE, HERB FARM TRAIL, KATIEJACK TRAIL, LACELEAF LANE, COWSLIP WAY, STRAWFLOWER STREET, ROSE GARDEN TRAIL, NARCISSUS WAY AND THE SUBDIVISION SIDE OF DUNLAP ROAD AND WEBBERVILLE ROAD (FM 969); 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 WITHHOLDING 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 TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
- PARKLAND REQUIREMENTS SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, AND SIDEWALKS, FOR THE FOLLOWING STREETS:

ALYSSUM FIELD PATH VIBURNUM DRIVE CALLUNA DRIVE HEPATICA DRIVE	HERB FARM TRAIL KATIEJACK TRAIL LACELEAF LANE COWSLIP WAY	EVERLAST STREET ROSE GARDEN TRAIL NARCISSUS WAY CYCLAMEN DRIVE	LARUSTINUS STREET
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 - 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:

ALYSSUM FIELD PATH VIBURNUM BEND CALLUNA DRIVE HEPATICA DRIVE	HERB FARM TRAIL KATIEJACK TRAIL LACELEAF LANE COWSLIP WAY	EVERLAST STREET ROSE GARDEN TRAIL NARCISSUS WAY CYCLAMEN DRIVE	LARUSTINUS STREET
--	--	---	-------------------
- THIS SUBDIVISION IS IN THE ETJ OF THE CITY OF AUSTIN, BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TITLE 30 OF THE CITY OF AUSTIN CODE FOR SMALL LOT SUBDIVISIONS.
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT IN TRAVIS COUNTY.
- 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 TRAVIS COUNTY AND CITY OF AUSTIN (OR OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- 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 R.O.W. 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 STREETS.
- THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER - MANVILLE WATER SUPPLY CORP. WASTEWATER - HORNSBY BEND UTILITY COMPANY ELECTRIC - AUSTIN ENERGY
--

- LOTS 56, 57 & 58 BLOCK "A"; LOTS 81, 82, 84 & 87 BLOCK "C"; LOT 29 BLOCK D; LOT 27 BLOCK "H"; LOT 22 BLOCK "M" AND LOT 11 BLOCK "N" ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR HIS ASSIGNS AND ARE RESTRICTED TO NON-RESIDENTIAL USES. LOT 83 BLOCK "C" SHALL BE OWNED AND MAINTAINED BY HORNSBY BEND UTILITY COMPANY, AND LOT 85 BLOCK "C" SHALL BE OWNED AND MAINTAINED BY MANVILLE WATER SUPPLY CORP.
- TOTAL LINEAR FOOTAGE OF STREETS 15,243 LF.
- 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 VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON ALL NON-RESIDENTIAL LOTS.
- A MINIMUM OF THREE (3) OFF STREET PARKING SPOTS ARE REQUIRED FOR EACH SINGLE FAMILY LOT IN THIS SUBDIVISION.
- SINGLE FAMILY LOTS ARE SUBJECT TO COMPLIANCE TO SMALL LOT SUBDIVISIONS PER LDC IN CHAPTER 30.
- 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

SCHWETMAN TRACT

PRELIMINARY PLAN

A SMALL LOT SUBDIVISION

GENERAL NOTES (CONTINUED)

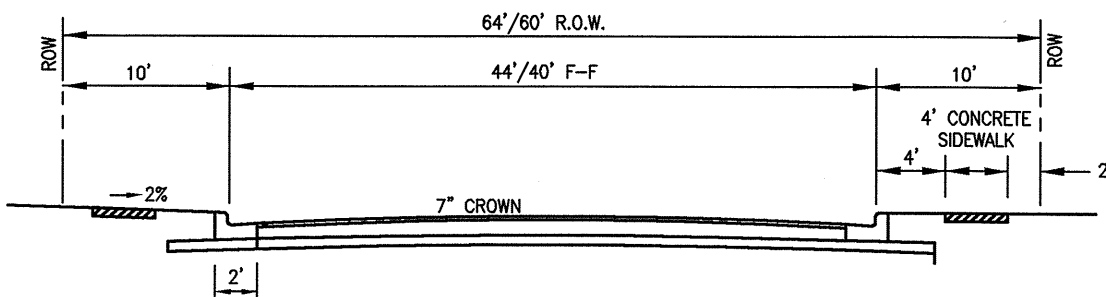
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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.
- 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: 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.
- ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.
- PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE AND WALLS PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
- A DRIVEWAY PERMIT FROM TxDOT IS REQUIRED PRIOR TO THE CONSTRUCTION OF ANY DRIVEWAY TO STATE HIGHWAY FACILITIES.
- SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS, WHICH EXTEND BEYOND THE RIGHT-OF-WAY.
- A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 15 FT OF A RESIDENTIAL LOT LINE.
- THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR THE PLANS FOR THE CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS, WHICH, COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- AS APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES THE IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENTATION CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- ALL DRAINAGE LOTS/EASEMENTS MUST COMPLY WITH THE COA DCM TO BE OF SUFFICIENT WIDTH TO PROVIDE CONTINUOUS ACCESS FOR THE OPERATION, MAINTENANCE, OR REPAIR OF A DRAINAGE FACILITY OR CONVEYANCE OF STORM WATER. A MINIMUM OF 25 FT IN WIDTH FOR AN OPEN DRAINAGE SYSTEM, OR A MINIMUM OF 15 FT IN WIDTH FOR AN ENCLOSED DRAINAGE SYSTEM.
- LOTS FRONTING MULTIPLE STREETS SHALL BE LIMITED TO TAKING ACCESS FROM ONLY ONE STREET. THE FOLLOWING LOTS ARE PERMITTED ACCESS AS FOLLOWS:

LOT	BLOCK	ACCESS STREET	LOT	BLOCK	ACCESS STREET	LOT	BLOCK	ACCESS STREET
1	A	LACELEAF LANE	1	F	NARCISSUS WAY	19	I	ALYSSUM FIELD PATH
55	A	EVERLAST STREET	18	F	NARCISSUS WAY	32	I	ALYSSUM FIELD PATH
1	B	LACELEAF LANE	19	F	COWSLIP WAY	1	J	NARCISSUS WAY
5	B	LACELEAF LANE	36	F	COWSLIP WAY	21	J	NARCISSUS WAY
12	B	EVERLAST STREET	1	G	ALYSSUM FIELD PATH	22	J	COWSLIP WAY
18	B	EVERLAST STREET	14	G	ALYSSUM FIELD PATH	42	J	COWSLIP WAY
14	D	VIBURNUM DRIVE	15	G	NARCISSUS WAY	1	K	ALYSSUM FIELD PATH
15	D	LARUSTINUS STREET	32	G	NARCISSUS WAY	17	K	ALYSSUM FIELD PATH
1	E	COWSLIP WAY	1	H	LACELEAF LANE	18	K	NARCISSUS WAY
18	E	COWSLIP WAY	26	H	HERB FARM TRAIL	38	K	NARCISSUS WAY
19	E	ROSE GARDEN TRAIL	1	I	HERB FARM TRAIL	1	M	HERB FARM TRAIL
36	E	ROSE GARDEN TRAIL	18	I	HERB FARM TRAIL	21	M	HERB FARM TRAIL
1	L	HERB FARM TRAIL	21	L	HERB FARM TRAIL	22	L	ALYSSUM FIELD PATH
38	L	ALYSSUM FIELD PATH	10	N	CALLUNA DRIVE			
- HOME OWNERS ASSOCIATION (HOA) BYLAWS WILL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THE PRELIMINARY PLAN IS SUBJECT TO A PHASING AGREEMENT AS REFERENCED IN DOCUMENT NUMBER _____.

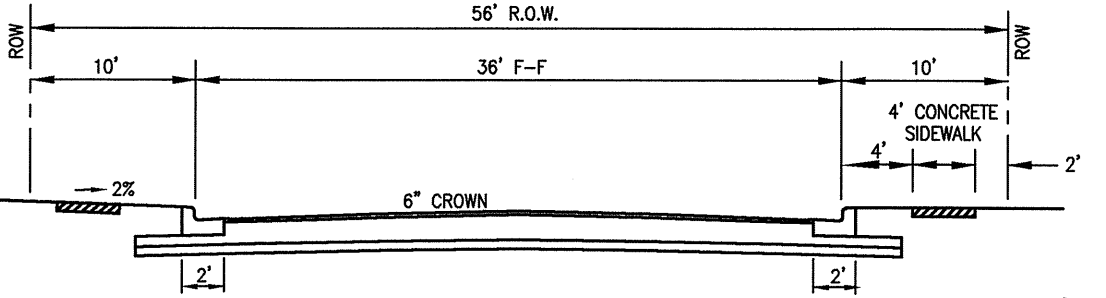
FLOOD NOTE:
THE 500-YEAR FEMA FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C06301-JANUARY 22, 2020 & #48453C0635K JANUARY 6, 2016, TRAVIS COUNTY, TEXAS, COMMUNITY #481026. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FOOT ABOVE THE ELEVATION OF THE 500 YEAR FLOODPLAIN AS SHOWN HEREON: 421.0' M.S.L..

STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	STREET SF	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	DESIGN SPEED	PARKING ALLOWED
LACELEAF LANE	56'	1,440 LF	80,640 SF	36' FACE TO FACE	4.0'	LOCAL	30 MPH	BOTH SIDES OF STREET
HEPATICA DRIVE	56'	551 LF	30,856 SF	36' FACE TO FACE	4.0'	LOCAL	30 MPH	BOTH SIDES OF STREET
EVERLAST STREET	56'	415 LF	23,240 SF	36' FACE TO FACE	4.0'	LOCAL	30 MPH	BOTH SIDES OF STREET
KATIEJACK TRAIL	64'	2,010 LF	120,600 SF	44' FACE TO FACE	4.0'	COLLECTOR	35 MPH	BOTH SIDES OF STREET
VIBURNUM DRIVE	56'	647 LF	36,232 SF	36' FACE TO FACE	4.0'	LOCAL	30 MPH	BOTH SIDES OF STREET
CYCLAMEN DRIVE	56'	295 LF	10,620 SF	36' FACE TO FACE	4.0'	LOCAL	35 MPH	BOTH SIDES OF STREET
LARUSTINUS STREET	56'	717 LF	40,152 SF	36' FACE TO FACE	4.0'	LOCAL	30 MPH	BOTH SIDES OF STREET
ALYSSUM FIELD PATH	60'	2,112 LF	118,272 SF	40' FACE TO FACE	4.0'	COLLECTOR	35 MPH	BOTH SIDES OF STREET
ROSE GARDEN TRAIL	56'	808 LF	45,248 SF	36' FACE TO FACE	4.0'	LOCAL	30 MPH	BOTH SIDES OF STREET
NARCISSUS WAY	56'	1,731 LF	96,936 SF	36' FACE TO FACE	4.0'	LOCAL	30 MPH	BOTH SIDES OF STREET
COWSLIP WAY	56'	1,735 LF	97,160 SF	36' FACE TO FACE	4.0'	LOCAL	30 MPH	BOTH SIDES OF STREET
HERB FARM TRAIL	56'	1,740 LF	97,440 SF	36' FACE TO FACE	4.0'	LOCAL	30 MPH	BOTH SIDES OF STREET
CALLUNA DRIVE	56'	1,042 LF	58,352 SF	36' FACE TO FACE	4.0'	LOCAL	30 MPH	BOTH SIDES OF STREET
TOTAL		15,243 LF	861,648 SF = 19.78 ACRES					



DESIGN FOR RESIDENTIAL COLLECTOR
N.T.S.



DESIGN FOR LOCAL STREETS
N.T.S.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	575.25	1482.48	S87°30'37"E	571.65	291.29	22°13'58"
C2	391.79	766.14	N66°43'24"E	387.53	200.28	29°18'00"

Line Table		
Line #	Length	Direction
L1	114.94	N81°21'39"E
L2	208.71	N81°22'24"E
L3	78.35	S32°50'24"E
L4	92.36	S03°11'12"W
L5	208.71	S81°22'24"W
L6	208.38	N81°22'49"E
L7	100.08	N13°24'51"E
L8	98.99	N06°24'17"W
L9	100.75	N08°17'16"W
L10	80.62	S57°25'33"E
L11	53.45	S84°09'08"E
L12	321.63	N49°38'19"E
L13	99.60	S37°06'14"E

DESIGNED BY: CRB	DRAFTED BY: ISL
DATE	
REVISION	
SHEET NAME: PRELIMINARY PLAN - 200 SCALE	
JOB NAME: SCHWETMAN TRACT	
PROJECT: PRELIMINARY PLAN - A SMALL LOT SUBDIVISION	
DATE: DECEMBER 2019	
JOB NUMBER: 5140	
SHEET: 2 OF 4	
SHEET NO.	

Carlson, Brigrance & Doering, Inc.

Civil Engineering

FIRM ID #F3791

Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160

North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
Fax No. (512) 280-5165

CHARLES R. BRIGANCE JR.

64346

PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.

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