

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2019-0090.1A

COMMISSION DATE: September 27, 2022

SUBDIVISION NAME: Stoney Ridge Highlands, Phase 1

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: 151.428 acres (6,596,203.68 sf)

LOTS: 171

COUNTY: Travis

DISTRICT: 2

WATERSHED: Dry Creek East Creek

JURISDICTION: Limited Purpose

SIDEWALKS: Sidewalks will be constructed along streets.

VARIANCE: None

DEPARTMENT COMMENTS:

The request is for the approval of Stoney Ridge Highlands Phase 1 final plat comprised of 171 lots on 151.428 acres (6,596,203.68 sf).

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions listed in the comment report are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated September 23, 2022, and attached as Exhibit C.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

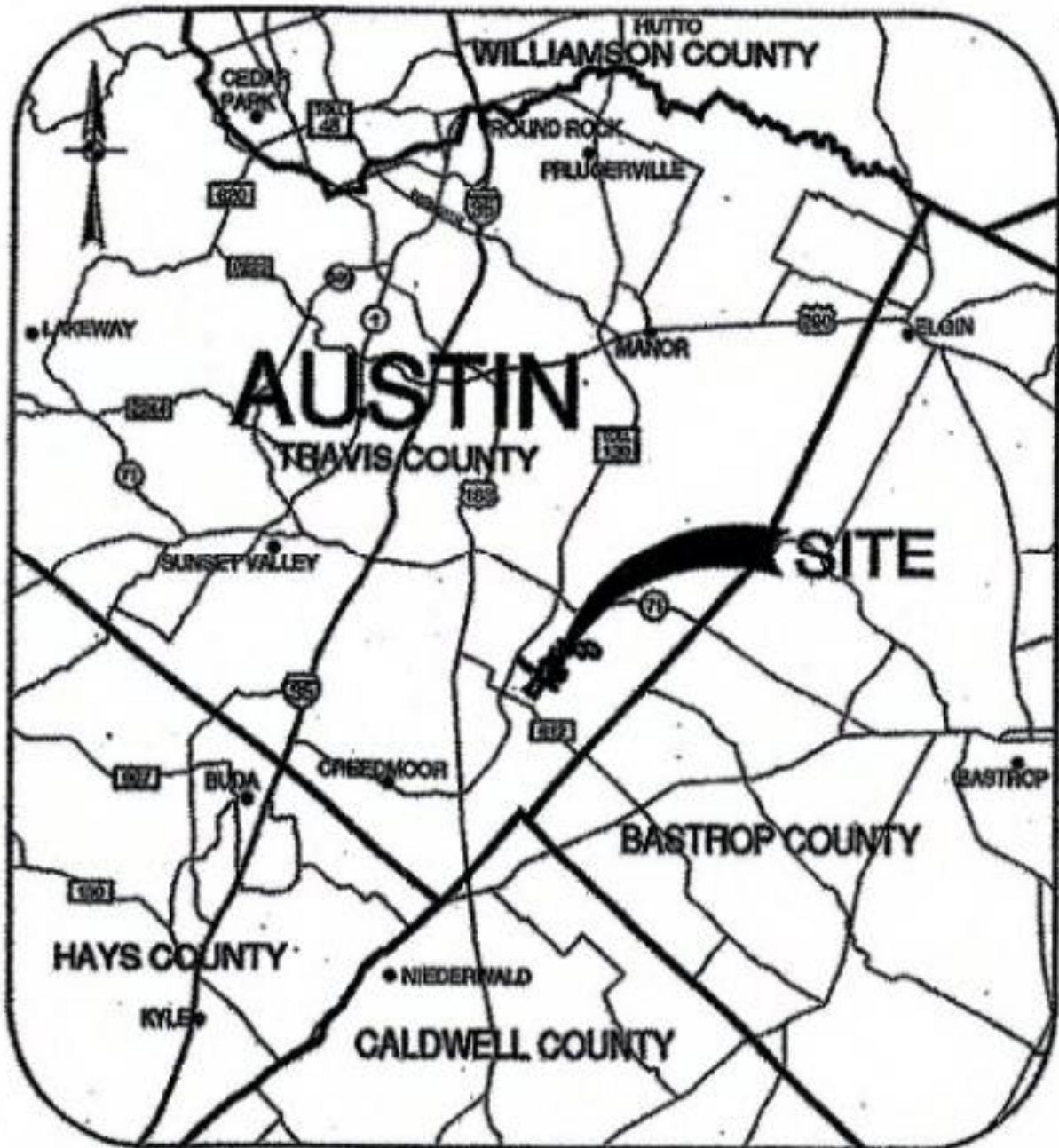
ATTACHMENTS

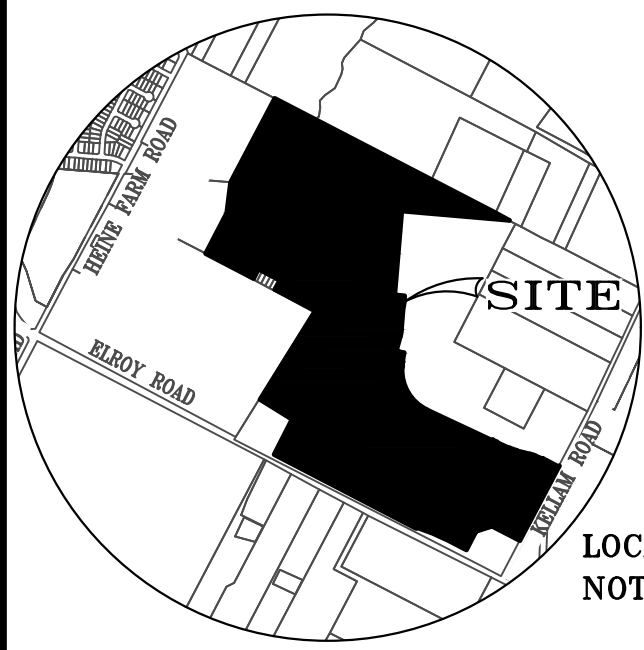
Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment Report

EXHIBIT A





STONEY RIDGE HIGHLANDS PHASE 1 A SMALL LOT SUBDIVISION FINAL PLAT

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

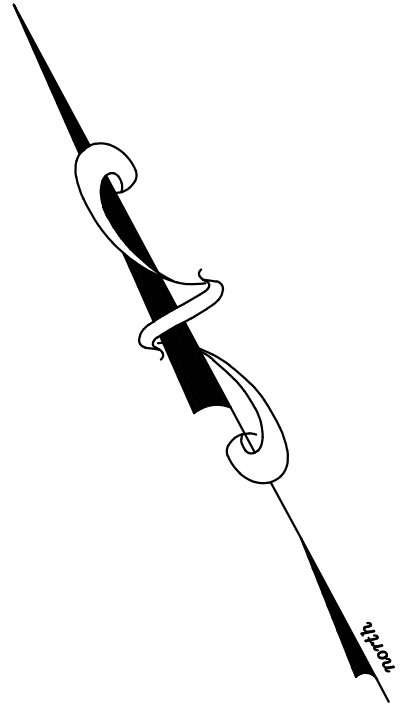
SHEET NO. 1 OF 11



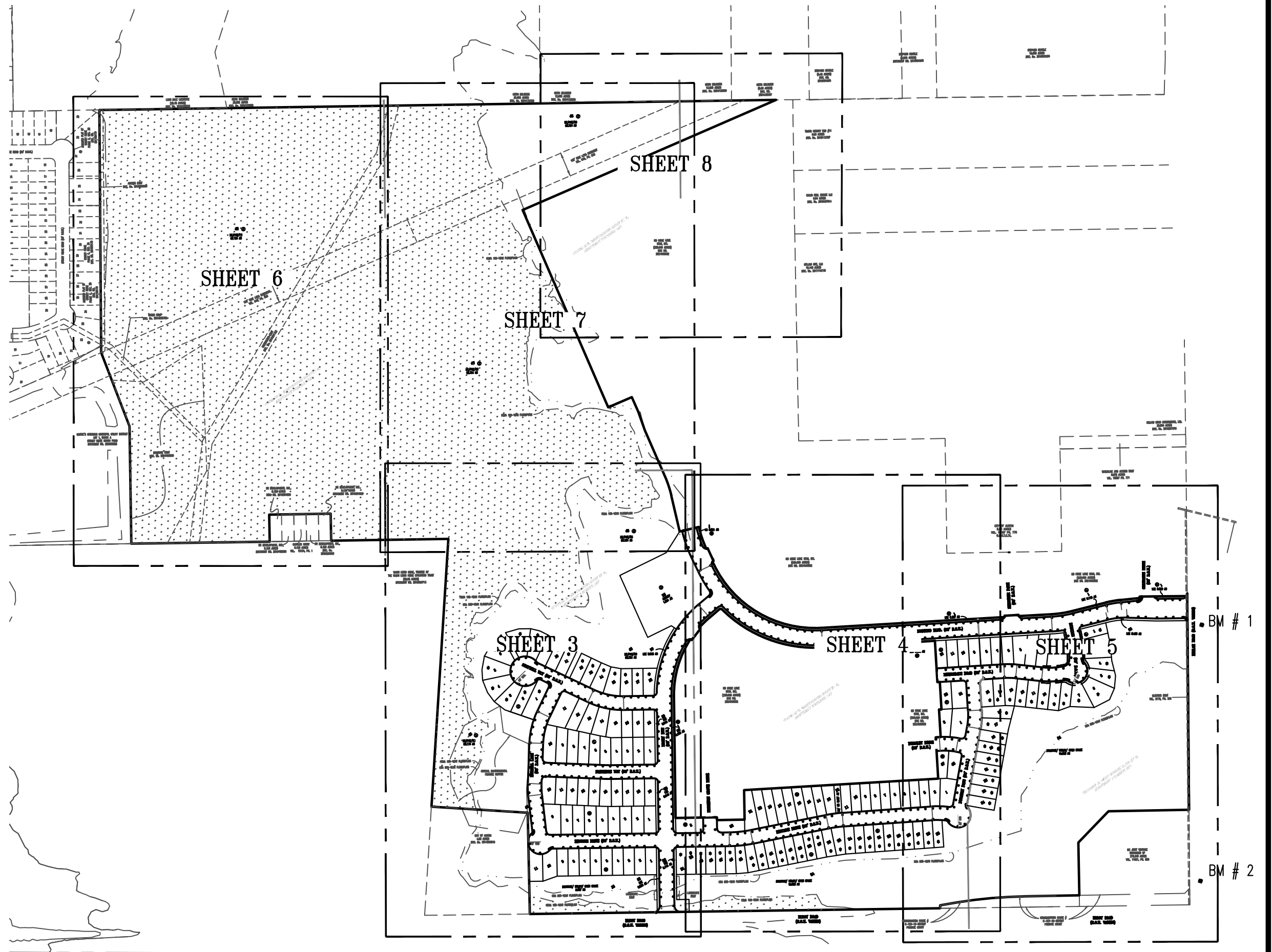
STONEY RIDGE HIGHLANDS PHASE 1

A SMALL LOT SUBDIVISION

FINAL PLAT



SCALE: 1" = 300'



DATE: NOVEMBER 18, 2021

OWNER:
KB HOME LONE STAR, INC.
10800 PECAN PARK BLVD.,
STE. 200
AUSTIN, TEXAS 78750
(512) 651-8100 PHONE

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: 512-280-5160

TOTAL ACREAGE: 151.428 ACRES
SURVEY: SANTIAGO DEL VALLE SURVEY,
ABSTRACT NO. 24
F.E.M.A. MAP NO. 48453C0614K
TRAVIS COUNTY, TEXAS
DATED: JANUARY 22, 2020

TOTAL OF LOTS :	171	ACREAGE
NO. OF SINGLE FAMILY LOTS:	154	19.366 ACRES
NO. OF DE/PUE/OS LOTS:	3	116.932 ACRES
NO. OF AMENITY LOTS:	1	1.891 ACRES
NO. LSE LOTS:	12	1.437 ACRES
NO. LSE/OS LOTS:	1	0.067 ACRES
NO. OF BLOCKS:	12	

RIGHT-OF-WAY LINEAR FOOTAGE		
BRIGHTON GROVE DRIVE	56' R.O.W.	90'
BURNLEY DRIVE	56' R.O.W.	479'
BURWIND BOULEVARD	R.O.W. VARIES	2,253'
DUNAWAY PASS	56' R.O.W.	584'
FAIRLEIGH WAY	56' R.O.W.	528'
HUDKINS WAY	56' R.O.W.	232'
KINCAIDE DRIVE	56' R.O.W.	1,697'
MORRELL LANE	56' R.O.W.	677'
MOSEY RUN	60' R.O.W.	1,374'
RIVERSDALE ROAD	56' R.O.W.	616'
STAYWELL WAY	56' R.O.W.	612'
TOTAL	11.735 ACRES	9,142'

BM 1:
1/2 INCH IRON ROD IN THE SOUTHEAST RIGHT-OF-WAY LINE OF KELLAM ROAD, HAVING GRID COORDINATES OF N = 10028549.71, E = 3153292.99, ELEVATION = 491.541'

BM 2:
1/2 INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF OLD KELLAM ROAD, HAVING GRID COORDINATES OF N = 10027635.04, E = 3152794.48, ELEVATION = 558.38'

SHEET NO. 2 OF 11



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

Surveying

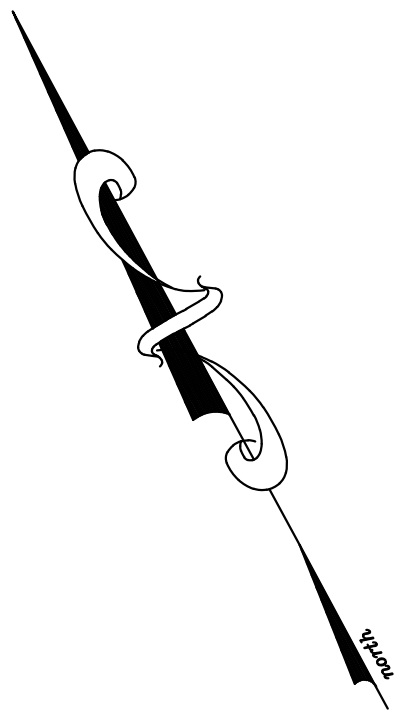
Austin, Texas 78749

Fax No. (512) 280-5165

STONE RIDGE HIGHLANDS PHASE 1

A SMALL LOT SUBDIVISION

FINAL PLAT



SCALE: 1" = 100'

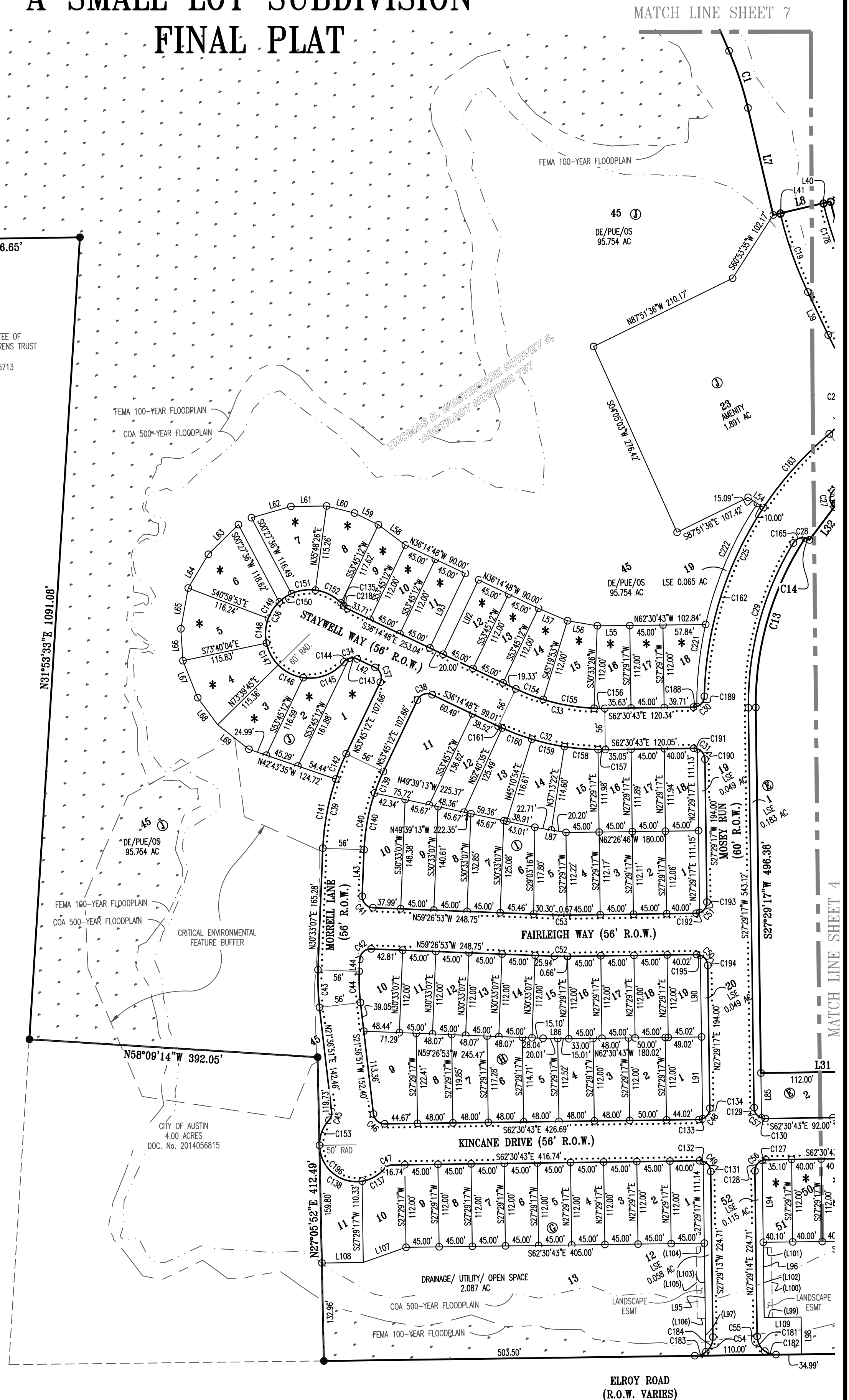
LEGEND

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- LSE LANDSCAPE EASEMENT
- ⑫ LOT NUMBER
- * BLOCK DESIGNATION
- * FINISHED FLOOR ELEVATION NECESSARY (SEE CHART)
- APPROXIMATE LOCATION OF SIDEWALKS
- F.F.E. FINISHED FLOOR ELEVATION

VIVIAN LEWIS HEINE, TRUSTEE OF
THE VIVIAN LEWIS HEINE CHILDRENS TRUST
(82.93 ACRES)
DOCUMENT NO. 2019095713

- 500 YEAR CITY OF AUSTIN FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN

Easement Line Table		
Line #	Length	Direction
(L97)	45.56	N27°29'17"E
(L99)	10.97	S62°28'22"E
(L100)	94.68	N27°29'17"E
(L101)	11.00	N62°30'43"W
(L102)	94.68	S27°28'03"W
(L103)	97.23	N27°29'17"E
(L104)	11.00	N62°30'43"W
(L105)	97.23	S27°29'17"W
(L106)	11.00	S62°30'43"E



SHEET NO. 3 OF 11

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160
Surveying Austin, Texas 78749 Fax No. (512) 280-5165

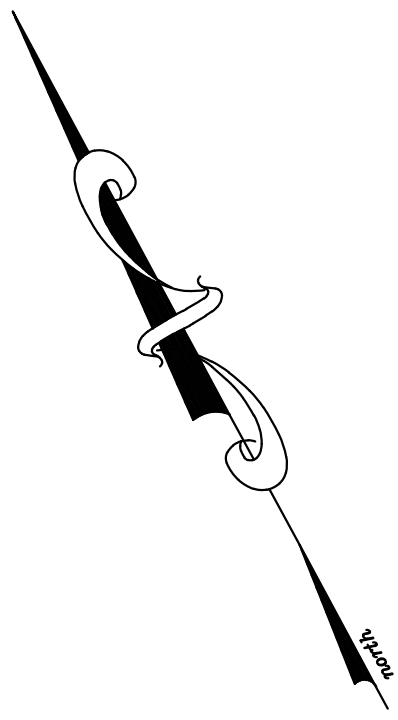
CASE NO. C8J-2019-0090.1A

J:\AC3D\5092\Survey\PLAT-STONEY RIDGE HIGHLANDS, PHASE 1

STONE RIDGE HIGHLANDS PHASE 1

A SMALL LOT SUBDIVISION

FINAL PLAT



SCALE: 1" = 100'

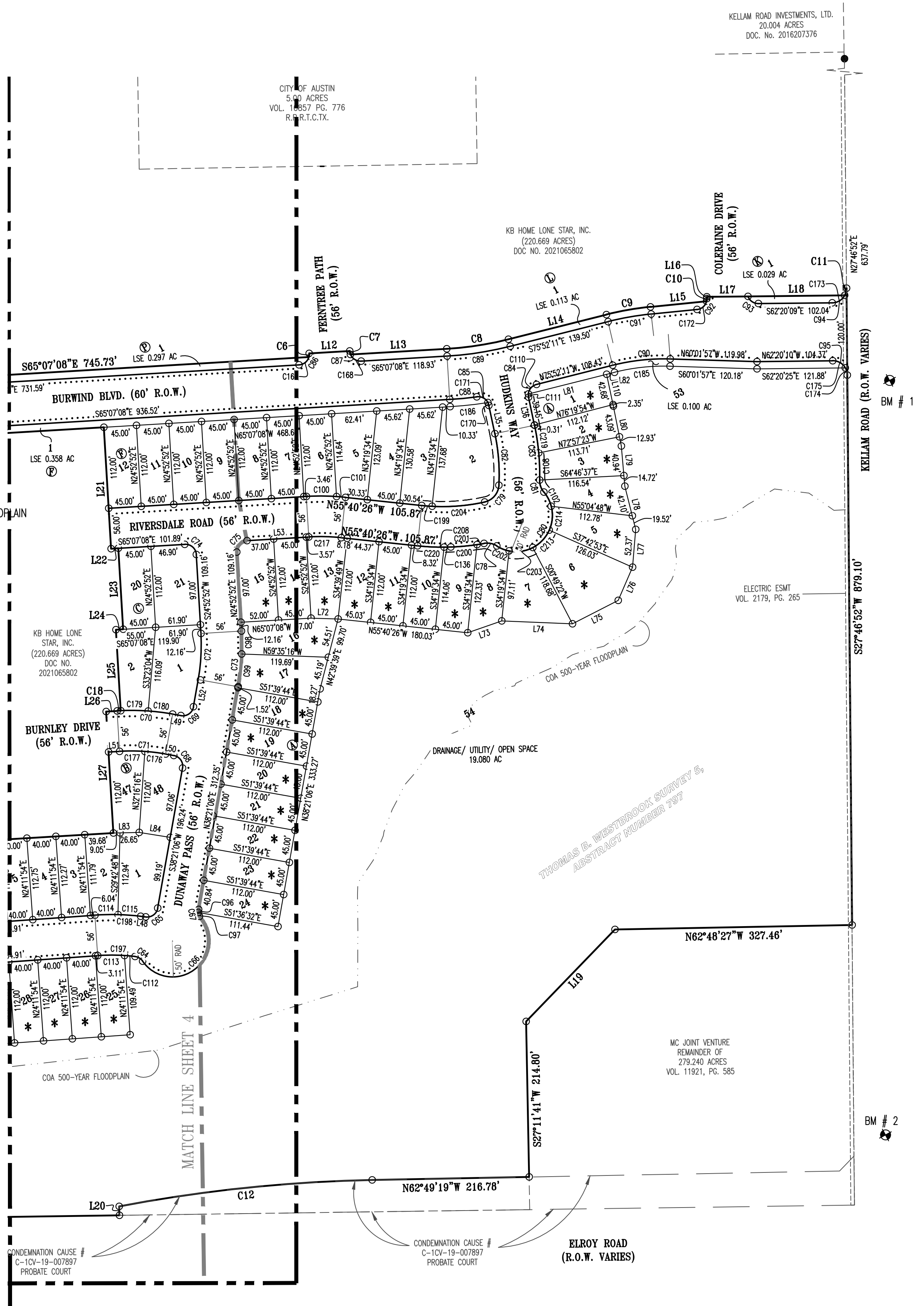
LEGEND

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- LSE LANDSCAPE EASEMENT
- 12 LOT NUMBER
- * BLOCK DESIGNATION
- * FINISHED FLOOR ELEVATION NECESSARY (SEE CHART)
- APPROXIMATE LOCATION OF SIDEWALKS
- F.F.E. FINISHED FLOOR ELEVATION

500 YEAR CITY OF AUSTIN FLOODPLAIN

FEMA 100 YEAR FLOODPLAIN

FEMA 100 YEAR



SHEET NO. 5 OF 11

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

CASE NO. C8J-2019-0090.1A J: \AC3D\5092\Survey\PLAT-STONEY RIDGE HIGHLANDS, PHASE 1

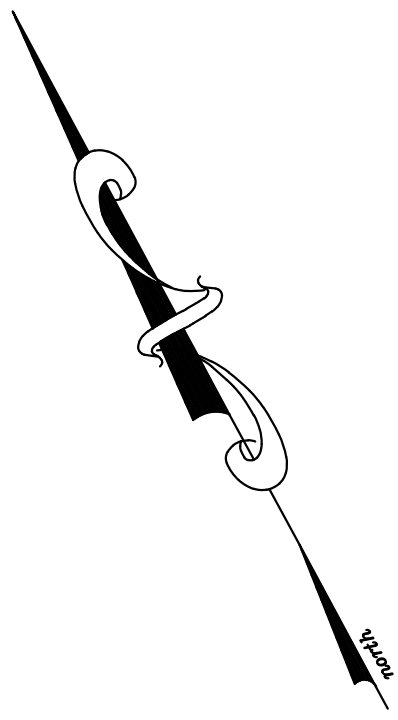
STONEY RIDGE HIGHLANDS PHASE 1

A SMALL LOT SUBDIVISION

FINAL PLAT

LYNN DALE LUEDECKE
(28.18 ACRES)
DOC. No. 2016183599

KEITH DELOZIER
(30.582 ACRES)
DOC. No. 2004133308



SCALE: 1" = 100'

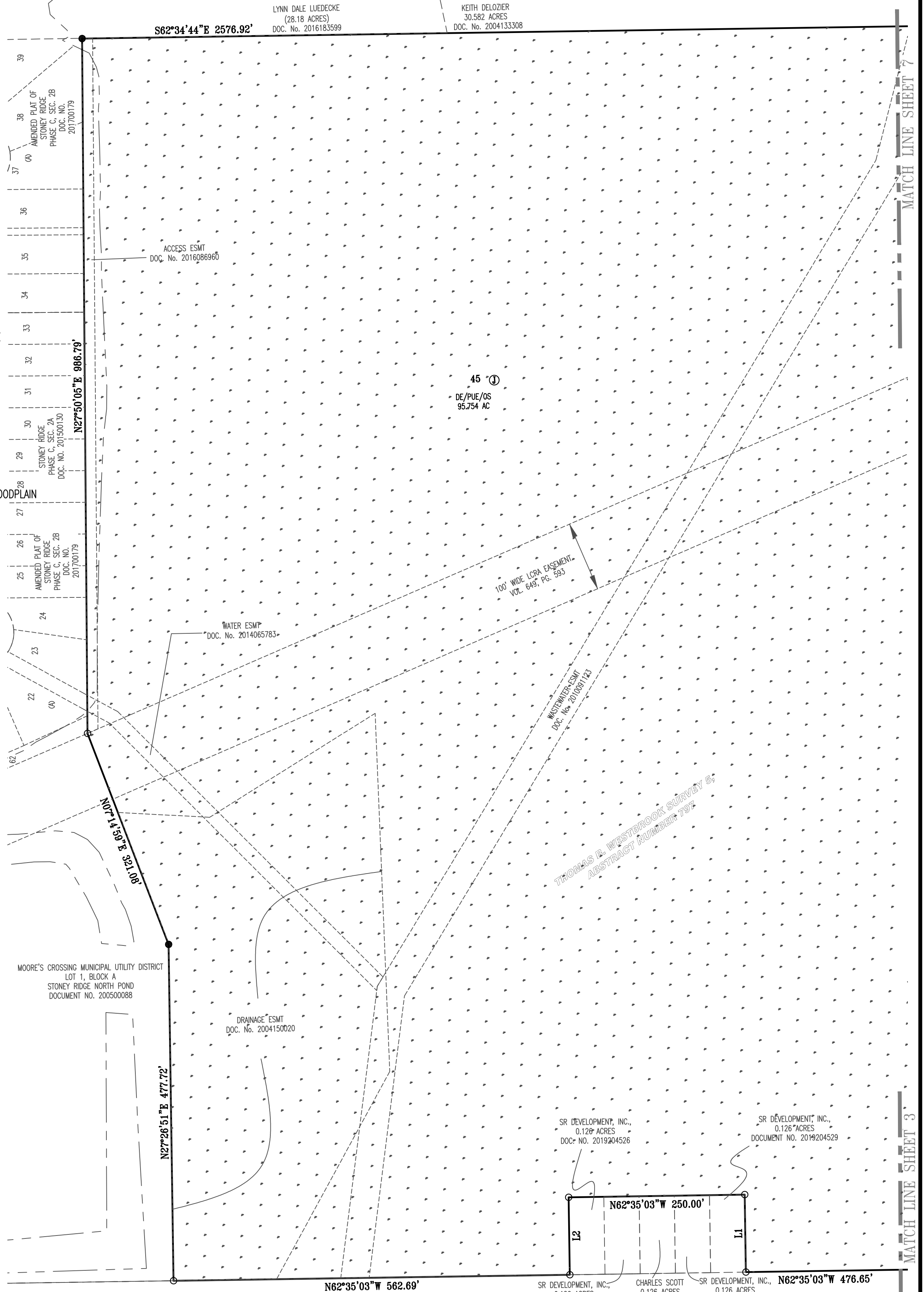
LEGEND

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- LSE LANDSCAPE EASEMENT
- ⑫ LOT NUMBER
- * BLOCK DESIGNATION
- * FINISHED FLOOR ELEVATION
NECESSARY (SEE CHART)
- APPROXIMATE LOCATION
OF SIDEWALKS
- F.F.E. FINISHED FLOOR ELEVATION

----- 500 YEAR CITY OF AUSTIN FLOODPLAIN

----- FEMA 100 YEAR
FLOODPLAIN

----- FEMA 100 YEAR



SR DEVELOPMENT, INC.,
0.126 ACRES
DOC. No. 2019204526

SR DEVELOPMENT, INC.,
0.126 ACRES
DOCUMENT NO. 2019204529

SR DEVELOPMENT, INC.,
0.126 ACRES
DOCUMENT NO. 2019182500

CHARLES SCOTT
0.126 ACRES
VOL. 12134, PG. 1

SR DEVELOPMENT, INC.,
0.126 ACRES
DOC. No. 2009028992

SHEET NO. 6 OF 11

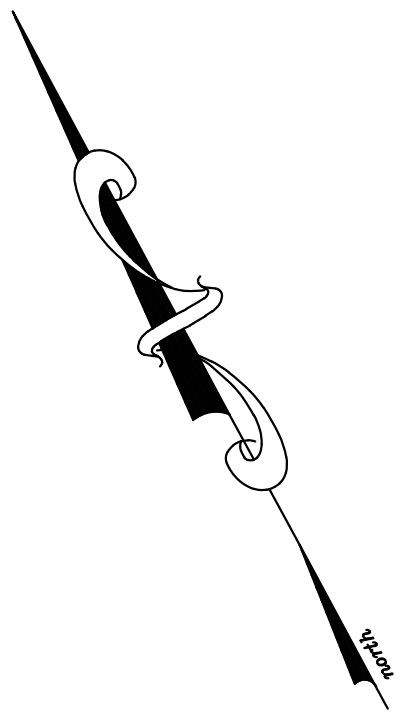


Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering 5501 West William Cannon
Phone No. (512) 280-5160
Surveying Austin, Texas 78749
Fax No. (512) 280-5165

STONEY RIDGE HIGHLANDS PHASE 1

A SMALL LOT SUBDIVISION

FINAL PLAT



SCALE: 1" = 100'

LEGEND

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- LSE LANDSCAPE EASEMENT
- ⑫ LOT NUMBER
- * BLOCK DESIGNATION
- * FINISHED FLOOR ELEVATION NECESSARY (SEE CHART)
- APPROXIMATE LOCATION OF SIDEWALKS
- F.F.E. FINISHED FLOOR ELEVATION

- 500 YEAR CITY OF AUSTIN FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN
- FEMA 100 YEAR

KEITH DELOZIER
30.582 ACRES
DOC. No. 2004133308

KEITH DELOZIER
12.600 ACRES
DOC. No. 2004133309

S62°34'44"E 2576.92'

45 ①
DE/PUE/OS
95.754 AC

100' WIDE LCRA EASEMENT
VOL. 649, PG. 539

N85°11'34"W 1123.49'

THOMAS B. WESTBROOK SURVEY 8,
ABSTRACT NUMBER 797

KB HOME LONE
STAR, INC.
(220.669 ACRES)
DOC. NO.
2021065802

FEMA 100-YEAR FLOODPLAIN

45 ①
DE/PUE/OS
95.754 AC

FEMA 100-YEAR FLOODPLAIN

MATCH LINE SHEET 3

FEMA 100-YEAR FLOODPLAIN

45 ①
DE/PUE/OS
95.754 AC

N62°35'03"W 476.65'

SHEET NO. 7 OF 11



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

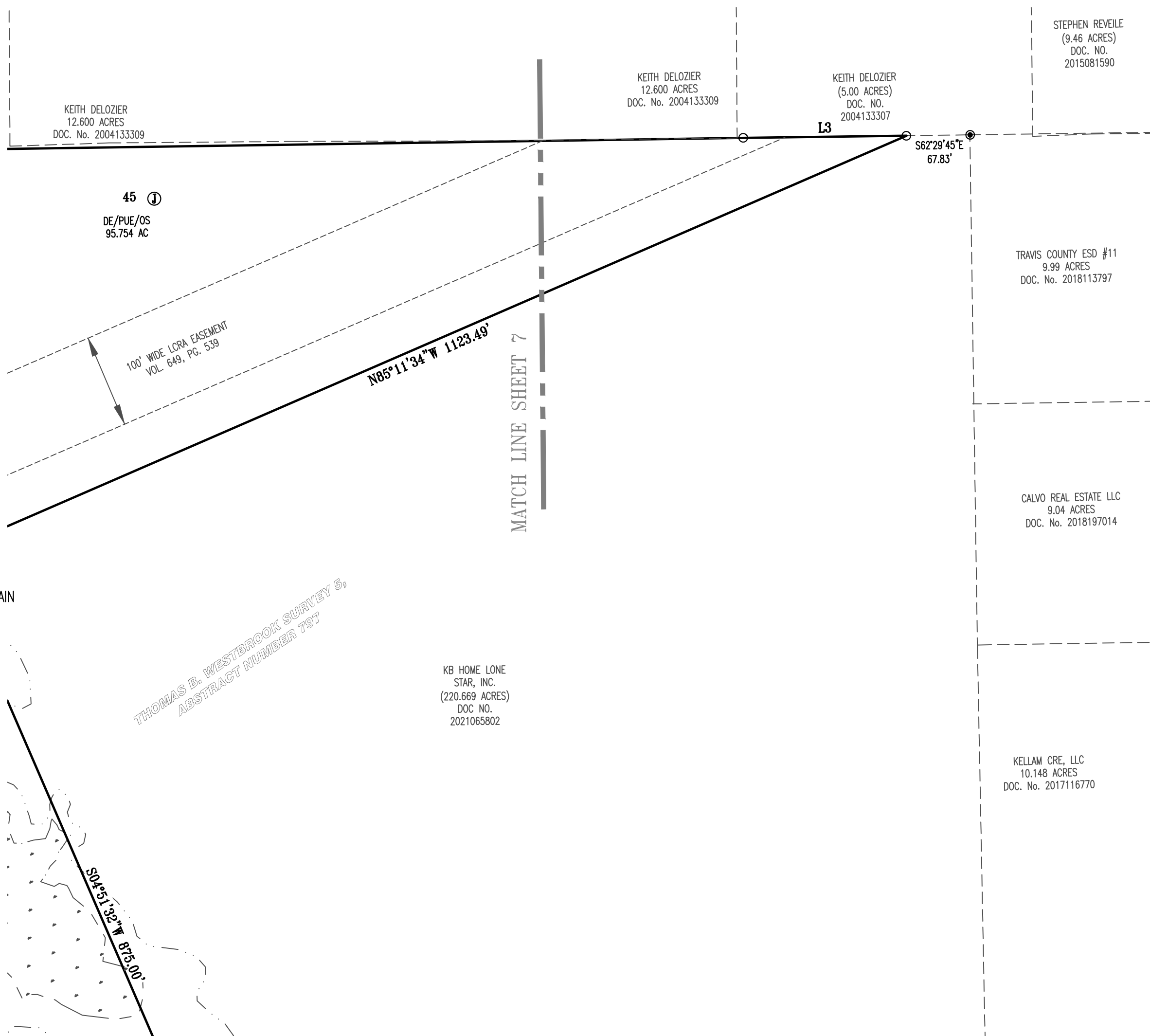
REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

CASE NO. C8J-2019-0090.1A J: \AC3D\5092\Survey\PLAT-STONEY RIDGE HIGHLANDS, PHASE 1

FEMA 100 YEAR



FINISHED FLOOR ELEVATIONS			FINISHED FLOOR ELEVATIONS			FINISHED FLOOR ELEVATIONS		
BLOCK	LOT	FFE	BLOCK	LOT	FFE	BLOCK	LOT	FFE
A	1	xxx"	A	25	xxx"	A	49	xxx"
A	2	xxx"	A	26	xxx"	A	50	xxx"
A	3	xxx"	A	27	xxx"	A	51	xxx"
A	4	xxx"	A	28	xxx"			
A	5	xxx"	A	29	xxx"	J	1	xxx"
A	6	xxx"	A	30	xxx"	J	2	xxx"
A	7	xxx"	A	31	xxx"	J	3	xxx"
A	8	xxx"	A	32	xxx"	J	4	xxx"
A	9	xxx"	A	33	xxx"	J	5	xxx"
A	10	xxx"	A	34	xxx"	J	6	xxx"
A	11	xxx"	A	35	xxx"	J	7	xxx"
A	12	xxx"	A	36	xxx"	J	8	xxx"
A	13	xxx"	A	37	xxx"	J	9	xxx"
A	14	xxx"	A	38	xxx"	J	10	xxx"
A	15	xxx"	A	39	xxx"	J	11	xxx"
A	16	xxx"	A	40	xxx"	J	12	xxx"
A	17	xxx"	A	41	xxx"	J	13	xxx"
A	18	xxx"	A	42	xxx"	J	14	xxx"
A	19	xxx"	A	43	xxx"	J	15	xxx"
A	20	xxx"	A	44	xxx"	J	16	xxx"
A	21	xxx"	A	45	xxx"	J	17	xxx"
A	22	xxx"	A	46	xxx"	J	18	xxx"
A	23	xxx"	A	47	xxx"			
A	24	xxx"	A	48	xxx"			

◆ Surveying
◆ Austin, Texas 78749
◆ Fax No. (512) 280-5165

STONEY RIDGE HIGHLANDS PHASE 1

A SMALL LOT SUBDIVISION

FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	81.69	460.00	S09°56'47"W	81.58	40.95	10°10'30"
C2	92.73	460.00	S09°15'32"W	92.57	46.52	11°32'59"
C3	5.68	15.00	S77°00'39"E	5.65	2.87	21°41'54"
C4	4.91	15.00	S82°46'02"W	4.89	2.48	18°44'43"
C5	540.40	455.00	S31°05'36"E	509.20	307.19	68°03'00"
C6	5.10	15.00	N34°37'00"E	5.07	2.57	19°28'16"
C7	4.95	15.00	S15°25'58"W	4.92	2.50	18°53'48"
C8	86.31	460.00	S70°29'40"E	86.19	43.28	10°45'03"
C9	61.90	420.00	S71°38'51"E	61.84	31.01	8°26'39"
C10	3.73	15.00	N34°54'54"E	3.72	1.88	14°15'42"
C11	10.35	20.00	N42°35'58"E	10.23	5.29	29°38'12"
C12	351.67	2080.00	N67°39'56"W	351.25	176.25	9°41'13"
C13	243.17	410.00	S44°30'56"W	239.62	125.28	33°58'55"
C14	6.43	15.00	N36°40'17"W	6.38	3.27	24°34'07"
C15	6.11	15.00	S11°28'45"E	6.06	3.10	23°19'16"
C16	59.11	410.00	S73°50'56"W	59.06	29.60	8°15'36"
C17	453.13	535.00	N40°51'18"W	439.70	241.15	48°31'39"
C18	5.00	328.00	S64°40'56"E	5.00	2.50	0°52'24"
C19	112.24	530.00	N08°58'01"E	112.03	56.33	12°08'01"
C20	24.38	15.00	N41°18'09"W	21.78	15.84	93°06'55"
C21	23.45	15.00	S47°20'41"W	21.14	14.89	89°35'27"
C22	91.00	525.00	N02°03'56"W	90.88	45.61	9°55'51"
C23	549.18	465.00	S31°17'05"E	517.81	311.69	67°40'05"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C24	444.66	525.00	S40°51'18"E	431.49	236.65	48°31'39"
C25	406.62	480.00	N53°42'39"E	394.57	216.41	48°32'10"
C26	45.97	420.00	N74°50'36"E	45.95	23.01	6°16'17"
C27	24.83	15.00	N24°17'02"E	22.09	16.33	94°50'50"
C28	25.16	15.00	N72°26'04"W	22.31	16.69	96°05'41"
C29	234.79	420.00	S43°30'11"W	231.75	120.55	32°01'48"
C30	23.05	15.00	N73°27'56"E	20.85	14.50	88°02'43"
C31	23.56	15.00	S17°30'43"E	21.21	15.00	90°00'00"
C32	150.36	328.00	S49°22'46"E	149.05	76.52	26°15'54"
C33	124.69	272.00	S49°22'46"E	123.60	63.46	26°15'54"
C34	19.93	15.00	N74°18'13"W	18.49	11.74	76°06'48"
C36	294.33	60.00	N28°10'20"E	76.28	49.40	28°10'53"
C37	23.56	15.00	N08°45'12"E	21.21	15.00	90°00'00"
C38	23.56	15.00	S81°14'48"E	21.21	15.00	90°00'00"
C39	132.82	328.00	N42°09'09"E	131.91	67.33	23°12'05"
C40	110.14	272.00	N42°09'09"E	109.39	55.84	23°12'05"
C41	23.56	15.00	N14°26'53"W	21.21	15.00	90°00'00"
C42	23.56	15.00	S75°33'07"W	21.21	15.00	90°00'00"
C43	51.17	328.00	N26°04'59"E	51.11	25.64	8°56'16"
C44	42.43	272.00	S26°04'59"W	42.39	21.26	8°56'16"
C45	12.72	15.00	N45°54'19"E	12.34	6.77	48°34'58"
C46	22.02	15.00	S20°26'56"E	20.10	13.54	84°07'33"
C47	12.72	15.00	N86°48'12"W	12.34	6.77	48°34'58"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C48	23.56	15.00	N72°29'17"E	21.21	15.00	90°00'00"
C49	23.56	15.00	N17°30'43"W	21.21	15.00	90°00'00"
C50	23.56	15.00	N17°30'43"W	21.21	15.00	90°00'00"
C51	23.56	15.00	S72°29'17"W	21.21	15.00	90°00'00"
C52	17.54	328.00	N60°58'48"W	17.54	8.77	3°03'49"
C53	14.54	272.00	N60°58'48"W	14.54	7.27	3°03'49"
C54	39.27	25.00	N72°29'07"E	35.35	25.00	89°59'48"
C55	39.27	25.00	N17°30'53"W	35.36	25.00	90°00'12"
C56	23.56	15.00	N72°29'17"E	21.21	15.00	90°00'00"
C57	23.56	15.00	S17°30'43"E	21.21	15.00	90°00'00"
C58	23.56	15.00	N72°29'17"E	21.21	15.00	90°00'00"
C59	23.56	15.00	N17°30'43"W	21.21	15.00	90°00'00"
C60	96.86	528.00	S67°46'01"E	96.72	48.56	10°30'37"
C61	86.58	472.00	N67°46'01"W	86.46	43.41	10°30'37"
C62	59.48	472.00	S69°24'43"E	59.44	29.78	7°13'13"
C63	66.54	528.00	N69°24'43"W	66.49	33.31	7°13'13"
C64	12.78	15.00	S30°33'48"E	12.39	6.80	48°47'50"
C65	22.76	15.00	S81°48'50"W	20.64	14.22	86°55'28"
C66	160.65	50.00	N81°48'54"E	99.93	1398.97	184°05'38"
C67	12.72	15.00	N14°03'37"E	12.34	6.77	48°34'58"
C68	23.57	15.00	S06°39'19"E	21.22	15.00	90°00'50"
C69	23.56	15.00	S83°20'41"W	21.21	15.00	89°59'10"
C70	77.03	328.00	N58°23'26"W	76.86	38.70	13°27'24"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C71	63.88	272.00	S58°23'26"E	63.74	32.09	13°27'24"
C72	63.95	272.00	S31°36'59"W	63.80	32.12	13°28'14"
C73	77.11	328.00	N31°36'59"E	76.94	38.74	13°28'14"
C74	23.56	15.00	S20°07'08"E	21.21	15.00	90°00'00"
C75	23.56	15.00	N69°52'52"E	21.21	15.00	90°00'00"
C78	18.48	25.00	N50°36'22"W	18.06	9.68	42°20'30"
C79	32.52	25.00	S68°39'03"W	30.27	19.02	74°31'28"
C80	141.60	50.00	S69°25'51"W	98.81	320.53	162°16'02"
C81	18.02	25.00	S08°56'47"W	17.63	9.42	41°17'54"
C82	71.67	272.00	S23°50'23"W	71.47	36.05	15°05'52"
C83	76.17	328.00	S22°56'35"W	76.00	38.26	13°18'17"
C84	23.00	15.00	S60°12'38"W	20.81	14.44	87°50'22"
C85	22.38	15.00	S26°26'48"E	20.36	13.86	85°28'29"
C86	23.56	15.00	N69°52'52"E	21.21	15.00	90°00'00"
C87	23.56	15.00	S20°07'08"E	21.21	15.00	90°00'00"
C88	37.60	530.00	S67°09'05"E	37.60	18.81	4°03'54"
C89	88.19	470.00	S70°29'40"E	88.06	44.22	10°45'03"
C90	80.16	290.00	N67°57'04"W	79.90	40.34	15°50'14"
C91	60.43	410.00	S71°38'51"E	60.37	30.27	8°26'39"
C92	22.20	15.00	N70°10'46"E	20.23	13.69	84°47'25"
C93	18.47	15.00	S27°04'13"E	17.32	10.61	70°31'52"
C94	31.38	20.00	N72°43'22"E	28.26	19.96	89°52'59"
C95	31.46	20.00	N17°16'39"W	28.31	20.04	90°07'02"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C96	4.11	15.00	S30°29'56"W	4.10	2.07	15°42'19"
C97	8.61	15.00	S06°12'27"W	8.49	4.43	32°52'39"
C98	31.66	328.00	S27°38'48"W	31.65	15.84	5°31'52"
C99	45.45	328.00	S34°22'55"W	45.41	22.76	7°56'22"
C100	41.65	328.00	S61°28'52"E	41.62	20.85	7°16'31"
C101	12.42	328.00	S56°45'31"E	12.42	6.21	2°10'11"
C102	22.21	50.00	S01°01'21"W	22.03	11.29	25°27'02"
C108	37.56	328.00	S26°18'44"W	37.54	18.80	6°33'42"
C110	18.46	15.00	S68°51'57"W	17.32	10.61	70°31'44"
C111	4.53	15.00	S24°56'46"W	4.51	2.28	17°18'39"
C112	14.46	272.00	N56°29'05"W	14.46	7.23	3°02'44"
C113	37.00	272.00	N61°54'17"W	36.97	18.53	7°47'40"
C114	31.87	328.06	S63°01'06"E	31.86	15.95	5°33'59"
C115	31.55	328.06	S57°28'44"E	31.53	15.79	5°30'34"
C116	50.39	472.67	N66°51'30"W	50.37	25.22	6°06'31"
C117	9.09	493.37	N72°28'58"W	9.09	4.54	1°03'19"
C118	2.73	528.00	S72°52'26"E	2.73	1.37	0°17'47"
C119	37.63	528.00	S70°41'02"E	37.62	18.82	4°05'00"
C120	25.01	528.00	S67°17'07"E	25.01	12.51	2°42'50"
C122	35.57	528.01	N71°05'31"W	35.57	17.79	3°51'37"
C123	38.79	528.01	N67°03'27"W	38.78	19.40	4°12'32"
C124	22.49	528.02	N63°43'56"W	22.49	11.25	2°26'27"
C125	63.30	472.00	S66°21'13"E	63.25	31.70	7°41'02"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C126	23.28	472.00	S71°36'32"E	23.28	11.64	2°49'35"
C127	5.10	15.00	N72°14'51"W	5.07	2.57	19°28'16"
C128	18.46	15.00	S62°45'09"W	17.32	10.61	70°31'44"
C129	18.46	15.00	S07°46'35"E	17.32	10.61	70°31'44"
C130	5.10	15.00	S52°46'35"E	5.07	2.57	19°28'16"
C131	18.46	15.00	N07°46'35"W	17.32	10.61	70°31'44"
C132	5.10	15.00	N52°46'35"W	5.07	2.57	19°28'16"
C133	5.10	15.00	S72°14'51"E	5.07	2.57	19°28'16"
C134	18.46	15.00	N62°45'09"E	17.32	10.61	70°31'44"
C135	5.37	60.00	S13°51'28"E	5.36	2.69	5°07'29"
C136	9.33	328.00	N62°54'37"W	9.33	4.67	1°37'50"
C137	35.09	50.00	S89°00'38"W	34.37	18.30	40°12'36"
C138	85.85	50.00	N21°41'53"W	75.68	57.90	98°22'21"
C139	31.58	272.00	S50°25'36"W	31.57	15.81	6°39'11"
C140	78.56	272.00	S38°49'34"W	78.29	39.56	16°32'54"
C141	95.73	328.00	N38°54'46"E	95.39	48.21	16°43'18"
C142	37.09	328.00	N50°30'48"E	37.07	18.57	6°28'47"
C143	11.13	15.00	N57°30'28"W	10.88	5.84	42°31'19"
C144	8.79	15.00	S84°26'08"W	8.67	4.53	33°35'29"
C145	61.77	60.00	N82°52'02"W	59.08	33.94	58°59'10"
C146	38.78	60.00	N34°51'21"W	38.11	20.10	37°02'12"
C147	34.21	60.00	N00°00'10"W	33.75	17.58	32°40'11"
C148	34.21	60.00	N32°40'01"E	33.75	17.58	32°40'11"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C149	26.95	60.00	N61°52'04"E	26.72	13.70	25°43'54"
C150	20.21	60.00	N84°22'56"E	20.11	10.20	19°17'51"
C151	33.28	60.00	S70°04'51"E	32.85	17.08	31°46'34"
C152	39.56	60.00	S35°18'23"E	38.84	20.53	37°46'21"
C153	37.27	50.00	N48°50'33"E	36.41	19.55	42°42'31"
C154	39.98	272.00	S40°27'28"E	39.95	20.03	8°25'19"
C155	70.14	272.00	S52°03'20"E	69.94	35.26	14°46'27"
C156	14.57	272.00	S60°58'38"E	14.57	7.29	3°04'09"
C157	9.95	328.00	N61°38'33"W	9.95	4.98	1°44'20"
C158	45.77	328.00	N56°46'30"W	45.74	22.92	7°59'45"
C159	45.56	328.00	N48°47'52"W	45.53	22.82	7°57'32"
C160	42.90	328.00	N41°04'16"W	42.87	21.48	7°29'41"
C161	6.16	328.00	N36°47'07"W	6.16	3.08	1°04'37"
C162	272.18	480.00	N45°41'15"E	268.54	139.86	32°29'19"
C163	134.44	480.00	N69°57'19"E	134.00	67.66	16°02'50"
C164	18.73	15.00	S35°56'40"W	17.53	10.80	71°31'34"
C165	18.73	15.00	N84°43'08"W	17.53	10.80	71°31'34"
C166	18.55	15.00	S37°58'19"W	17.39	10.67	70°50'44"
C167	18.70	15.00	S30°27'12"E	17.51	10.78	71°25'00"
C168	18.61	15.00	S29°34'02"E	17.44	10.72	71°06'12"
C169	18.46	15.00	S79°37'00"W	17.32	10.61	70°31'44"
C170	4.11	15.00	N08°26'43"E	4.10	2.07	15°41'28"
C171	18.27	15.00	N34°17'32"W	17.16	10.46	69°47'01"

STONEY RIDGE HIGHLANDS PHASE 1

A SMALL LOT SUBDIVISION

FINAL PLAT

GENERAL NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. 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. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
4. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
5. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: BRIGHTON GROVE DRIVE, BURNLEY DRIVE, BURWIND BOULEVARD, DUNAWAY PASS, FAIRLEIGH WAY, HUDKINS WAY, KINCADE DRIVE, MORRELL LANE, MOSEY RUN, RIVERSDALE ROAD, STAYWELL WAY AND THE SUBDIVISION SIDE OF ELROY ROAD AND KELLAM ROAD 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.
6. 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.
7. 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.
8. 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.
9. 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 & 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 & PLANNING
10. 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.
11. WATER QUALITY & DETENTION CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. CITY OF AUSTIN AND TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
13. A 10 FOOT (10') E.T.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
14. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER – CITY OF AUSTIN
WASTEWATER – CITY OF AUSTIN
ELECTRIC – AUSTIN ENERGY
GAS – TEXAS GAS
TELECOM – AT&T

15. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH RESIDENTIAL LOT.
16. NO TREES ARE PERMITTED WITHIN EXISTING ELECTRIC, GAS AND WASTEWATER EASEMENTS.
17. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.
18. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
19. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25–13) AS AMENDED.
20. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
21. THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE MOORE'S CROSSING MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT), AND ANY AMENDMENTS PRIOR TO RECORDATION. PARKLAND DEDICATION REQUIREMENTS WERE SATISFIED FOR ALL 154 LOTS IN STONEY RIDGE HIGHLANDS PHASE 1 BY POSTING FISCAL SURETY FOR RECREATIONAL IMPROVEMENTS AT STONEY RIDGE PARK WITH CASE C8J-2019-0090.1A.
22. 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 REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
23. THE FOLLOWING LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS: 52–54/A; 12/B; 1/E; 1/F; 12–13/G; 20/H; 19/I; 19,23,45/J; 1/K; 1/L; 1/P; 1/U
24. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN ANY DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
25. THE PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN OR ASSIGNS FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
26. DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.
27. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE

COMMISSIONERS' COURT RESOLUTION:

- IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.
- THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.
- THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

SHEET NO. 10 OF 11



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

STONEY RIDGE HIGHLANDS PHASE 1
A SMALL LOT SUBDIVISION
FINAL PLAT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: KB HOME LONESTAR, INC, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 151.428 ACRES OF LAND OUT OF THE THOMAS B. WESTBROOK SURVEY NO. 4, ABSTRACT NO. 797, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC IN DOCUMENT NO. 2021065802 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 151.428 ACRES OF LAND IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"STONEY RIDGE HIGHLANDS PHASE 1 A SMALL LOT SUBDIVISION"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

BY: KB HOME LONE STAR, INC.

JOHN ZINSMEYER, VICE PRESIDENT
KB HOME LONE STAR, INC.
10800 PECAN PARK BLVD., SUITE 200
AUSTIN, TEXAS 78750

STATE OF TEXAS §
COUNTY OF TRAVIS §

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ____ DAY OF _____, 20____, TO CERTIFY WHICH WITNESS MY HAND AND OFFICIAL SEAL.

_____, NOTARY PUBLIC

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, A.D.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE ____ DAY OF _____, 20____, A.D.

NADIA BARRERA-RAMIREZ, CHAIR

DAVID KING, SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEARBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 20____ A.D.

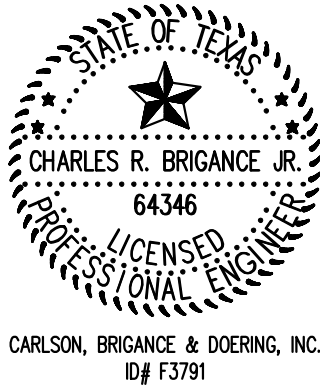
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, CHARLES R. BRIGANCE, JR, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED. A PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48453C0620J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS.

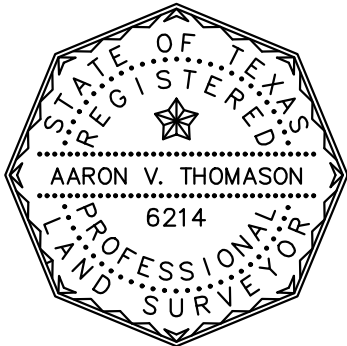
ENGINEERING BY: _____
CHARLES R. BRIGANCE, JR, P.E. NO. 64346 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



STATE OF TEXAS §
COUNTY OF TRAVIS §

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: _____
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE: _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
aaron@cbdeng.com

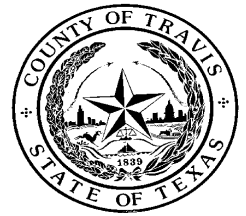


SHEET NO. 11 OF 11



Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

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



CASE NUMBER: C8J-2019-0090.1A
 REVISION #: 00
 CASE MANAGER: Cesar Zavala
 UPDATE: U0
 PHONE #: 512-974-3404

PROJECT NAME: Stoney Ridge Highlands Phase 1
 LOCATION: 7527 ELROY RD



SUBMITTAL DATE: August 29, 2022
 REPORT DUE DATE: September 23, 2022
 FINAL REPORT DATE: September 23, 2022

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

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

All comments must be addressed by filing an updated submittal prior to the update deadline of **November 28, 2022**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):

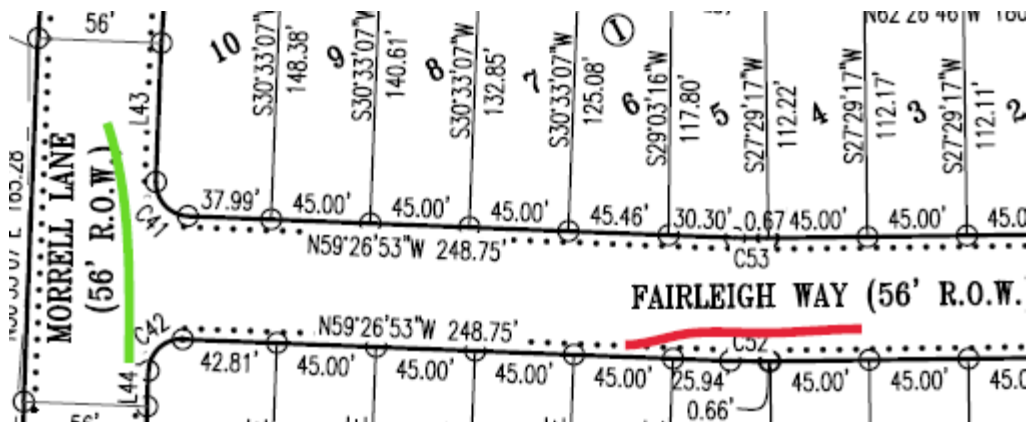
1. Applicants must contact Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. The revised plat/plan in pdf format
 - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

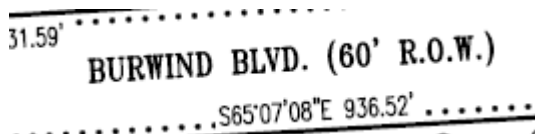
Planner 1 : Cindy Edmond	Electric: Cody Shook
911 Addressing: Janny Phung	ATD Engineering: Adrianna Morrow
Drainage Engineering: Kyle Virr	Environmental: Pamela Abbe-Taulli
Flood Plain: Zach Kretsch	PARD: Scott Grantham
Subdivision: Cesar Zavala	Austin Water Utility: Bradley Barron
Water Quality: Kyle Virr	Wetlands: Erick Brown
Site Plan Plumbing: Juan Beltran	Travis County Subdivision: Joe Arriaga
Wetland Biologist: Miranda Reinhard	Travis County Transportation: Teresa Calkins

AD1: This plat review is Rejected.

AD2: FAIRLEIGH CV is the correct reserved name for this project.

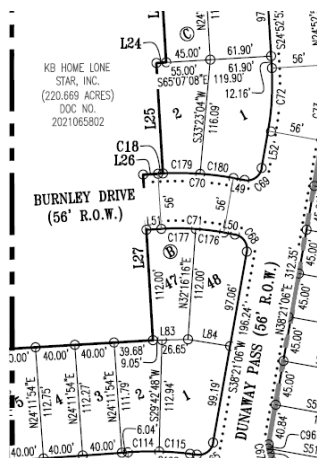


AD3: Please remove all forms of punctuation after abbreviating street types or directionals



AD4: BURWIND DR is the correct reserved name for this project on all sheets

AD5: Please add the label, BURNLEY DR within the R.O.W, and not on a parcel



NOTE: Punctuation causes confusion for first responders

NOTE: FAIRLEIGH CV is a replacement for FAIRLEIGH WAY for a cul-de-sac

NOTE: BURWIND DR is labeled as BURWIND BLVD

NOTE: Addressing recommends to please place callout labels directly on the ROW

The standards applied to all new street names in Travis County can be found at this link:

http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

EL 1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Fifteen-foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to Burwind Blvd R.O.W. Show the easement(s) on the face of the plat.

EL 2. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Fifteen-foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to Elroy Rd R.O.W. Show the easement(s) on the face of the plat.

EL 3. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Fifteen-foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to Kellam Rd R.O.W. Show the easement(s) on the face of the plat.

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

DE1: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.

DE2: Add the following note [LDC 25-4-83]:

"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 replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements."

DE3: Add the following note

"Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status

by ponding or other approved methods. All proposed construction or site alteration on Lot(s) _____ Block(s) _____ requires approval of a separate Development Permit."

DE4: Please provide plans and details for the proposed detention pond to demonstrate plans comply with all requirements on DCM 1.2.4 (E).

DE5: Add the following Floodplain Note [LDC 25-7-152]:

"The 100 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # _____, dated _____ for _____ (name of city of county)."

This must be certified by registered professional engineer.

DE6: Provide a brief drainage study that would show whether there are significant offsite flows or well defined waterways on site. As a minimum, provide a topographic area map. If concentrated flows exist, drainage easements are required. [LDC 25-7-151}

Environmental Review - Pamela Abee-Taulli - 512-974-1879

PLAT NOTES [LDC 25-1, Article 4]

EV 1 Add the following note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 25-8, Article 7]

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

EV 2 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Flood Plain Review - Zach Kretsch - 512-974-3363

DATE REVIEWED: 9/13/2022

UPDATE # U0

General notes: A portion of the FEMA 100-year floodplain and COA regulatory 100-year floodplain encroach on the lot, and the floodplain has been reviewed and approved with the preliminary plan. Most of the floodplain is contained within a DE, except a small portion of the COA regulatory 100-year floodplain seen on sheet 3, on the northeast side in lot J, labeled as Amenity. See the comments below. At subdivision construction phase, the proposed floodplain modeling should be checked again to ensure no adverse impact offsite.

Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the

application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions
zach.kretsch@austintexas.gov.

FP1: The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code.

30-4-152 – Dedication of Easements and Rights-of-Way

FYI: Please label the floodplains correctly. The COA 500-year floodplain as labeled on the plat should be labeled as COA 100-year regulatory floodplain.

Subdivision Review - Cesar Zavala - cesar.zavala@austintexas.gov
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SR 1. This application was submitted on August 29, 2022, and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):

- Update deadline: November 28, 2022
- Fiscal due (if any): February 26, 2023
- Recording due: March 25, 2023

SR 2. The final plat does not match the approved preliminary plan, lots on Sheet 3 of the plat are not similar in the preliminary plan. The case will require a deviation or revision to the preliminary plan to approve the plat, refer to [L.D.C. 25-4-61](#) to verify the type of revision that can be used to update the preliminary plan.

If a deviation can be filed, forward a redlined copy of the preliminary plan annotating the changes to the plan and a memo requesting the deviation with a brief description of the changes to the preliminary plan. This application can be filed with the final plat.

If a minor revision to the preliminary plan is needed, this type of change to the plan requires a formal application approved administratively. 25-1-83 or 30-1-113

SR 3. Provide a lot summary table indicate the acreage of the overall subdivision, the size of each lot (in square footage and acreage), grouped by blocks, and the number and total of each land use (open space, drainage, parkland, etc.) 25-1-83 or 30-1-113

SR 4. If fiscal is required, replace plat Note #20 with the following note. 25-1-83, 25-4-38, 25-4-84 or 30-1-113, 30-2-38, 30-2-84

"This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated _____, 20__, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc#. _____, in the Official Public Records of _____ County, Texas."

SR 5. On Sheet 11, update the notary to read as follows: 25-1-83 or 30-1-113

State of _____ §

County of _____ §

Before me, the undersigned authority, a notary public in and for the State of _____, on this day did personally appear _____, known to be the person whose name is subscribed to the foregoing instrument and has acknowledged to me that they have executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public – State of _____

Date

SR 6. Update approval block to read as follows: 25-1-83, 30-1-113

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, AD.

Cesar Zavala for:
Denise Lucas, Director
Development Services Department

SR 7. Revise the Land Use Commission approval block as follows 25-1-83 (or 30-1-113):

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the ____ day of _____ 20____.

Chair

Secretary

SR 8. Modify the recordation block to list the current County Clerk as shown: 25-1-83, 30-1-113

STATE OF TEXAS

COUNTY OF TRAVIS

I, Rebecca Guerrero, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the ____ day of _____, 20____, A.D., at ____ o'clock ____M., duly recorded on the ____ day of _____, 20____, A.D., at ____ o'clock ____M, of said County and State in Document Number _____ of the Official Public Records of Travis County.

Witness my hand and seal of the office of the county clerk, this the ____ day of _____ 20____, A.D.

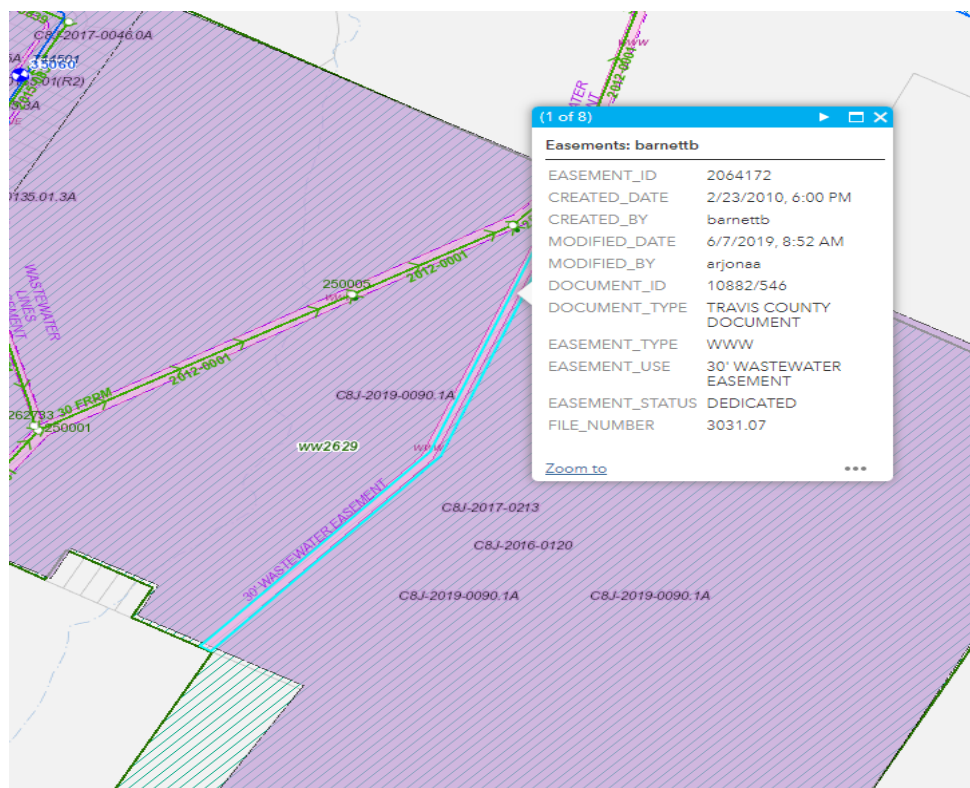
Deputy, County Clerk
Travis County, Texas

AW1. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9, and the Uniform Plumbing Code:
The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

AW2. Per Utility Criteria Manual Section 2 and §25-4:

There is an existing 30" wastewater Easement within the boundaries of the property. All existing easements must be shown on the plat. If no easements can be found for the existing infrastructure, new ones must be dedicated prior to plat submittal. Please contact AW Maps and Records at 512-972-0282 for assistance in locating the easement.

If the aim is to abandon the lines or facilities and vacate the easements, then approval, abandonment and acceptance must be obtained prior to plat submittal to remove the encumbrances from the plat.



AW2. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9

The PUEs and DRAINAGE/UTILITY/OPEN SPACE lots are not approved for water and wastewater utilities. If necessary, all water and wastewater infrastructure shall be placed in easements dedicated by separate instrument(s).

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

Wetlands Biologist Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes.

WB1. Update0. Please demonstrate compliance with LDC 25-8-281 or 30-5-281; LDC 25-8-282 or LDC 30-5-282.

Additional information: {This reviewer cannot establish wetland CEF protection provisions. e.g. Clearly show the boundary of the wetland CEFs and clearly label the features: "WETLAND CEF" on all plan sheets where they exist. Please show the wetlands as shown in the Environmental Resource Inventory and the approved preliminary plan C8J-2019-0090.}

WB2. Update0. Please demonstrate compliance with LDC 25-8-281 or 30-5-281; LDC 25-8-282 or LDC 30-5-282.

*Additional information: {This comment can be addressed, for example, by clearly showing and labeling "WETLAND CEF SETBACK" on all plan sheets where the CEFs and CEF setback are contained within the area shown. Please show the wetlands as shown in the approved preliminary plan C*J-2019-0090.}*

WB3. Update0. Please demonstrate compliance to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a).

Additional information: {This comment can be addressed by adding a note on all sheets stating that: "All activities within the CEF and 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."}

WB4. Update0. Demonstrate that this project complies with Critical Environmental Feature protection requirements and 1:1 mitigation for Critical Environmental Features. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10; ECM 1.10.4]

Additional information: {This comment can be addressed by adding a note on all sheets stating that

“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 plan is approved and released by the environmental inspector in coordination with the Wetland Biologist Reviewer.”}

WB5. Update0. Demonstrate that this project complies with Critical Environmental Feature protection requirements and 1:1 mitigation for Critical Environmental Features. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10; ECM 1.10.4]

Additional information: { *This comment can be addressed by adding a note on all sheets stating that “Any trail improvements proposed to encroach within the CEF buffers will be examined and approved by the Wetland Biologist Reviewer at the subdivision construction plan stage.”* }

Travis Co. Subdivision Review - Joe Arriaga - 512-854-7562
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Stoney Ridge Phase 1
C8J-2019-0090.01
Joe Arriaga
9.15.2022

SUBDIVISION*

*The plat copy was not submitted with this submittal. All previous comments still apply.

1. Add concrete monument at major property corner.
2. Make 500 YEAR FEMA a larger darker more defined line.
3. This final plat must comply with approved preliminary plan.
4. Remove Dana’s name from clerks block and replace with Rebecca Guerrero.
5. Add the following plat note: TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
6. Add the following plat note: 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).
7. Add the following plat note: Property owner and/or his/her assigns shall provide for access to the drainage easement as may be necessary and shall not prohibit access by Travis County for inspection or maintenance of said easement.
8. Provide a letter sealed by record engineer that verifies there will be adequate fire flow.
9. Add note: The 100-year flood plain is contained within the drainage easement as shown hereon. A portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #481026-_____, Travis County, Texas, dated _____.

Minimum finished floor elevation for all affected structures shall be one (1) foot above the elevation of the 100-year flood plain as shown hereon: XXX’ M.S.L.

NOTE: (Minimum Finished Floor Elevation shall be shown inside a box on each affected lot on the face of the plat with the designation of ‘M.S.L.’ mean sea level).

Add table that prohibits access to only one street for all the lots that have several frontages. You must list lot and block.

Travis Co. Transportation Review - Teresa Calkins - 512-854-7569

Transportation:

- TR 1. TCM Section 3.4.2.1.1 - Intersection Sight Distance.
Provide horizontal and vertical sight distance exhibits for the intersection of Fairleigh Way at Morrell Lane and Burnley Drive at Dunaway Pass (and any other location where a sight line easement is warranted). Provide sight line easements as needed. Include a site line easement note in the Plat notes: "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 Commissioners' Court at owner's expense. The property owner is to maintain an unobstructed view corridor within the bounds of such easement at all times"
- TR 2. Upload a copy of the TIA approval document (by TNR Public Works) and Phasing Agreement or Mitigation Agreement approved by Commissioners Court, and provide a summary of any mitigation requirements related to this final plat that have already been completed, or requirements related to this final plat that are to be addressed with fiscal posting and subdivision construction plans for this final plat.
- TR 3. Provide a sealed copy of a full fiscal cost estimate, and a fiscal estimate on Single Office (City of Austin) forms. If alternative fiscal is proposed, provide also a sealed copy of an alternative fiscal estimate (Erosion and Sedimentation Control, Detention and Water Quality Ponds, Restoration of all areas within right of way and disturbed areas, and all sidewalks) and an alternative fiscal estimate on Single Office (City of Austin) forms. If alternative fiscal is utilized, please note that the final plat will be held in abeyance and not recorded until construction is complete, or the remainder of full fiscal has been posted with the Single Office.

Drainage:

- DR 1. § 30-5-364 - FLOODPLAIN MODIFICATION.
Provide a status update of FEMA review of the CLOMR application, and documentation of FEMA approval of the CLOMR when available. Please note that the CLOMR will need to be approved by FEMA prior to approval of this final plat.

Site Plan Plumbing - Juan Beltran - 512-972-2095

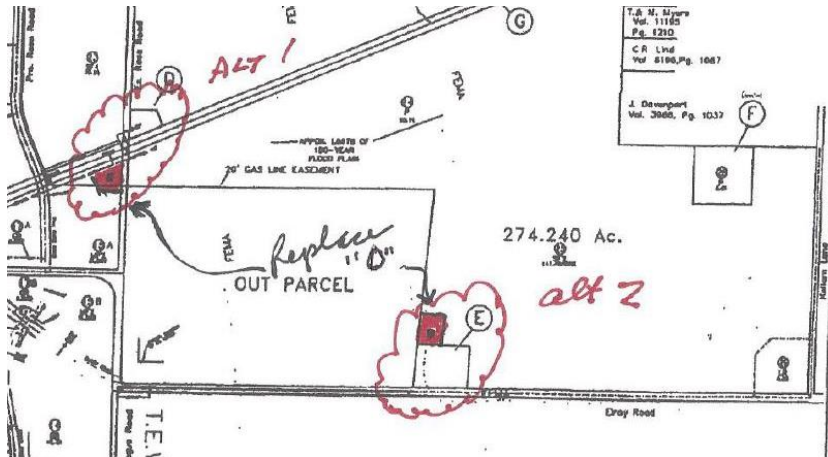
Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

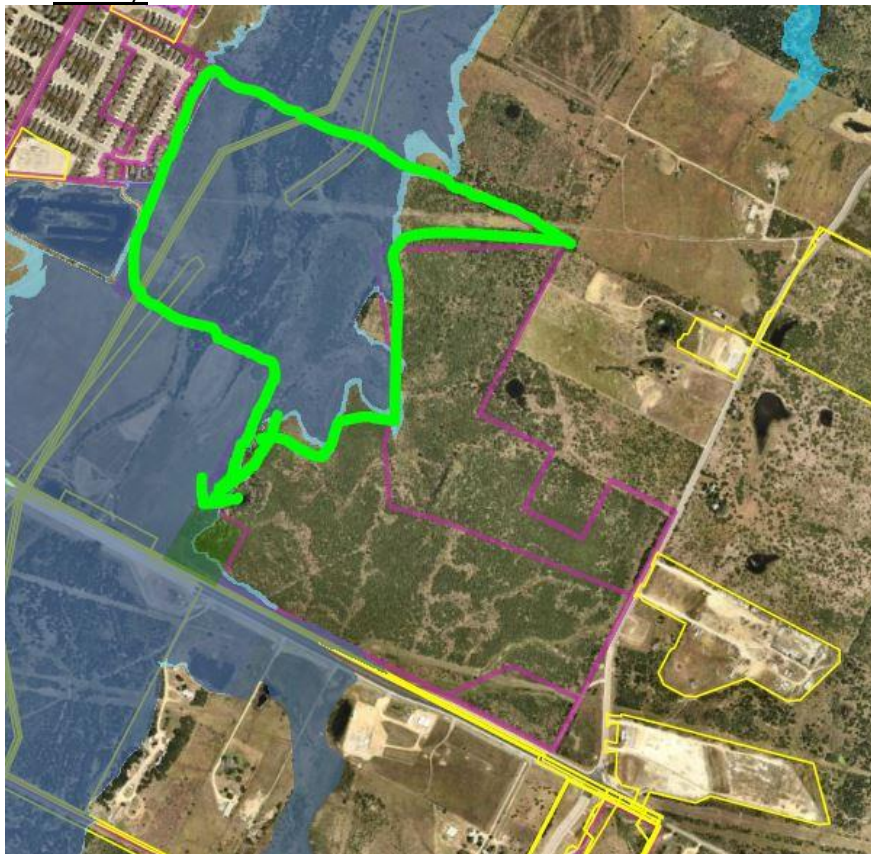
Update 0:

- PR1. Thank you for including Parkland Early Determination (PED #1339) letter, dated October 25, 2021, which stated that development was subject to Moore's Crossing MUD consent agreement and any applicable parkland dedication ordinances.

PR2. FYI – the original Land Use Plan for Moore's Crossing was amended and agreed upon in 2007, and included an additional acre of land at Elroy Neighborhood Park (in exchange for moving the park shown as #D, which became a substation). The sketch below is conceptual but shows #E with one additional acre, shown in red (alt 2). Please confirm that this additional dedication has occurred and provide details. There are discrepancies between the map, and the letter which formalized this agreement.



PR3. Title 25 is applicable in terms of parkland. Parkland dedication is required per Chapter 25-1, Article 14 (Parkland Dedication) of the City Code prior to approval of this subdivision. The parkland may be provided on-site as a wide connection from Elroy Park to the northern portion of the site, along Dry Creek East. Indicate where the applicant intends to dedicate parkland or a park easement. Contact the PARD reviewer for further discussion. (see conceptual sketch below):



PR4. The park development fee is also required. This fee may be offset by the construction of approved recreational amenities on the parkland or easement to be dedicated. Expenditures on park amenities approved by PARD can be credited toward the fee up to this amount. If the applicant agrees to construct park amenities, provide a schematic plan and cost estimate for park improvements and show park amenities on the subdivision construction plans. Fiscal surety for park amenities must be posted in accordance with a subdivision construction agreement or before final plat approval.

PR5. Provide to this reviewer a table showing the acreages of parkland dedication that is in the following categories: (A) 25-year floodplain, (B) critical water quality zone, 100-year floodplain, or CEF buffer NOT in 25-year floodplain, (C) other easements, and (D) land unencumbered by the above mentioned restrictions.

PR6. Add the following note to the plat (and fill in and update blanks as needed):

Parkland dedication has been provided for ___ units by the dedication of ___ acres of land and a credit for amenities to be constructed. Fiscal surety was posted with the City until such time as the amenities are constructed and approved by the Parks and Recreation Department.

END COMMENT REPORT