SUBDIVISION REVIEW SHEET

COMMISSION DATE: June 28, 2022

ADDRESS:7527 Elroy RoadAPPLICANT:KB Home Lone Star Inc.AGENT:Carlson, Brigance & Doering, Inc. (Bill Cuch, P.E)ZONING:SF-4A (single family residence)AREA:224.27 acre (9,898, 574 sf)COUNTY:TravisWATERSHED:Dry Creek East CreekJURISDICTION:Full Purpose

SIDEWALKS: Sidewalks will be constructed along streets.

VARIANCE: None

DEPARTMENT COMMENTS:

CASE NO.: C8J-2019-0090

SUBDIVISION NAME: Stoney Ridge Highlands

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

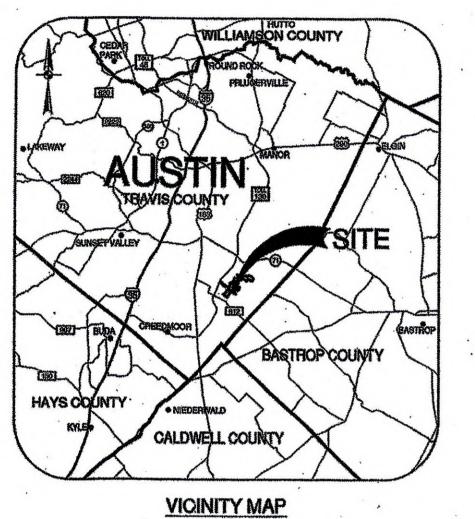
ATTACHMENTS

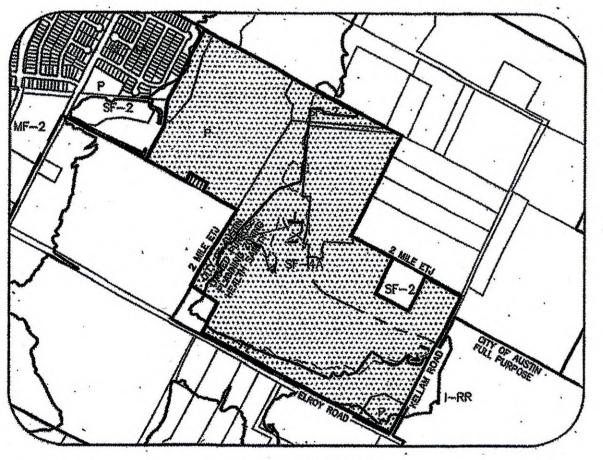
Exhibit A: Vicinity map Exhibit B: Proposed preliminary plan Exhibit C: Balance of Tract Exhibit

EXHIBIT A



STONEY RIDGE HIGHLANDS PRELIMINARY PLAN - SMALL LOT SUBDIVISIO AUSTIN, TEXAS heet



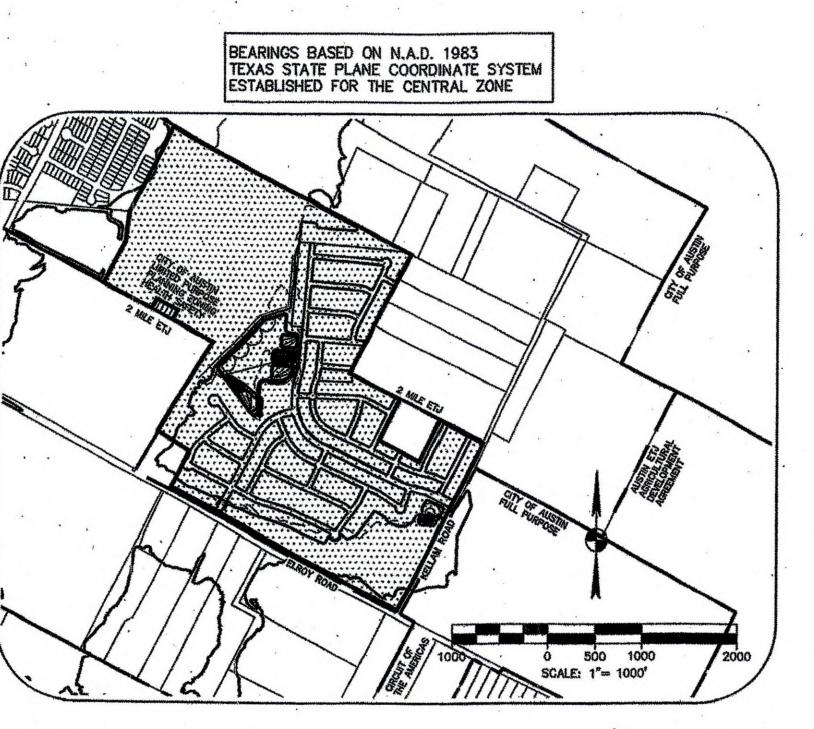


ZONING MAP SOALE: 1"= 1200"

PLAN INITIAL SUBMITTAL DATE: JULY 10, 2019

WITNESS MY HAN

CHARLES R. BRIGANCE, JR. PE.



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). 48453C0820K AND 48453C0840K, 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

P.E. NO. 64346

ENGINEERS CERTIFICATION

HAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, AT I PREPARED THE PLANS SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE ND 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

October

× HARLES R. BRIGANCE JR 64346

CARLSON, BRIGANCE & DOERING, INC.

ID# F3791

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION THAT I PREPARED THE PLANS SUBMITTED HEREWITH, AND THAT ALL INFO AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SUR SAID PLANS COMPLY WITH THE LAND DEVELOPMENT CODE, TITLE 30.

157 WITNESS MY HAND THIS AARON V. THOMASON, R.P.L.S.

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	DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT		1 T	Щ	SMALL
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	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		0	P P	Į.
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	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		$ \Lambda $	MARIE	01571
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GENERAL NOTES:

1. 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).

2. WATER AND WASTEWATER SHALL BE PROVIDED BY AUSTIN WATER.

3. THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN'S JURISDICTION CLASSIFED AS "LIMITED PURPOSE".

4. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT.

5. A SITE DEVELOPMENT PERMIT WILL BE REQUIRED TO DEVELOPMENT ON LOT 22, BLOCK "J".

6. THIS SUBDIVISION WILL BE DEVELOPED AS A SMALL LOT SUBDIVISION AS PER LDC 30-2-232 (AND AS AMENDED).

7. 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 38. DO NOT DIG OR GRADE WITHIN 15 FEET OF THE TRANSMISSION STRUCTURES, GRADING NEAR ELECTRIC TRANSMISSION FACILITIES MUST BE 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.

8. PARKLAND REQUIREMENTS SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.

9. A DECLATION OF COVENANTS, EASEMENTS AND RESTRICTIONS WILL BE RECORDED WITH THE FINAL PLAT(S).

(CHAPTER 25-13) AS AMENDED.

11. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OF A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED FOR 42. WARNING SIGNS MUST BE PLACED UNDER THE OVERHEAD ELECTRIC TRANSMISSION FACILITIES AS NOTIFICATION OF ELECTRICAL HAZARD. THE FOLLOWING IMPROVEMENTS:

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

BURWIND BOULEVARD

MOSEY RUN

B. ENVIRONMENTAL AND SAFETY CONTROLS AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING PUBLIC STREETS:

COLINDALE DRIVE

DERRING PATH

DUNAWAY PASS

FAIRLEIGH WAY

FERNTREE PATH

HIGHETT PASS

HUDKINS WAY

KINCANE DRIVE

LUDBROOK PASS

BURWIND BOULEVARD MOSEY RUN BARNABY WAY **BRACHAUS WAY BRIGHTON GROVE DRIVE BURNLEY DRIVE CAVANAGH DRIVE CLAYBORN DRIVE** COLERAINE DRIVE

MORRELL LANE

RIVERSDALE ROAD

PERCY PATH

ROUEN RUN

STAYWELL WAY

SUREGOOD DRIVE

TANDARA TRAIL

WEAVER WAY

11. TOTAL INEAR FOOTAGE OF STREETS: 25,517 LF.

BY THE PROPERTY OWNER OR THEIR ASSIGNS.

12. STREETS MUST BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL PLAT.

13. 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, HIGHETT PASS, HUDKINS WAY, KINCANE DRIVE, LUDBROOK 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 WITHHOLDING OF

CERTIFICATES OF OCCUPANY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE COVERNING BODY OR UTILITY COMPANY.

14. A MINIMUM OF THREE (3) OFF STREET PARKING SPOTS ARE REQUIRED FOR EACH SINGLE-FAMILY LOT IN THIS SUBDIVISION.

15. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDIANCE REQUIREMENTS.

16. NO DIRECT ACCESS SHALL BE ALLOWED FOR LOTS THAT FRONT COLLECTOR STREETS IF ALTERNATE ACCESS IS AVAILABLE.

17. NO SMALL LOT SHALL FRONT ON AN ARTERIAL STREET (LDC 30-2-232 © (20)).

18. DENSE SHRUBBERY SHALL NOT BE ALLOWED WITHIN 15 FEET OF THE RIGHT-OF-WAY FOR CORNER LOTS.

19. 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 30-5-301) AND TRAVIS COUNTY.

20. 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.

21. 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 "K"; LOT 1 BLOCK "L"; LOT 1 BLOCK "P"; 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 "N"; LOT 3 BLOCK "O";

22. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED COMMISSIONER'S COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR METHODS.

23. 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).

24. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

25. CONSTRUCTION OF DRAINAGE IMPROVEMENTS WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.

26. 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.

27. 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.

28. NO BUILDINS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

29. 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) #48453C0640J AND #48453C0620J, 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. FLOODPLAIN ENHANCEMENT/RESTORATION IN THE AMOUNT 47.75 ACRES SHALL BE PROVIDED WITH THE SUBDIVISION CONSTRUCTION PLANS. SHOULD A DIFFERENT MODIFICATION IN FLOODPLAIN MODIFICATION AREA BE PROPOSED DURING THE CONSTRUCTION PLANS, SITE PLANS OR FINAL PLAT, THE REVIEW AND APPROVAL PROCESS WILL REQUIRE A FUNCTIONAL ASSESSMENT OF THE NEW AREAS AS WELL AS REEVALUATION OF THE REQUIRE RESTORATION RATIO. NO CERTIFICATE OF OCCUPANCY FOR THIS

SUBDIVISION WILL BE ISSUED UNTIL FLOODPLAIN RESTORATION PLAN IS COMPLETED AND RELEASED BY THE ENVIRONMENTAL INSPECTOR. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2') FEET ABOVE THE ELEVATION OF THE 500-YEAR PRE-ATLAS 14 FLOODPLAIN AS SHOWN HEREON.

30. THERE ARE KNOWN CEF'S ON OR WITHIN 150 FEET OF THIS PROPERTY.

31. 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.

32. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

33. 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 CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE WATER AND WASTEWATER UTILITY CONSTRUCTION.

34. 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, NESC, 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.

35. AUSTIN ENERGY AHS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY.

36. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OP 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.

37. 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 POJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT OF GRADING. CALL DOUG WEISE AT (512) 505-7023 TO SCHEDULE A MEETING.

39. 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.

40. BARRICADES MUST BE ERECTED 10 FEET FROM ELECTRIC TRANSMISSION STRUCTURES DURING CONSTRUCTION.

10. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, 41. ANY RELOCATION OF ELECTRIC TRANSMISSION FACILITIES OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.

43. 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.

44. 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.

45. 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.

46. 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.

47. PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGES TO CURGING, LANDSCAPING, WALLS, PAVING PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.

48. ROADS/DRIVEWAYS WITHIN THE EASEMENT SHOULD BE BUILT TO HANDLE THE WEIGHT OF THE CONDOR (80,000 LBS) TO ENSURE SAFETY. 49. FIRE HYDRANTS MUST BE LOCATED OUT OF THE TRANSMISSION EASEMENT AND A MINIMUM OF 20 FEET FROM ANY TRANSMISSION

50. SPRINKLERS ARE PROHIBITED WITHIN 15 FEET OF TRANSMISSION POLES.

STRUCTURE.

51. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT: A. ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES OR OFFICES,

B. 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

C. 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.

52. DEVELOPMENT SHALL COMPLY WITH THE HAZRDOUS 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-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

53. SEE TABLE (THIS SHEET) FOR LOT ACCESS FOR CORNER LOTS.

54. 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.

55. ANY TRAIL IMPROVEMENTS PROPOSED TO ENCROACH WITH THE CEF BUFFERS WILL BE EXAMINED AND APPROVED BY THE ERM REVIEWER AT THE CONSTRUCTION PLAN STAGE.

56. AFD'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 LOT 22 BLOCK "Y"; 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. SHALL BE BASED ON THE TYPE OF CONSTRUCTION, FIRE SEPERATIONS DISTANCES, HEIGHT OF STRUCTURES, WATER SYSTEM, FIRE SPRINKLER SYSTEM AND WILDLAND FIRE HAZARD, AND OPERATIONAL PRE-PLANNING.

LOTS 18 AND 26 BLOCK "R"; LOT 17 BLOCK "T"; AND LOT 1 BLOCK "Z" ARE DEVELOPMENT RESERVE LOTS AND SHALL BE OWNED AND MAINTAINED 57. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

58. WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

City of Austin Environmental Resource Inventory - Critical Environmental Feature We

1	Project Name:	Stoney Ridge				5		Primary Co	intact Name:	Scott Flesher				
2	Project Address:	ss: Elroy Rd & SH 130, Austin, Travis County				6		Pho	one Number:	(512) 328 243	30			
3	Site Visit Date:	17 January 2019			7	Prepared By:			Tamura Dunbar					
4	Environmental Resource Inventory Date:	2 August 2019				8		Email Address:		scott_flesher@horizon-esi.com				
9	FEATURE TYPE {Wetland,Rimrock, Bluffs,Recharge	FEATURE ID (eg S-1)	FEATURE LONGI (WGS 1984 in Me		FEATURE LATIT (WGS 1984 in M			LAND SIONS (ft)	1	CK/BLUFF SIONS (ft)	1		E FEATURE NSIONS	Springs Es Discharge
100	Feature,Spring}		coordinate	notation	coordinate	notation	X	Y	Length	Avg Height	X	Y Z	Trend	cfs
	Wetland	CEF - 1	-97,660239	DD	30.150525	DD	130	75						
	Wetland	CEF-2	-97.649396	DD	30.152515	DD	400	75						
	Wetland	CEF-3	-97.642683	DD	30.153109	DD	555	50						
	Wetland	CEF-4	-97.630919	DD	30.159244	DD	38	290						
	Wetland	CEF-5	-97.630946	DD	30.157496	DD	35	275						
	Wetland	CEF-6	-97.629441	DD	30.159472	DD	30	200						
	Wetland	CEF-7	-97.629354	DD	30.158852	DD	40	32	100					
	Wetland	CEF-8	-97.629359	DD	30.158628	DD	25	40		1984 C				120
	Wetland	CEF-9	-97.629428	DD	30.158329	DD	30	112						
	Wetland	CEF - 10	-97.628740	DD	30.15745	DD	280	40						
	Wetland	CEF - 11	-97.629767	DD	30,156267	DD	20	370						
	Wetland	CEF - 12	-97.630609	DD	30.156062	DD	23	255						
	Wettand	CEF - 13	-97.630527	DD	30.153999	DD	28	280						
	Wetland	CEF - 14	-97.631662	DD	30.154094	DD	25	655						
	Wetland	CEF - 15	-97.630687	DD	30.154412	DD	35	550						1
	Wetland	CEF - 16	-97.631665	DD	30.153501	DD	20	460		*				
	Wetland	CEF - 17	-97.631388	DD	30.151971	DD	110	130						
T.	Wetland	CEF - 18	-97.630988	DD	30.152101	DD	40	40						
	Wetland	CEF - 19	-97.625793	DD	30.154167	DD	38	70						
	Wetland	CEF - 20	-97.625063	DD	30.153999	DD	85	208						
	Wetland	CEF - 21	-97.619434	DD	30.153256	DD	300	510						
	Wetland	CEF - 22	-97,618024	DD	30.153339	DD	100	92				+	1	
	Wetland	CEF - 23	-97,619666	DD	30,150488	DĎ	240	140						

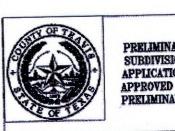
T STANDARDS CHART		REAMEDA SHARE AN				p this place	Ale free soul and the		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	and particular and a	CRE		CRB/SC
T NAME	R.O.W. WIDTH \$	3,752 LF	PAVEMENT WIDTH 40'/ FACE TO FACE	SIDEWALKS 5.0'/4.0'	CLASSIFICATION RESIDENTIAL COLLECTOR/RESIDENTIAL	LEVEL DESIGN 2/1 30	SPEED		CESS TABLE		1.1		
Y RUN	60'	1,433 LF	40' FACE TO FACE		RESIDENTIAL COLLECTORY RESIDENTIAL		MPH		CK ACCESS STREET		DATE		
BY WAY	50'		36' FACE TO FACE	4.0*	RESIDENTIAL	. 1 30	MPH	1 B 22 B	COLUMN STREET,	EDRIVE			
aus way on grove drive	56'		36' FACE TO FACE 36' FACE TO FACE	4.0' 4.0'	RESIDENTIAL RESIDENTIAL		MPH	27 B	BRIGHTON GROVE				
Y DRIVE	50'	1,064 LF	36' FACE TO FACE	4.0'	RESIDENTIAL	1 30	MPH	49 B 1 C					
SH DRIVE	561	794 LF	36' FACE TO FACE	4.0'	RESIDENTIAL		MPH	11 C	BURNLEY DRIVE				
in drive Ve drive	56'	357 LF 706 LF	36' FACE TO FACE 36' FACE TO FACE	4.0'	RESIDENTIAL RESIDENTIAL		MPH	12 C 21 C	Alexandration and a second	and the second se	8		
le drive	56'	557 LF	36' FACE TO FACE	4.0'	RÉSIDENTIAL	1 30	MPH	1 D	Winterstand and and and and and and and and and	1999 (1999) (199	DISIN		
PATH Y PASS	56'		36 FACE TO FACE	4.0' 4.0'	RESIDENTIAL RESIDENTIAL		MPH	10 D 15 D			RE		
H WAY	56		36'FACE TO FACE 36'FACE TO FACE	4.0'	RESIDENTIAL	1	MPH MPH	22 D 2/16 E	RIVERSDALE ROAD	0			
E PATH	561	302 LF	36' FACE TO FACE	4.0	RESIDENTIAL	1 30	MPH	2/16 E 2/20 F	BRIGHTON GROVE RIVERSDALE ROAD				
PASS	56	892 LF 232 LF	36' FACE TO FACE 36' FACE TO FACE	4.0'	RESIDENTIAL RESIDENTIAL		MPH MPH	1 G 1/9 H					
DRIVE	56'		36' FACE TO FACE	4.0'	RESIDENTIAL		MPH	10/18 H					++
XK PASS . LANE	56	435 LF 676 LF	36' FACE TO FACE	4.0°	RESIDENTIAL		MPH	1/8 I 9/15 I	FAIRLEIGH PATH STAYWELL WAY	9 - 10 - 10 - 10 - 10 - 10 - 10 - 10 - 1	famous losses		ndependen Q
PATH	56	164 LF	36' FACE TO FACE 36' FACE TO FACE	4.0'	RESIDENTIAL		MPH MPH	1 J	STAYWELL WAY				
ALE ROAD	56		36' FACE TO FACE	4.0'	RESIDENTIAL		MPH	2 L 12 L	SUREGOOD DRIVE	No. of Contract of		68	Office N., Str
RUN L WAY	56		36' FACE TO FACE 36' FACE TO FACE	4.0° 4.0'	RESIDENTIAL RESIDENTIAL		MPH MPH	1 M	COLINDALE DRIVE			ecting.	431
OD DRIVE	56	2,359 LF	36' FACE TO FACE	4.0	RESIDENTIAL	1 30	MPH	13 M 1 N	COLINDALE DRIVE	en fan die fan de skiel werde waar waar waar waar waar waar waar waa		B g	RR
WAY	561		36' FACE TO FACE	4.0'	RESIDENTIAL.		MPH	3 N	COLINDALE DRIVE		685	A LE	128
88W 1	56'	579 LF	36' FACE TO FACE	4.0'	redizen nal	1 30	MPH	1/2 O 4/5 O				₩ So 2 H	12
						4		2/28 P 1/8 Q	SUREGOOD DRIVE			O A	à
		Y (RESIDENTIAL LOTS ON			BLOCK LENGTH SUMM	Autorite and a second a second a		9/16 Q	LUDBROOK PASS			Driganc Regenering FIRM	Canno
3 ACRES		add sq. ft. = 0 sq. ft.			And an and a set of the set of th	LENGTH		1 R	BRACHAUS WAY			20 g ~	33
1 AGRE, < 3 AGRES: 15,000 SF, < 1 AGRE		00 SQ. FT. = 0 SQ. FT. 00 SQ. FT. = 0 SQ. FT.		· ·	Sector and the sector of the	064'		8/14 R 1/17 S	DERRING PATH BRACHAUS WAY		Â		10 D
10,000 SF, < 16,000 S	SF ACRE: Q X 3,5	00 SQ. FT. = 0 SQ. FT.	MPERVIOUS COVER		and the second	<u>68'</u> 15'		19 S 8 T	CLAYBORN DRIVE			ਰੂ ਹੈ	Main st Will
10,000 SF,:		2,500 50. FT. = 1,362,5	00 SQ. FT. IMPERVIOUS COVER (3)	1.278 ACRES)	A second distance of the second s	79'		9 T	TANDARA TRAIL			areson,	Wes
			• •		BLOCK E 7	121		3/15 U 1/10 V				A B	2BOL
•		,			Second	42' 98'		11/20 V	WEAVER WAY			べぶ	S
	<u>k</u>	APPENDIX Q-2				17'		1/11 W 12/25 W				XA	18th
1		apervious cov	# #		BLOCK I 4	43'		1/16 X	BARNABY WAY			<x< td=""><td>X</td></x<>	X
	51	URBAN WATERS	HERE		an and the second and the second s	89'		17/31 X 1 Y	CAVANAGH DRIVE			19	States.
-					Enter party and a fear that and the provide a sector of the sector of th	69' 30'		21 Y 2/14 Z	HIGHETT PASS				
		ert werftentenes titte	slutingan matersheds		Contraction of the second s	i37'		Entering of the second se	RIVERSDALE ROAD				
			AC		Search and the	15'							
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hous cover allow	VED AT 55	Abraham 75. A SIMPAD	an a strate a second distribution a second distribution a second distribution of the second distrabution of the second distributi		an a standard a standard a standard and the standard and a standard a standard a standard a standard a standard	22' 189'		Note Access	to the lote a	bove shall only	r		
					BLOCK P 2	189 ⁷ 104 ¹				bove shall only	r		
nasie naperincius c	cover opeansion	, BY SLOPE CATEGOR	R		BLOCK P 12 BLOCK Q 4 BLOCK R 3	189 ⁷ 104 ¹ 176 ³		Note: Access be taken from			r		
vasce maperinacius c	cover opeansion	, BY SLOPE CATEGOR	R		BLOCK P 12 BLOCK Q 4 BLOCK R 3 BLOCK S 8	189' 104' 376' 331'					7		
	COVER GREAKSONN	, BY SLOPE CATEGOR	R		BLOCK P 12 BLOCK Q 4 BLOCK R 3 BLOCK S 8 BLOCK T 4	189 ⁷ 104 ¹ 176 ³					r ,		
iasle naperaroxis c Achease 15 - 25 % = SED Total Impervi	cover Greansown **	1 57 31 OPE CATERON 8 40 % = 0. 193. AC	¥ 		BLOCK P 12 BLOCK Q 4 BLOCK R 3 BLOCK S 8 BLOCK T 4 BLOCK U 5	189 [°] 104 ¹ 176 ⁹ 331 ⁴ 146 ⁴ 178 ³					7	S	
iasle napervroxis c Acheage 15 - 25 % = 1950 Total Kapervr	cover Greansown **	1 57 31 OPE CATERON 8 40 % = 0. 193. AC	R		BLOCK P 12 BLOCK Q 4 BLOCK R 3 BLOCK S 8 BLOCK T 4 BLOCK U 5 BLOCK V 5 BLOCK W 6	189 [°] 104 ¹ 176 [°] 131 ¹ 146 [°] 578 [°] 538 [°] 552 [°]					7	DS	
Achease 15-25% Achease 15-25% Sed Total Imprivi Total Prof	cover Greatscown **1.93	1 57 31 OPE CATERON 8 40 % = 0. 193. AC	¥ 		BLOCK P 12 BLOCK Q 4 BLOCK R 3 BLOCK S 8 BLOCK S 8 BLOCK U 5 BLOCK V 5 BLOCK W 6 BLOCK X 7	189 [°] 104 ¹ 176 ⁹ 331 ⁴ 146 ⁴ 178 ³					r	SQN	
ABLE MAPERAROXIS C ACHEAGE 15 - 25 % RED TOTAL IMPRIVE TOTAL PROF	cover Greatscown **1.93	I BY HOPE CATERON 449% =	RANES - 245		BLOCK P 12 BLOCK Q 4 BLOCK R 3 BLOCK S 8 BLOCK V 5 BLOCK V 5 BLOCK V 5 BLOCK V 5 BLOCK X 7 BLOCK X 7 BLOCK X 7 BLOCK Z 7	189 ^r 104 ^t 176 ^r 131 ^t 146 ^t 578 ^t 538 ^t 552 ^t 761 ^t 006 ^t 701 ^t					r	LANDS	
ABLE MAPERAROXIS C ACHEAGE 15 - 25 % RED TOTAL IMPRIVE TOTAL PROF	cover Greatscown **1.93	I BY BLOPE CATEGOR 449% =0.193.AC COVER =55.05 1 HUBLENNE/AM	RARES - 245	. ** **	BLOCK P 12 BLOCK Q 4 BLOCK R 3 BLOCK S 8 BLOCK S 8 BLOCK V 5 BLOCK V 5 BLOCK V 5 BLOCK X 7 BLOCK X 7 BLOCK X 7 BLOCK Z 7	189 ^r 104 ⁱ 176 ⁱ 331 ⁱ 146 ⁱ 578 ⁱ 538 ⁱ 552 ⁱ 761 ⁱ 006 ⁱ 701 ⁱ					S	H	
Able Hupenvickis () Acheage 15 - 25 % SED TOTAL HAPENVIC TOTAL PROF SED HAPENVICUS CO	cover Greatscown **1.93	I BY BLOPE CANER AN 2.40 M =A.193AC COVER =55.05 I HUR DING/AN MPRIVIOUS	RARES - 245		BLOCK P 12 BLOCK Q 4 BLOCK R 3 BLOCK S 8 BLOCK S 8 BLOCK V 5 BLOCK V 5 BLOCK V 5 BLOCK X 7 BLOCK X 7 BLOCK Z 7 BLOCK AA 6	189 ^r 104 ^t 176 ^r 131 ^t 146 ^t 578 ^t 538 ^t 552 ^t 761 ^t 006 ^t 701 ^t					S	H	
NDLE IMPERIACION DE LO ICHEAGE 15 - 25 % IGD TOTAL IMPERIAL TOTAL PROF IGD IMPERIADUS CO ICOPE ACI ISONIES	CIEVER GREAMERING 	I BY BLOPE CATEGOR 2.40% = COVER = COVER = 55.05 1 HURDENNE/ AM HAPENVIOUS ACTUS	ACRES - 245	% Mueways/ Cadisays Acres	BLOCK P 12 BLOCK Q 4 BLOCK R 3 BLOCK S 8 BLOCK S 8 BLOCK V 5 BLOCK V 5 BLOCK V 5 BLOCK X 7 BLOCK X 7 BLOCK X 7 BLOCK Z 7	189 ^r 104 ⁱ 176 ⁱ 331 ⁱ 146 ⁱ 578 ⁱ 538 ⁱ 552 ⁱ 761 ⁱ 006 ⁱ 701 ⁱ					MES .	H	
ABLE IMPERVICUS C ACHEAGE 13 - 25 K SED TOTAL IMPERVIC TOTAL PROF SED IMPERVICUS CO SED IMPERVICUS CO SED IMPERVICUS CO	CRES	I BY BLOPE CANERAN 4.40% = COVER = BUD SING/AN BAPENVIOUS ACTUS 31.267	ACRES - 24.5	NA MARINANS/ MARIS MORES	BLOCK P 12 BLOCK Q 4 BLOCK R 3 BLOCK S 8 BLOCK S 8 BLOCK V 5 BLOCK V 5 BLOCK V 5 BLOCK X 7 BLOCK X 7 BLOCK X 7 BLOCK Z 7	189 ^r 104 ⁱ 176 ⁱ 331 ⁱ 146 ⁱ 578 ⁱ 538 ⁱ 552 ⁱ 761 ⁱ 006 ⁱ 701 ⁱ					S	HIGHL	
NOLE INAPERVICIONS CO ICHEAGE 15 - 25 % RED TOTAL IMPERVIE TOTAL PROF RED IMPERVICIUS CO INOPE AC INOPE AC INOPE AC INOPE AC	CRES 21.49 0.75	I BY INGPE CATEGOR 4.49% =0.193.AC COVER =	ACRES - 245 ACRES	** BINEWAYS/ CADISAYS ACRES 22.92 0.001 0.003	BLOCK P 12 BLOCK Q 4 BLOCK R 3 BLOCK S 8 BLOCK S 8 BLOCK V 5 BLOCK V 5 BLOCK V 5 BLOCK X 7 BLOCK X 7 BLOCK X 7 BLOCK Z 7	189 ^r 104 ⁱ 176 ⁱ 331 ⁱ 146 ⁱ 578 ⁱ 538 ⁱ 552 ⁱ 761 ⁱ 006 ⁱ 701 ⁱ					, NOTES	E HIGHL	
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NEAGE 13 - 25 % POTOTAL MAPRINA TOTAL PROF DIMPERVIOUS CO OFE AC SOMES 22	COVER GREAMSONN COVER	I BY HADPE CATEGOR 449% =A.193.AC COVER =A HOPESNAC/AN HAPENVIOUS ACTING 31.267 A 31.267 A ACTING AC	APPENDIX BAT	** MINEWAYS/ MACHES 22.92 0.001 0.003 0.00 0.003 0.00 0.0	BLOCK P BLOCK Q BLOCK R BLOCK S BLOCK V BLOCK V BLOCK V BLOCK X BLOCK X BLOCK X BLOCK X BLOCK X BLOCK X BLOCK AA BLOCK A	189' 104' 176' 131' 146' 578' 38' 552' 761' 006' 701' 507' 701' 507' 701' 507' 70' 70' 70' 70' 70' 70' 70' 70' 70' 70' 70' 70' 70' 8. SCOWER 40:200/ 2001	87.01 59.13	taken from			NERAL NOTES	RIDGE HIGHL	
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2	Q X 7,500 SQ. FT. = 0 SQ. FT. IMPERMOUS COVER
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	555 X 2,500 SQ. FT. = 1,362,500 SQ. FT. IMPERVIOUS COVER

•		•	IMPERVICUS COVER		
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SLOPE CATEGORES	ACRES	ACTURS	% of category	ACRES	
0-15% 15-25% 25-35% OWR 35%	<u>221.49</u> <u>1.93</u> <u>0.75</u> 0.37	<u>31.267</u> 0.01 0.001 0.00	<u> </u>	<u>22.92</u> 0.001 0.003 0.00	
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MORES		HOPE
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Drainage Area to Control Drainage Area Impervious Cover Capture Depth (CD) (0.5*> (IC-20)/ 100)	19.36 ec 68.54 % 9.985 in	drain Drain Captu
WATER OUALITY CONTROL CALCULATIONS		WAT
25-YEAR PEAK FLOW BATE TO CONTROL (025) 200-YEAR PEAK FLOW RATE TO CONTROL (0260)	131.5 cfs 129.6 cfs	25-76/ 100-77
FOR FAIL SEDMAINTATION / SIDPLIFATION POND		FORE
WATER QUALITY VOLUME (CD*DRAIMAGE AREA) SEDIMENTATION POND AREA (WCM/X0) SEDIMENTATION VOLUME (AXXV) FILTRATION POND HEIGHT FILTRATION POND AREA (WCM/(7+2.83*H)) FILTRATION VOLUME (>20% WCV)	69,222,55 of 6,922,25 of 69,222,65 of 5 ft 2,711,67 sf 13,844,53 of	WATE SEDIM SEDIM FILTE/ FILTE/ FILTE/



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transic the last	PERVIOUS COVER ON MOPPS	ALTERNATION CONTRACTOR	A MARINA	
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SLOPE CATEGORIES	ACRES	ASTRIS	% OF CATEGORY	ACRES
0-15% 15-25% 25-35%	<u> </u>	<u>31.267</u> 0.01 0.001	<u>14.50</u> 0.13	<u>22,92</u> 0.001 0.003

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.

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.

2 OF 5 HEET NO.