

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2019-0090

**COMMISSION DATE:** June 28, 2022

**SUBDIVISION NAME:** Stoney Ridge Highlands

**ADDRESS:** 7527 Elroy Road

**APPLICANT:** KB Home Lone Star Inc.

**AGENT:** Carlson, Brigrance & Doering, Inc. (Bill Couch, P.E)

**ZONING:** SF-4A (single family residence)

**NEIGHBORHOOD PLAN:** n/a / E.T.J.

**AREA:** 224.27 acre (9,898, 574 sf)

**LOTS:** 588

**COUNTY:** Travis

**DISTRICT:** 2

**WATERSHED:** Dry Creek East Creek

**JURISDICTION:** Full Purpose

**SIDEWALKS:** Sidewalks will be constructed along streets.

**VARIANCE:** None

### **DEPARTMENT COMMENTS:**

The request is for the approval of Stoney Ridge Highlands preliminary plan comprised of 588 lots on 224.27 acres (9,898, 574 sf).

The preliminary plan complies with the criteria for approval and staff recommends approval.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the preliminary plan. This plan meets applicable State and City of Austin land development code requirements.

### **Balance of Tract information:**

The Land Development Code Section 30-2-34(B) Original Tract Requirement states that a preliminary plan should include all land in an original tract. Code allows for the following options to address the Original Tract or Balance of Tract requirement.

If a property is a balance of tract from an original tract:

- The property with the balance of tract should have direct access to a public street,
- Or, the applicant should provide access to a public street by dedicating right-of-way that is at least 50 foot wide.

The property for the proposed Stoney Ridge Highlands Preliminary Plan is part of an original 274.24 acre tract as demonstrated in Exhibit C, the preliminary plan is subdividing the remainder of the original tract. The properties located to the north of the proposed preliminary plan are not part of the original 274.24 acre tract and not a balance of tract. Since the property to the north of the preliminary plan is not a balance of tract, the preliminary plan would not be required to provide access to the property or dedicate right-of-way to the property.

Additionally, the properties to the north of the preliminary plan are exempt from platting. These properties have approved Land Status Determinations granted in March 2003 which would exempt them from platting and would not be considered a balance of tract.

**CASE MANAGER:** Cesar Zavala

**PHONE:** 512-974-3404

**E-mail:** [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)

**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed preliminary plan

Exhibit C: Balance of Tract Exhibit

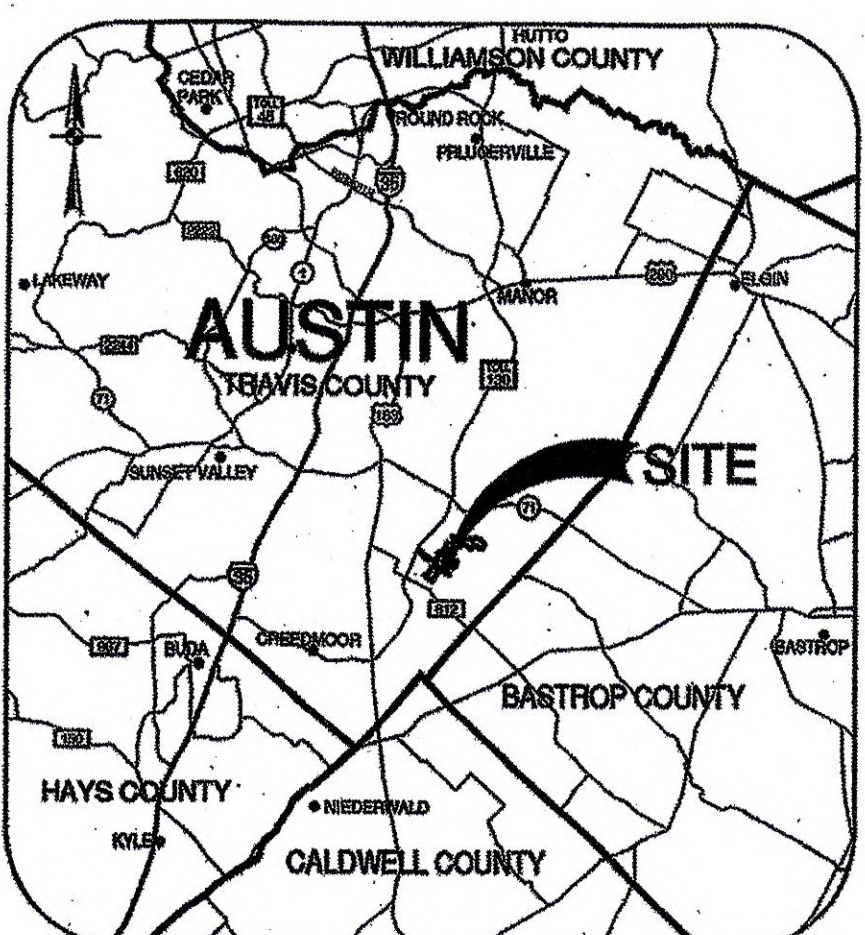
## EXHIBIT A



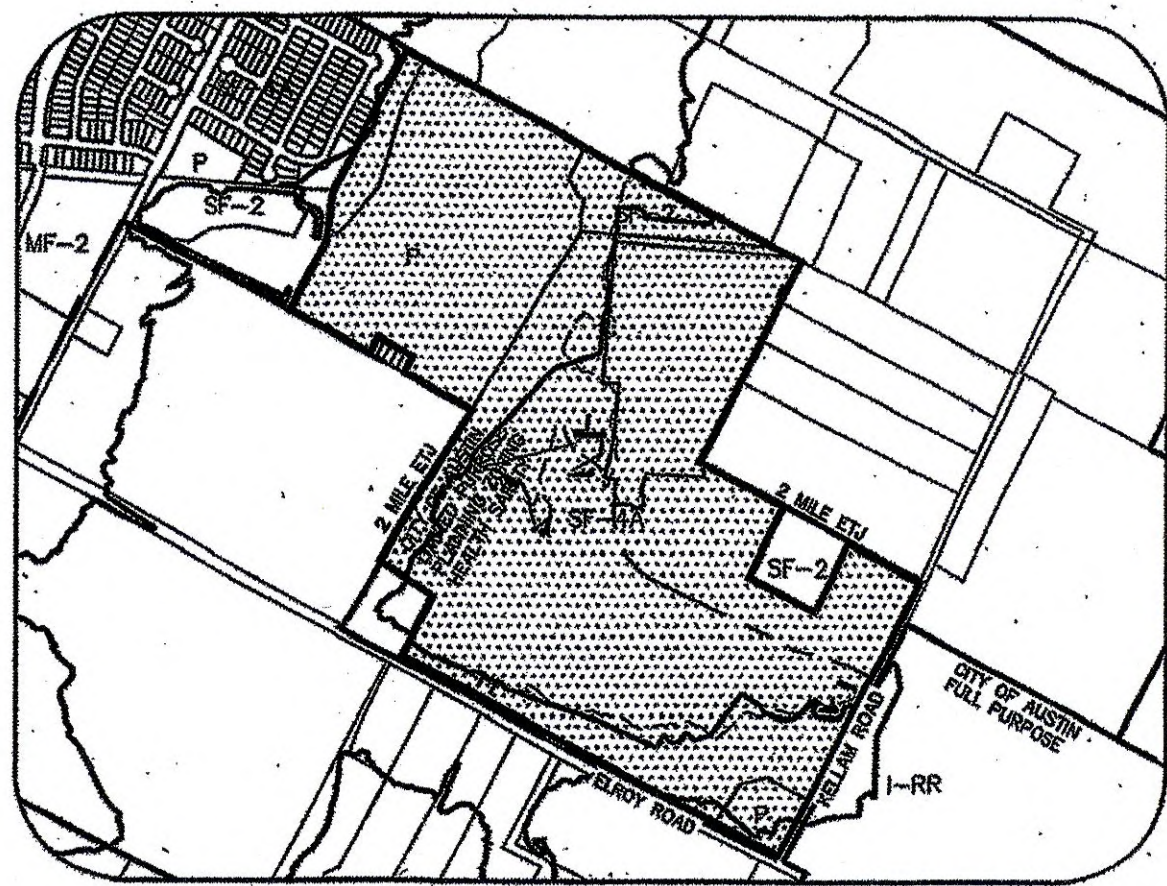


STONEY RIDGE HIGHLANDS  
PRELIMINARY PLAN - SMALL LOT SUBDIVISION  
AUSTIN, TEXAS

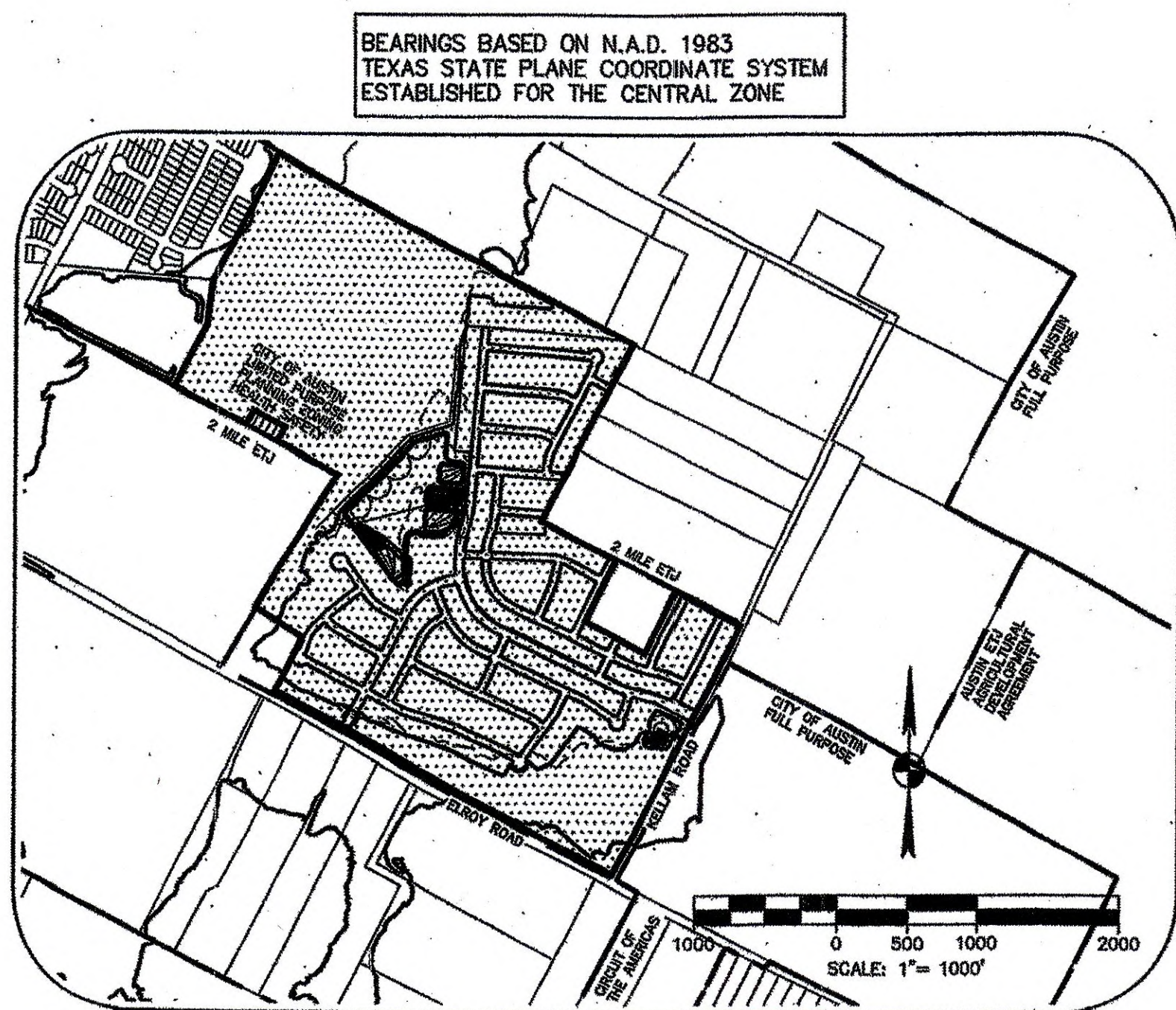
EXHIBIT B



VICINITY MAP  
SCALE: 1" = 5000'



ZONING MAP  
SCALE: 1" = 1000'



BEARINGS BASED ON N.A.D. 1983  
TEXAS STATE PLANE COORDINATE SYSTEM  
ESTABLISHED FOR THE CENTRAL ZONE

224.277 ACRES OUT OF THE T.B. WESTBROOK SURVEY NO. 5, ABSTRACT 797  
7527 ELROY ROAD  
AUSTIN, TEXAS 78617

THIS PROJECT IS LOCATED IN THE DRY CREEK EAST WATERSHED AND IT IS SUBJECT TO THE WATERSHED PROTECTION ORDINANCE. THIS PROJECT IS LOCATED WITHIN A SUBURBAN WATERSHED.

THE 100-YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO.(s). 48453C0620K AND 48453C0640K, DATED JANUARY 22, 2020, TRAVIS COUNTY, TEXAS.

THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

I, CHARLES R. BRIGANCE, JR., P.E. #64346 CERTIFY THESE PLANS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE WITH ACCURATE TECHNICAL DATA AND IN GENERAL COMPLIANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE WATERSHED ORDINANCE.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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 THE CITY ENGINEER.

PLAN INITIAL SUBMITTAL DATE: JULY 10, 2019

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 LAND DEVELOPMENT CODE, TITLE 30.

WITNESS MY HAND THIS 15<sup>th</sup> DAY OF October, 2021.

Charles R. Brigance, Jr., P.E.

P.E. NO. 64346



CARLSON, BRIGANCE & DOERING, INC.  
IDA #3791

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF SURVEYING 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 SURVEYING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE LAND DEVELOPMENT CODE, TITLE 30.

WITNESS MY HAND THIS 15<sup>th</sup> DAY OF Oct, 2021.

Aaron V. Thomason, R.P.L.S.

R.P.L.S. NO. 6214



Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL PRELIMINARY PLAN
4	PRELIMINARY PLAN 100 SCALE 1 OF 2
5	PRELIMINARY PLAN 100 SCALE 2 OF 2

PRELIMINARY SUBDIVISION APPROVAL SHEET \_\_\_ OF \_\_\_

FILE NUMBER CBI-2019-0090 APPLICATION

DATE June 3, 2019

APPROVED BY LUC ON \_\_\_\_\_

APPROVED BY COMMISSIONER'S COURT ON \_\_\_\_\_

EXPIRATION DATE (LDC 30-2-62) \_\_\_\_\_

CASE MANAGER: \_\_\_\_\_ FOR:

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLAT TO LOCK-IN PRELIMINARY FILE NO. \_\_\_\_\_

APPROVED ON \_\_\_\_\_

PRELIMINARY EXTENDED ON \_\_\_\_\_

UNTIL \_\_\_\_\_

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CURRENT CODE AT THE TIME OF FILING, AND REQUIRE NOTICE OF CONSTRUCTION, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



PRELIMINARY SUBDIVISION APPROVAL:  
SUBDIVISION NO. \_\_\_\_\_  
APPLICATION DATE: \_\_\_\_\_  
APPROVED BY COMMISSIONER'S COURT ON: \_\_\_\_\_  
PRELIMINARY PLAN EXPIRATION DATE: \_\_\_\_\_

CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR DATE: \_\_\_\_\_

All final plats must be recorded or have alternative fiscal approved before the preliminary plan expiration date. Revisions do not extend the expiration date. If the preliminary plan expires, unplatted land is subject to current regulations for development.

DESIGNED BY: CBB	DRAFTED BY: CBB/SOM
DATE	
REVISION	
Carlson, Brigance & Doering, Inc. Civil Engineering & Surveying FIRM ID #83791 Main Office: 5501 Westwood Dr., Suite 400, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
COVER SHEET	
STONEY RIDGE HIGHLANDS	
PRELIMINARY PLAN - SMALL LOT SUBDIVISION	
SHEET NAME:	
JOB NAME:	
PROJECT:	
DATE:	JUNE 2021
JOB NUMBER:	4726
SHEET:	1 OF 5
SHEET NO.:	1



GENERAL NOTES:

- THIS PROPERTY AND ASSOCIATED IMPROVEMENTS IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE MOORE'S CROSSING MUNICIPAL UTILITY DISTRICT (MUD) CONSENT AGREEMENT AND ADDENDUMS).
- WATER AND WASTEWATER SHALL BE PROVIDED BY AUSTIN WATER.
- THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN'S JURISDICTION CLASSIFIED AS "LIMITED PURPOSE".
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT.
- A SITE DEVELOPMENT PERMIT WILL BE REQUIRED TO DEVELOPMENT ON LOT 22, BLOCK "J".
- THIS SUBDIVISION WILL BE DEVELOPED AS A SMALL LOT SUBDIVISION AS PER LDC 30-2-232 (AND AS AMENDED).
- 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.
- PARKLAND REQUIREMENTS SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
- A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS WILL BE RECORDED WITH THE FINAL PLATS).
- DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
  - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING PUBLIC STREETS:
 

BURWIND BOULEVARD MOSEY RUN	COLINDALE DRIVE DERRING PATH DUNAWAY PASS FAIRLEIGH WAY FERNTREE PATH SUREGOOD DRIVE HUDKINS WAY KINCANE DRIVE LUDSBROOK PASS	MORRELL LANE PERCY PATH RIVERSDALE ROAD ROUEN RUN STAYWELL WAY SUREGOOD DRIVE TANDARA TRAIL WEAVER WAY
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  - 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:
 

BURWIND BOULEVARD MOSEY RUN BARNABY WAY BRACHAUS WAY BRIGHTON GROVE DRIVE BURNLEY DRIVE CAVANAGH DRIVE CLAYBORN DRIVE COLERAINE DRIVE	COLINDALE DRIVE DERRING PATH DUNAWAY PASS FAIRLEIGH WAY FERNTREE PATH SUREGOOD DRIVE HUDKINS WAY KINCANE DRIVE LUDSBROOK PASS	MORRELL LANE PERCY PATH RIVERSDALE ROAD ROUEN RUN STAYWELL WAY SUREGOOD DRIVE TANDARA TRAIL WEAVER WAY
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- TOTAL INEAR FOOTAGE OF STREETS: 25,517 LF.
- STREETS MUST BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL PLAT.
- PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: WEST KELLAM ROAD, NORTH ELROY ROAD, BURWIND BLVD., MOSEY RUN, BARNABY WAY, BRACHAUS WAY, BRIGHTON GROVE DRIVE, BURNLEY DRIVE, CAVANAGH DRIVE, CLAYBORN DRIVE, COLERAINE DRIVE, COLINDALE DRIVE, DERRING PATH, DUNAWAY PASS, FAIRLEIGH WAY, FERNTREE PATH, HIGHTT PASS, HUDKINS WAY, KINCANE DRIVE, LUDSBROOK PASS, MORRELL LANE, PERCY PATH, RIVERSDALE ROAD, ROUEN RUN, STAYWELL WAY, SUREGOOD DRIVE, TANDARA TRAIL AND WEAVER WAY AS SHOWN BY A DOTTED LINE ON THE PLAN. 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 CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
- A MINIMUM OF THREE (3) OFF STREET PARKING SPOTS ARE REQUIRED FOR EACH SINGLE-FAMILY LOT IN THIS SUBDIVISION.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- NO DIRECT ACCESS SHALL BE ALLOWED FOR LOTS THAT FRONT COLLECTOR STREETS IF ALTERNATE ACCESS IS AVAILABLE.
- NO SMALL LOT SHALL FRONT ON AN ARTERIAL STREET (LDC 30-2-232 (C) (20)).
- DENSE SHRUBBERY SHALL NOT BE ALLOWED WITHIN 15 FEET OF THE RIGHT-OF-WAY FOR CORNER LOTS.
- FOR A MINIMUM TRAVEL DISTANCE 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 30-5-303) AND TRAVIS COUNTY.
- SLOPES IN EXCESS OF 15% EXIST ON LOT 37, BLOCK "A", LOTS 8, 33, 34 AND 35, BLOCK "J", LOTS 14 AND 15, BLOCK "T" AND LOT 2, BLOCK "Z". CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
- LOTS 52, 53 AND 54 BLOCK "A"; LOTS 12 AND 37 BLOCK "B"; LOT 1 BLOCK "E"; LOT 1 BLOCK "F"; LOTS 12 AND 13 BLOCK "G"; LOT 19 BLOCK "H"; LOT 16 BLOCK "I"; LOTS 21, 22, 23, 43 AND 44 BLOCK "J"; LOTS 1 AND 18 BLOCK "L"; LOT 1 BLOCK "L"; LOT 1 BLOCK "P"; LOT 12 BLOCK "P"; LOTS 1 AND 15, BLOCK "Z"; LOT 12 BLOCK "AA" AND LOT 1 BLOCK "BB" WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED. LOT 19 BLOCK "K"; LOT 25 BLOCK "M"; LOT 4 BLOCK "M"; LOT 3 BLOCK "O"; LOTS 18 AND 26 BLOCK "N"; LOT 17 BLOCK "N"; AND LOT 1 BLOCK "Z" ARE DEVELOPMENT RESERVE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- 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.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE (WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% ON THE NET SITE AREA OF EACH LOT).
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- CONSTRUCTION OF DRAINAGE IMPROVEMENTS WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.
- THE HOMEOWNERS ASSOCIATION, THE MUNICIPAL UTILITY DISTRICT, OR THE OWNER AND/OR HIS/HER ASSIGNS IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS, AND DRAINAGE EASEMENTS ON PRIVATE PROPERTY WITH THE EXCEPTION OF AREAS WITHIN CEF BUFFERS AS INDICATED ON THIS PLAN.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTIONS) FOR THE INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- THIS PROJECT PROPOSES A FLOODPLAIN MODIFICATION THAT WILL REQUIRE A CLOMR TO BE FILED THROUGH FEMA. THE PROPOSED 100-YEAR FLOODPLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0640 AND #48453C0620, TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016. REFER TO FEMA CLOMR #21-06-2539R, FLOODPLAIN ENHANCEMENT DETAILS WILL BE REVIEWED AND APPROVED DURING THE SUBDIVISION CONSTRUCTION PLANS.

- 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.
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  - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING PUBLIC STREETS:
 

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- ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NEC, AND NEC MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN AND PLANNING.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY.
- 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.
- THE OWNER SHALL BE RESPONSIBLE FOR THE 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 10 (TEN) FEET OF THE CENTERLINE 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.
- DO NOT DIG OR GRADE WITHIN 15 FEET OF THE TRANSMISSION STRUCTURES, GRADING NEAR ELECTRIC TRANSMISSION FACILITIES MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT OF GRADING. CALL DOUG WEISE AT (512) 505-7023 TO SCHEDULE A MEETING.
- A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION. CALL DOUG WEISE (512) 505-7023 TO SCHEDULE A TAILGATE SAFETY MEETING, INCLUDE CHUCK HENDRY (512)505-7151 IN THE MEETING. IF CRANES ARE BEING USED DURING CONSTRUCTION OSHA REQUIRES A 20' CLEARANCE FROM ENERGIZED TRANSMISSION LINES DURING CONSTRUCTION.
- BARRICADES MUST BE ERECTED 10 FEET FROM ELECTRIC TRANSMISSION STRUCTURES DURING CONSTRUCTION.
- ANY RELOCATION OF ELECTRIC TRANSMISSION FACILITIES OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.
- WARNING SIGNS MUST BE PLACED UNDER THE OVERHEAD ELECTRIC TRANSMISSION FACILITIES AS NOTIFICATION OF ELECTRICAL HAZARD.
- FOR SAFETY REASONS, AERIAL EQUIPMENT, DUMPSTERS, STAGING OR SPOILS AREAS ARE RESTRICTED TO A MAXIMUM HEIGHT OF 20 FEET AROUND THE TRANSMISSION WIRE AND STRUCTURES.
- 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
- ANY TEMPORARY OR PERMANENT FENCE PREVENTING ACCESS TO THE TRANSMISSION FACILITIES AND/OR EASEMENT, SHALL BE COORDINATED WITH AUSTIN ENERGY (AE) STAFF. AE STAFF SHALL INSTALL A LOCK ON THE GATE FOR ACCESS.
- PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR DUST CONTROLS TO MINIMIZE CONTAMINATION OF WIRE AND INSULATORS CAUSED BY DUST FROM THIS PROJECT. ANY SUBSEQUENT CLEANING OR ELECTRICAL OUTAGES CAUSED BY DUST FROM THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.
- PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGES TO CURBING, LANDSCAPING, WALLS, PAVING PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.
- ROADS/DRIVEWAYS WITHIN THE EASEMENT SHOULD BE BUILT TO HANDLE THE WEIGHT OF THE CONDO (80,000 LBS) TO ENSURE SAFETY.
- FIRE HYDRANTS MUST BE LOCATED OUT OF THE TRANSMISSION EASEMENT AND A MINIMUM OF 20 FEET FROM ANY TRANSMISSION STRUCTURE.
- SPRINKLERS ARE PROHIBITED WITHIN 15 FEET OF TRANSMISSION POLES.
- 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, TOWNERS, 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 PONS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
- DEVELOPMENT SHALL COMPLY WITH THE HAZARDOUS PIPELINE ORDINANCE NO. 030410-12 BASED ON THE PROXIMITY OF EXISTING PIPELINES, CONSTRUCTION WITHIN 50 TO 100 FEET OF PIPELINE MUST BE A MINIMUM OF A CONSTRUCTION TYPE 1 (1-HOUR RATED BEARING WALLS, FLOOR CONSTRUCTION, AND ROOF) EXTERIOR SURFACES SHALL BE OF NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIAL APPROVED BY THE FIRE CHIEF. ROOFING MUST BE A MINIMUM OF CLASS B OR C AND MUST BE COMPATIBLE WITH RATED ROOF ASSEMBLY. OPENINGS SHALL BE OF SOLID CORE DOORS, TINTED DOUBLE PANE WINDOWS OR DOUBLE PANE LOW "E" GLAZING. CONSTRUCTION WITHIN 100 TO 200 FEET OF THE PIPELINE MUST BE MINIMUM TYPE 5B CONSTRUCTION AND OPENINGS IN ACCORDANCE WITH THE IBC, EXTERIOR SURFACES SHALL BE NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIAL APPROVED BY THE FIRE CHIEF, ROOFING MUST BE A MINIMUM OF CLASS B OR C AND COMPATIBLE WITH IBC ROOF ASSEMBLY.
- SEE TABLE (THIS SHEET) FOR LOT ACCESS FOR CORNER LOTS.
- CEF MITIGATION IS REQUIRED. CEF BUFFER ENHANCEMENT DETAILS WILL BE REVIEWED AND APPROVED DURING THE SUBDIVISION CONSTRUCTION PLANS. NO SUBDIVISION OR SITE PLAN CERTIFICATE OF OCCUPANCY WILL BE APPROVED UNTIL A MITIGATION PLANS IS APPROVED AND RELEASED BY THE ENVIRONMENTAL INSPECTOR IN COORDINATION WITH ERM.
- ANY TRAIL IMPROVEMENTS PROPOSED TO ENCRATCH WITH THE CEF BUFFERS WILL BE EXAMINED AND APPROVED BY THE ERM REVIEWER AT THE CONSTRUCTION PLAN STAGE.
- APD'S MINIMUM FIRE ACCESS/OPERATIONAL AREA IS 25 FEET PER LOCAL AMENDMENTS TO THE FIRE CODE PER SECTION 503.2.1. AND CAN BE REDUCED WITH APPROVAL FROM THE FIRE MARSHAL TO 20 FEET FOR STREETS THAT ARE INTERCONNECTED OR A CUL-DE-SAC LESS THAN 150 FEET IN LENGTH. AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) FROM THE 25 FEET WILL BE REQUIRED BY THE FIRE MARSHAL FOR THIS DEVELOPMENT IF ADMINISTRATIVE APPROVALS ARE NOT PROVIDED. THE AMOC WILL BE PERFORMANCE BASE DESIGN WHERE CONDITIONS SHALL BE BASED ON THE TYPE OF CONSTRUCTION, FIRE SEPARATIONS DISTANCES, HEIGHT OF STRUCTURES, WATER SYSTEM, FIRE SPRINKLER SYSTEM AND WILDLAND FIRE HAZARD, AND OPERATIONAL PRE-PLANNING.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE 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 COMMISSIONER'S COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	LEVEL	DESIGN SPEED
BURWIND BLVD.	80' / 80' / 50'	3,752 LF	40' FACE TO FACE	5.0' / 4.0'	RESIDENTIAL COLLECTOR/RESIDENTIAL	2/1	30 MPH
MOSEY RUN	80'	1,433 LF	40' FACE TO FACE	5.0'	RESIDENTIAL COLLECTOR	2	30 MPH
BARNABY WAY	50'	684 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
BRACHAUS WAY	50'	903 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
BRIGHTON GROVE DRIVE	50'	750 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
BURNLEY DRIVE	50'	1,084 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
CAVANAGH DRIVE	50'	794 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
CLAYBORN DRIVE	50'	357 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
COLERAINE DRIVE	50'	708 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
COLINDALE DRIVE	50'	557 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
DERRING PATH	50'	398 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
DUNAWAY PASS	50'	584 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
FAIRLEIGH WAY	50'	628 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
FERNTREE PATH	50'	302 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
HIGHTT PASS	50'	892 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
HUDKINS WAY	50'	232 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
KINCANE DRIVE	50'	1,705 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
LUDSBROOK PASS	50'	435 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
MORRELL LANE	50'	678 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
PERCY PATH	50'	164 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
RIVERSDALE ROAD	50'	1,651 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
ROUEN RUN	50'	280 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
STAYWELL WAY	50'	612 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
SUREGOOD DRIVE	50'	2,359 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
TANDARA TRAIL	50'	652 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH
WEAVER WAY	50'	579 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1	30 MPH

LOT	IMPERVIOUS COVER	IMPERVIOUS COVER
LOTS > 3 ACRES:	0. X 10,000 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER	
LOTS > 1 ACRE, < 3 ACRES:	0. X 7,500 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER	
LOTS > 15,000 SF, < 1 ACRE:	0. X 5,000 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER	
LOTS > 10,000 SF, < 15,000 SF ACRE:	0. X 2,500 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER	
LOTS < 10,000 SF:	0. X 2,500 SQ. FT. = 1,392,500 SQ. FT. IMPERVIOUS COVER (21,276 ACRES)	

LOT	IMPERVIOUS COVER	IMPERVIOUS COVER
LOTS > 3 ACRES:	0. X 10,000 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER	
LOTS > 1 ACRE, < 3 ACRES:	0. X 7,500 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER	
LOTS > 15,000 SF, < 1 ACRE:	0. X 5,000 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER	
LOTS > 10,000 SF, < 15,000 SF ACRE:	0. X 2,500 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER	
LOTS < 10,000 SF:	0. X 2,500 SQ. FT. = 1,392,500 SQ. FT. IMPERVIOUS COVER (21,276 ACRES)	

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LOTS > 3 ACRES:	0. X 10,000 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER	
LOTS > 1 ACRE, < 3 ACRES:	0. X 7,500 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER	
LOTS > 15,000 SF, < 1 ACRE:	0. X 5,000 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER	
LOTS > 10,000 SF, < 15,000 SF ACRE:	0. X 2,500 SQ. FT. = 0.90 SQ. FT. IMPERVIOUS COVER	
LOTS < 10,000 SF:	0. X 2,500 SQ. FT. = 1,392,500 SQ. FT. IMPERVIOUS COVER (21,276 ACRES)	

PROPOSED TOTAL IMPERVIOUS COVER	
TOTAL PROPOSED IMPERVIOUS COVER =	55.05 ACRES = 24.5 %
PROPOSED IMPERVIOUS COVER ON SLOPES	
	IMPERVIOUS COVER
	BUILDINGS AND OTHER DRIVEWAYS/