

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0330

COMMISSION DATE: April 25, 2023

SUBDIVISION NAME: Harris Branch Commerce Park Preliminary Plan

ADDRESS: 6400 E Parmer Lane

APPLICANT: Austin HB Residential Properties

AGENT: CSF Civil Group (Charles Steinman, PE)

ZONING: Planned Unit Development (PUD)

NEIGHBORHOOD PLAN: N/A

AREA: 297.37 acres

LOTS: 14

COUNTY: Travis

DISTRICT: 1

WATERSHED: Harris Branch and Gilleland Creek **JURISDICTION:** Full Purpose

SIDEWALKS: Sidewalks will be constructed along all internal streets and the subdivision side of E. Howard Lane, Titanium Street, and E Parmer Lane.

VARIANCE: N/A

DEPARTMENT COMMENTS:

The request is for the approval of Harris Branch Commerce Park Preliminary plan, consisting of 14 total lots on approximately 297.37 acres. The recent update for this Preliminary Plan now complies with the criteria for approval in LDC 25-4-84(B) and staff recommends approval.

STAFF RECOMMENDATION:

The staff recommends approval of the Preliminary Plan. This Preliminary Plan meets all applicable State and City of Austin LDC requirements.

CASE MANAGER: Juan Enriquez, Senior Planner

PHONE: 512-974-2767

E-mail: juan.enriquez@austintexas.gov

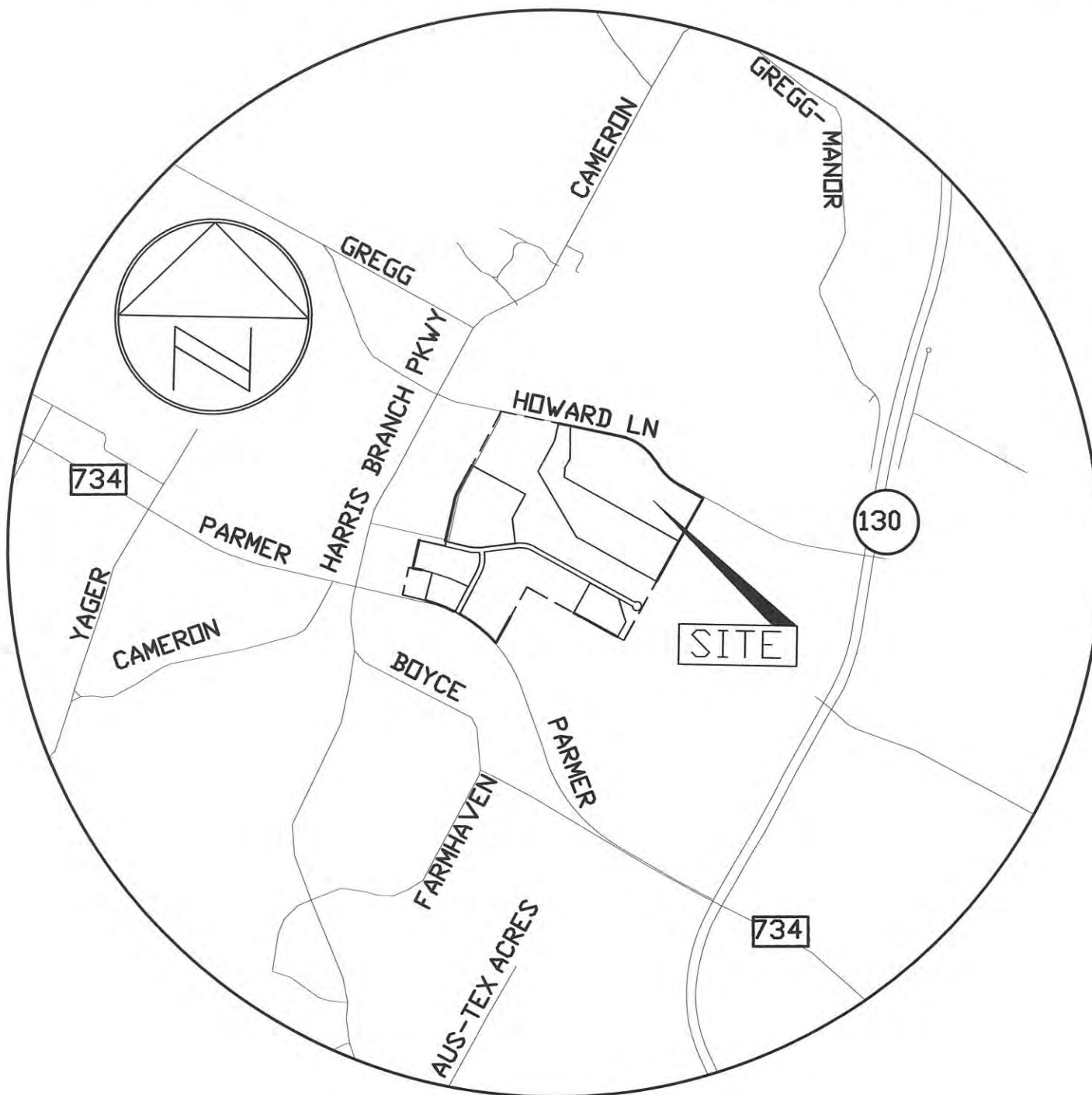
ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed Preliminary Plan

Exhibit C: Comment Report dated April 19, 2023

PRELIMINARY PLAN FOR HARRIS BRANCH COMMERCE PARK



LOCATION MAP
NOT TO SCALE

Waivers Granted with this Preliminary Plan

- 1) Block Length; 25-4-153 (D);
- 2) Balance of the Tract; 25-4-34.

CITY GRID NO.: R31 & Q31

MAPSCO PAGE NUMBER: 498T, 498U, 498X, 498Y

THIS PROJECT IS LOCATED WITHIN THE CITY OF AUSTIN CITY LIMITS

THIS PROJECT IS LOCATED IN THE GILLELAND CREEK AND
HARRIS BRANCH CREEK WATERSHED A SUBURBAN WATERSHED.

TAX I.D. No. 02-4241-0206, 02-4241-0207

ZONING = P.U.D.

ACREAGE = 297.37

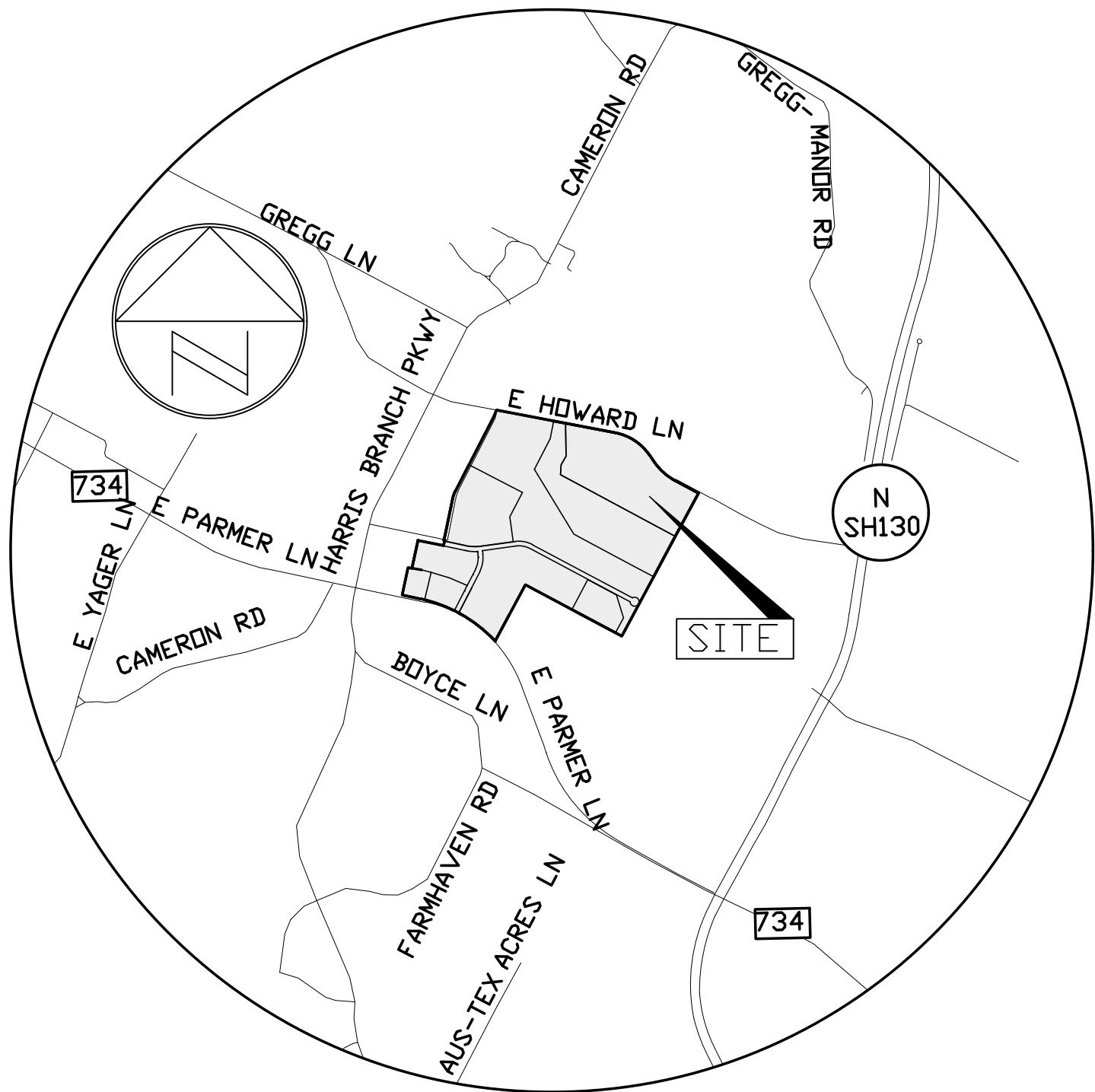
RELATED CASE: C814-90-0003 (P.U.D. ORDINANCE)
(P.U.D. SUBJECT TO CURRENT CODE)

PRELIMINARY PLAN
FOR
HARRIS BRANCH
COMMERCE PARK

BENCHMARKS:

BM #1: MAG NAIL WITH WASHER SET ON SOUTHEAST CORNER OF A CURB INLET, EAST SIDE OF TITANIUM STREET, AT THE NORTHEAST CORNER OF THE INTERSECTION OF TITANIUM STREET AND SILICONE DRIVE.

ELEVATION = 602.50'
VERTICAL DATUM: NAVD 88 (GEOID 12B)



LOCATION MAP
NOT TO SCALE

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- 1) Block Length; 25-4-153 (D);
2) Balance of the Tract; 25-4-34.

CITY GRID NO.: R31 & Q31

MAPSCD PAGE NUMBER: 498T, 498U, 498X, 498Y

THIS PROJECT IS LOCATED WITHIN THE CITY OF AUSTIN CITY LIMITS
THIS PROJECT IS LOCATED IN THE HARRIS BRANCH WATERSHED AND THE GILLELAND CREEK WATERSHED. WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS.

TAX I.D. No. 02-4241-0206, 02-4241-0207

ZONING = P.U.D.

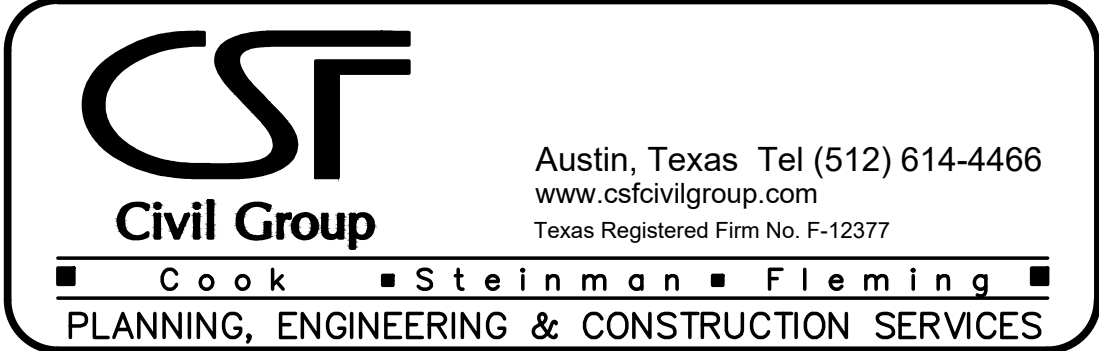
ACREAGE = 297.37

RELATED CASE: C814-90-0003 (P.U.D. ORDINANCE)
(P.U.D. SUBJECT TO CURRENT CODE)

CSF JOB NO.:10205.01
APPLICATION DATE: (TO BE DETERMINED)

SUBMITTED BY: _____
CHARLES E. STEINMAN, P.E. No. 64410

"I, Charlie E. Steinman, am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that this plat complies from an engineering standpoint and complies with the engineering related portions of Title 25 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge."



Project No.:
10205.02
SHEET
1

Exhibit B

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL LAYOUT
3	PRELIMINARY PLAN SHEET A
4	PRELIMINARY PLAN SHEET B
5	PRELIMINARY PLAN SHEET C
6	PRELIMINARY PLAN NOTES

SEPARATE SUPPORT EXHIBITS	
Sheet Number	Sheet Title
A	SLOPEMAP & TOPOGRAPHIC SURVEY
B	DRAINAGE AREA MAP
C1	EROSION-SEDIMENTATION CONTROL AND TREE PROTECTION A
C2	EROSION-SEDIMENTATION CONTROL AND TREE PROTECTION B
C3	EROSION-SEDIMENTATION CONTROL AND TREE PROTECTION C
D	WATER AND WASTEWATER PLAN
E	WATER QUALITY POND EXHIBIT
F1	ONSITE FLOODPLAIN AND DRAINAGE AREA MAP
F2	ONSITE FLOODPLAIN AND DRAINAGE AREA MAP
F3	SOUTHWEST CHANNEL EXISTING FLOODPLAIN
F4	SOUTHWEST CHANNEL PROPOSED FLOODPLAIN
F5	SOUTHWEST CHANNEL PROPOSED SECTIONS
G	EXISTING WETLANDS & SETBACKS
H	PROPOSED WETLANDS & SETBACKS

LAND USE SUMMARY	LOTS	AC.
LI	7	189.42
LR	1	11.83
LR/LI	1	13.03
IP	1	17.35
PUBLIC PARK	1	48.65
PRIVATE PARK	1	1.13
PRIVATE PARK PUBLIC WQ	2	3.40
SILICON DR & VANADIUM DR		10.00
FUTURE CARNEGIE DRIVE		2.56
TOTAL	14	297.37

OWNER:

AUSTIN HB RESIDENTIAL PROPERTIES, LTD.
4807 HARMON AVE.
AUSTIN, TEXAS 78751
PH: (518) 322-5222
RBuicko@Galesi-Austin.com

SURVEYOR:

ENGINEER:

EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TEXAS 7809
PH: (512) 202-8631
joby@earlysurveying.com

CSF CIVIL GROUP, LLC.
3636 Executive Center Dr, Ste 209
AUSTIN, TEXAS 78731
PH: (512) 614-4466

JOE BEN EARLY, JR. R.P.L.S. 6016

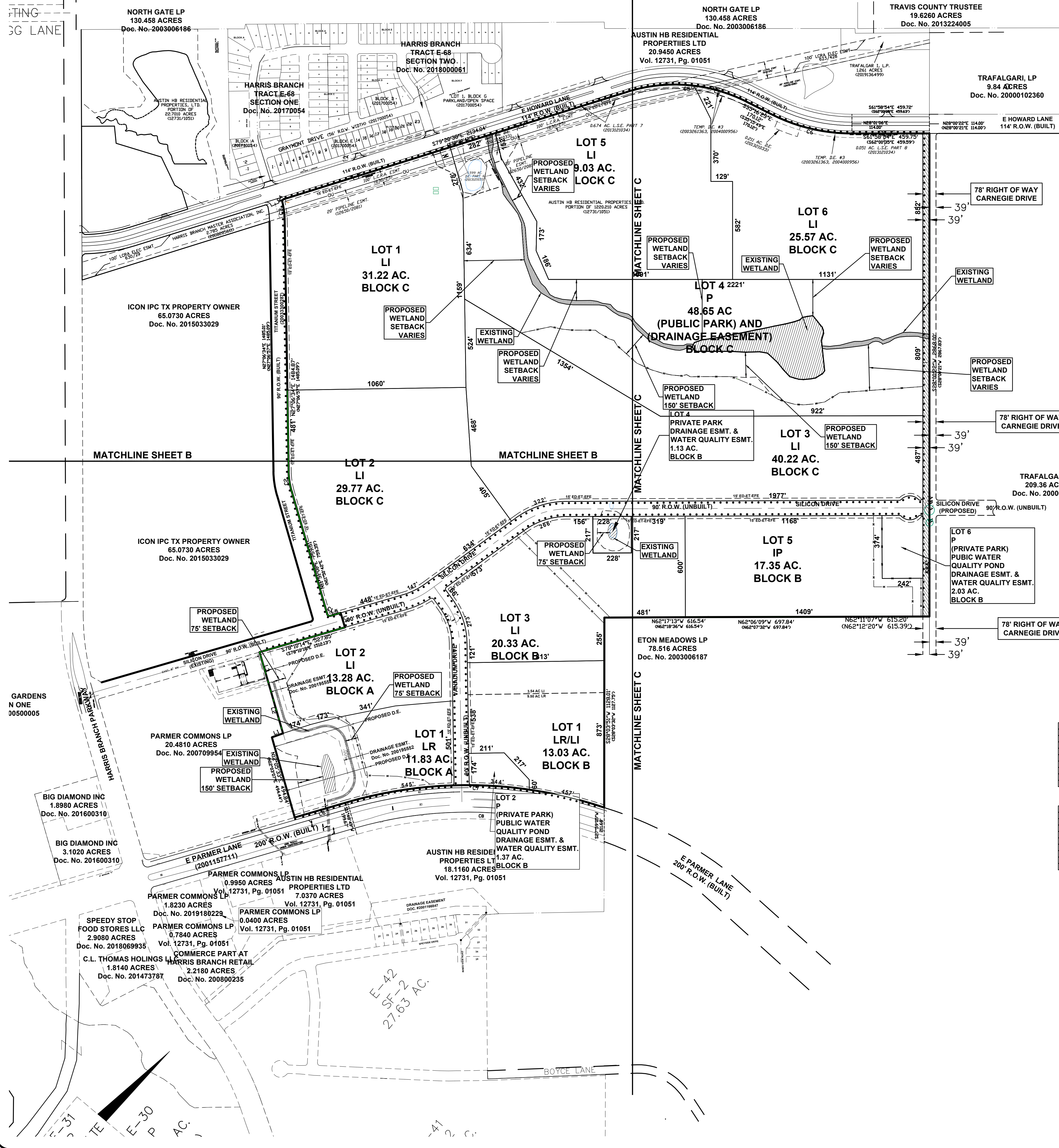
"I, Joe Ben Early, Jr., am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the surveying related portions of Title 25 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge, and was prepare from an actual on the ground survey of the property made under my direction and supervision."

CITY OF AUSTIN USE ONLY:

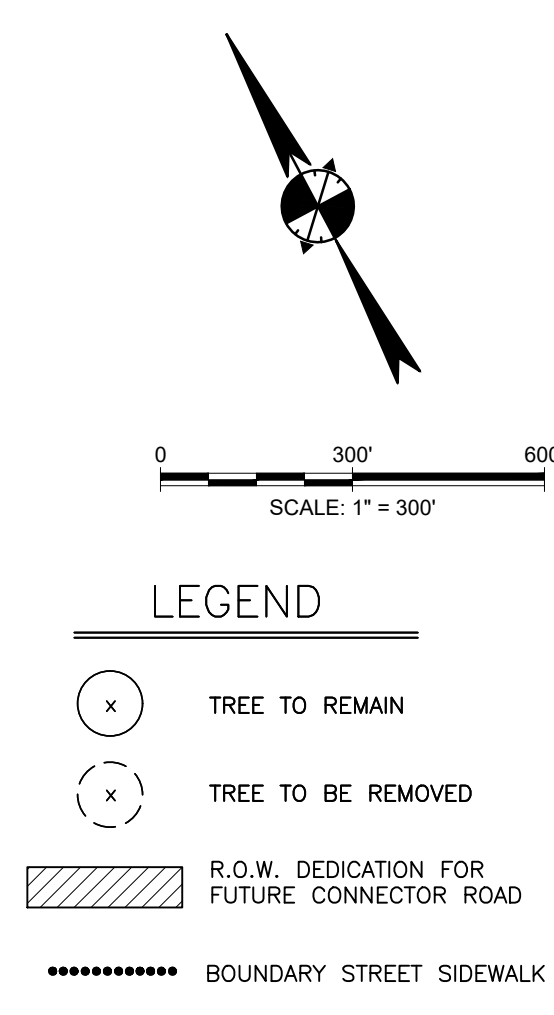
PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY LAND USE COMMISSION ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____
JUAN ENRIQUEZ for:
Jose Roig, Interim Director, Development Services Department
Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

CITY OF AUSTIN CASE NO. C8-2022-0330

HARRIS BRANCH
COMMERCE PARK
CITY OF AUSTIN CASE NO.



OVERALL LAYOUT



- LEGEND**
- (X) TREE TO REMAIN
 - (X) TREE TO BE REMOVED
 - [Hatched Box] R.O.W. DEDICATION FOR FUTURE CONNECTOR ROAD
 - [Dashed Line] BOUNDARY STREET SIDEWALK

100-YEAR FLOODPLAIN NOTE

1) THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0480J & 48453C0290J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS, NOR WITHIN THE LIMITS OF THE FULLY-DEVELOPED 100-YEAR FLOODPLAIN ACCORDING TO CITY OF AUSTIN G.I.S. MAPPING OF THE ATLAS 100-YEAR FLOODPLAIN.

CHANNEL IMPROVEMENT NOTE:

1.) THE CHANNEL IMPROVEMENTS REQUIRED ON LOT 1 AND LOT 2, BLOCK A, SHALL BE PERFORMED AS A COMPONENT OF ANY OF THE FOLLOWING EVENTS: A) THE FINAL LATTING OF LOT 1 AND/OR LOT 2, BLOCK A; AND/OR B) THE FINAL PLATTING OF THE EXTENSION OF SILICON DRIVE SHOWN HEREON. THE CHANNEL IMPROVEMENTS SHALL BE TREATED AS NECESSARY INFRASTRUCTURE IMPROVEMENTS, AND SHALL EITHER BE CONSTRUCTED PRIOR TO PLAT APPROVAL, OR A PERFORMANCE GUARANTEE SHALL BE POSTED WITH THE CITY OF AUSTIN PER THE NORMAL CITY PROCEDURES FOR AN INFRASTRUCTURE FISCAL GUARANTEE SUPPORTING THE APPROVAL OF A FINAL PLAT, IN SUCH CASE THE CHANNEL IMPROVEMENTS SHALL THEN BE PROCESSED, PERMITTED, AND CONSTRUCTED WITH THE SITE DEVELOPMENT PERMIT FOR LOT 1, OR FOR LOT 2, BLOCK A, AND/OR WITH THE SITE DEVELOPMENT PERMIT FOR THE SILICON DRIVE IMPROVEMENTS SHOWN HEREON, WHICHEVER OCCURS FIRST.

WETLANDS & CEF NOTE

1) SEE EXHIBIT 'G' FOR EXISTING WETLANDS, AND EXHIBIT 'H' FOR PROPOSED WETLAND SETBACKS AND MITIGATION.

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S81°28'00"E	70.19'	(S81°30'00"E 70.49')
L2	N11°56'21"E	275.02'	(N11°49'42"E 275.35')
L3	N11°44'29"E	226.99'	(N11°49'42"E 226.89')
L4	N11°25'14"E	90.00'	(N11°49'42"E 90.00')
L5	N78°10'14"W	63.00'	(N78°10'18"W 63.00')
L6	N78°11'11"W	325.87'	(N78°10'12"W 326.04')
L7	N62°58'53"W	90.64'	(90.00')
L8	S62°53'26"E	90.64'	(90.00')

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	15.00'	90°05'33"	23.59'	N33°07'46"W	21.23'
C2	455.00'	15°15'25"	121.18'	N19°33'54"E	120.80'
C3	545.00'	11°57'41"	113.78'	N21°07'43"E	113.57'
C4	15.00'	87°13'18"	22.83'	N57°53'53"E	20.69'
C5	943.00'	44°04'53"	725.51'	S57°18'50"E	707.75'
C6	1057.00'	28°44'51"	493.34'	S48°29'30"E	488.87'
C7	2547.13'	34°48'52"	1547.71'	N60°46'44"W	1524.01'
C8	2347.00'	36°28'28"	1494.09'	S59°57'20"E	1468.99'

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____
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Austin, Texas
Tel (512) 514-4466
www.austintxgroup.com
Texas Registered Firm No. F-12377

Civil Group

Cook, Steinmann & Fleming
PLANNING, ENGINEERING & CONSTRUCTION SERVICES

HARRIS BRANCH COMMERCE PARK

AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.: 10205.02
SHEET 2

PRELIMINARY PLAN SHEET A

MATCHLINE SHEET B

MATCHLINE SHEET B

ICON IPC TX PROPERTY OWNER
65.0730 ACRES
Doc. No. 2015033029

EDINBURGH GARDENS
SECTION ONE
Doc. No. 200500005

BIG DIAMOND INC
1.8980 ACRES
Doc. No. 201600310

BIG DIAMOND INC
3.1020 ACRES
Doc. No. 201600310

SPEEDY STOP
FOOD STORES LLC
2.9080 ACRES
Doc. No. 2018069935

C.L. THOMAS HOLINGS LLC
1.8140 ACRES
Doc. No. 201473787

PARMER COMMONS LP
1.8230 ACRES
Doc. No. 2019180229

PARMER COMMONS LP
0.7840 ACRES
Vol. 12731, Pg. 01051

COMMERCE PART AT
HARRIS BRANCH RETAIL
2.2180 ACRES
Doc. No. 200800235

PARMER COMMONS LP
0.9950 ACRES
Vol. 12731, Pg. 01051

AUSTIN HB RESIDENTIAL
PROPERTIES LTD
7.0370 ACRES
Vol. 12731, Pg. 01051

PARMER COMMONS LP
0.0400 ACRES
Vol. 12731, Pg. 01051

AUSTIN HB RESIDENTIAL
PROPERTIES LTD
18.1160 ACRES
Vol. 12731, Pg. 01051

E-42
SF-2 AC.
27.63 AC.

REQUIRED CHANNEL
IMPROVEMENTS
SEE NOTE HEREON

BOUNDARY LINE TABLE		
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L1	S81°28'05"E	70.19'
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R.O.W. CENTERLINE Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	162.61	470.00'	19.82	S88° 04' 59"E	161.80
C2	293.84	470.00'	35.82	S80° 05' 02"E	289.08
C3	245.11	400.00'	35.11	S9° 33' 39"W	241.30

STREET SUMMARY				
STREET NAME	R.O.W. WIDTH	STREET WIDTH	STREET TYPE	STREET CLASSIFICATION
SILICON DRIVE	90'	48'	CURB & GUTTER	COM. COLLECTOR
VANADIUM DRIVE	90'	48'	CURB & GUTTER	COM. COLLECTOR

SIDEWALK NOTES:
1.) SIDEWALKS ALONG PARMER LANE & HOWARD LANE SHALL BE 5' WIDE.
2.) ALL OTHER SIDEWALKS SHALL BE 6' WIDE AND LOCATED 2' OFF THE R.O.W. LINE.

PROJECT SUMMARY
ACREAGE=297.37

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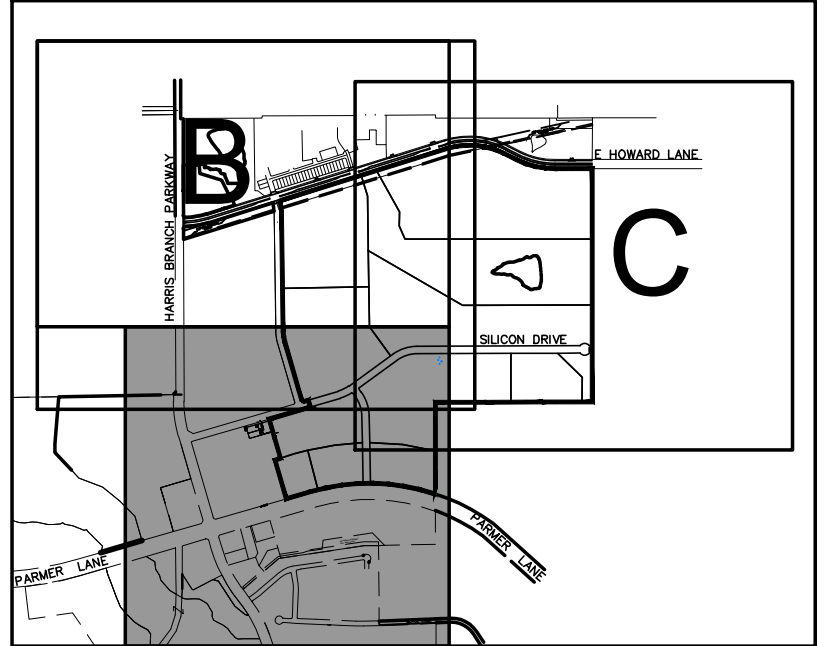
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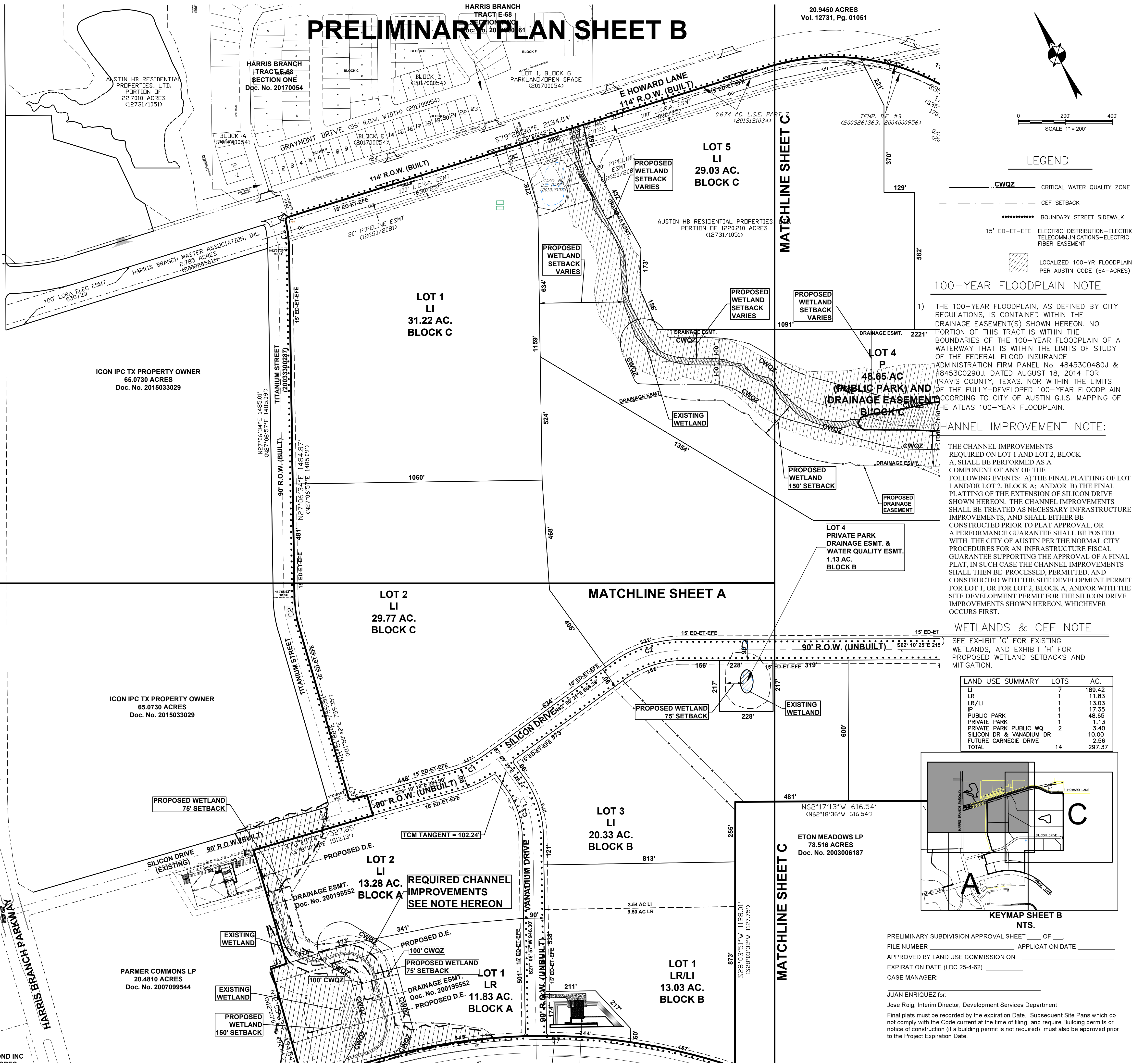
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PROJECT SUMMARY

ACREAGE=297.37

MATCHLINE SHEET A

PRELIMINARY PLAN SHEET B



CITY OF AUSTIN CASE NO. C8-2022-0330

HARRIS BRANCH COMMERCE PARK
PRELIMINARY PLAN SHEET B

HARRIS BRANCH
AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.:
10205.02
SHEET

4

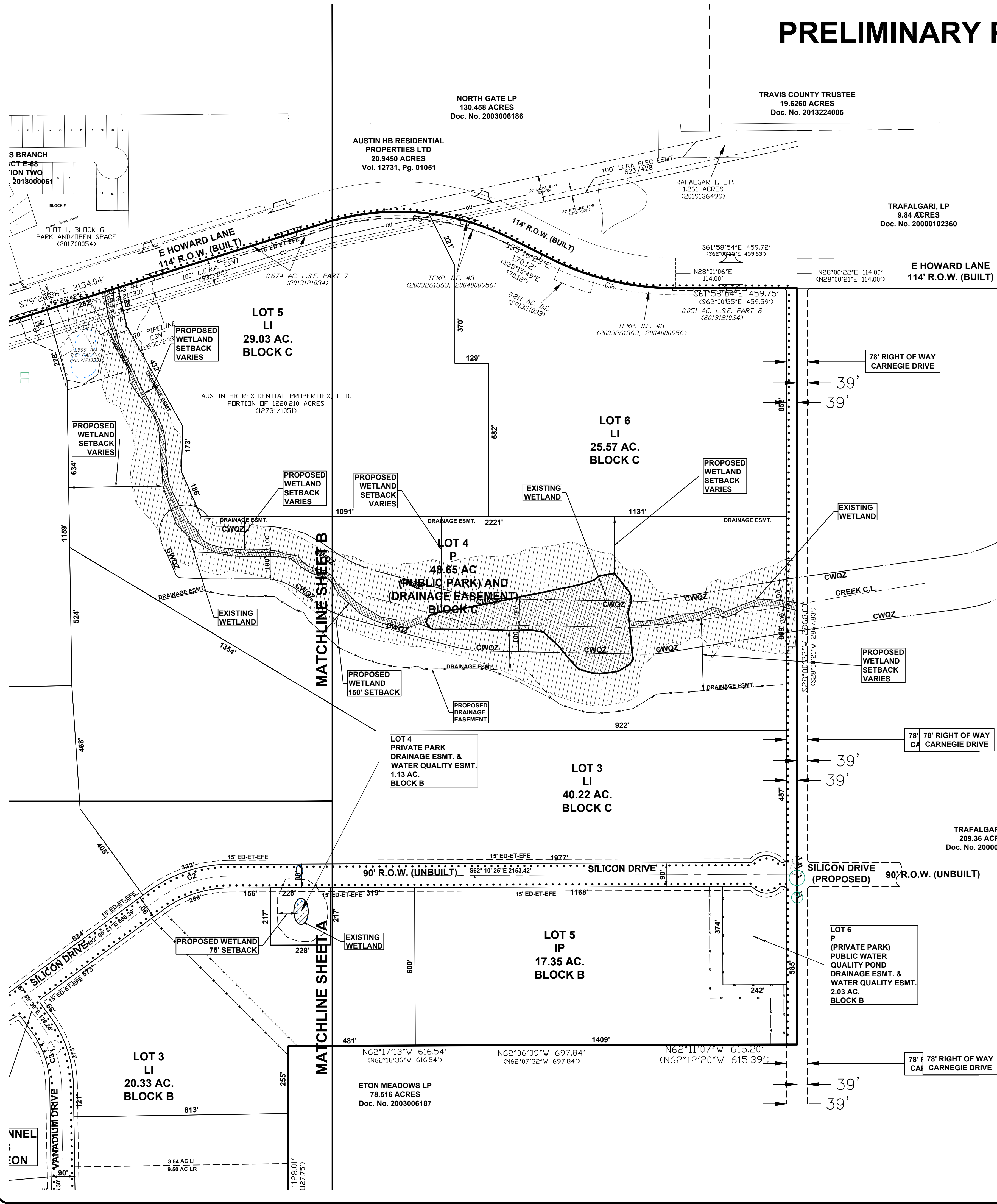
Austin, Texas
Tel (512) 614-4466
www.cafnigroup.com
Texas Registered Firm No. F-12377

Civil Group

COOK STEINMAN FLEMING
PLANNING, ENGINEERING & CONSTRUCTION SERVICES



PRELIMINARY PLAN SHEET C



LOT 4, BLOCK C
PARKLAND DEDICATION CREDITS

UPLANDS UNENCUMBERED	9.69 AC.
100 YEAR FLOOD PLAIN	21.50 AC.
WETLAND CEF & 25 YEAR FLOOD PLAIN	15.10 AC.
DRAINAGE / WQ EASEMENT	38.96 AC.
CEF BUFFER/ WETLAND SETBACK (THAT ALLOW TRAILS)	23.86 AC.

0 200' 400'
SCALE: 1" = 200'

LEGEND

- CWQZ CRITICAL WATER QUALITY ZONE
- CEF SETBACK
- BOUNDARY STREET SIDEWALK
- 15' ED-ET-EFE ELECTRIC DISTRIBUTION-ELECTRIC TELECOMMUNICATIONS-ELECTRIC FIBER EASEMENT
- LOCALIZED 100-YR FLOODPLAIN PER AUSTIN CODE (64-ACRES)

100-YEAR FLOODPLAIN NOTE

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BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S81°28'05"E	70.19'
L2	N11°56'21"E	275.02'
L3	N11°44'29"E	226.99'
L4	N11°35'14"E	90.00'
L5	N78°10'14"W	63.00'
L6	N78°11'11"W	325.87'
L7	N62°58'53"W	90.64'
L8	S62°53'26"E	90.64'

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	15.00'	90°05'33"	23.59'	N33°07'46"W	21.23'
C2	455.00'	15°15'25"	121.16'	N19°33'54"E	120.80'
C3	545.00'	11°57'41"	113.78'	N21°07'43"E	113.57'
C4	15.00'	87°13'18"	22.83'	N57°53'53"E	20.69'
C5	943.00'	44°04'53"	725.51'	S57°18'50"E	707.75'
C6	1057.00'	26°44'31"	493.34'	S48°38'39"E	488.87'
C7	2547.13'	34°48'52"	1547.71'	N60°46'44"W	1524.01'
C8	2347.00'	36°28'28"	1494.09'	S59°57'20"E	1468.99'

R.O.W. CENTERLINE Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	162.61	470.00	19.82	S88° 04' 59"E	161.80
C2	293.84	470.00	35.82	S80° 05' 02"E	289.08
C3	245.11	400.00	35.11	S9° 33' 39"W	241.30

STREET SUMMARY

STREET NAME	R.O.W. WIDTH	STREET WIDTH	STREET TYPE	STREET CLASSIFICATION
SILICON DRIVE	90'	48'	CURB & GUTTER	COM. COLLECTOR
VANADIUM DRIVE	90'	48'	CURB & GUTTER	COM. COLLECTOR

SIDEWALK NOTES:

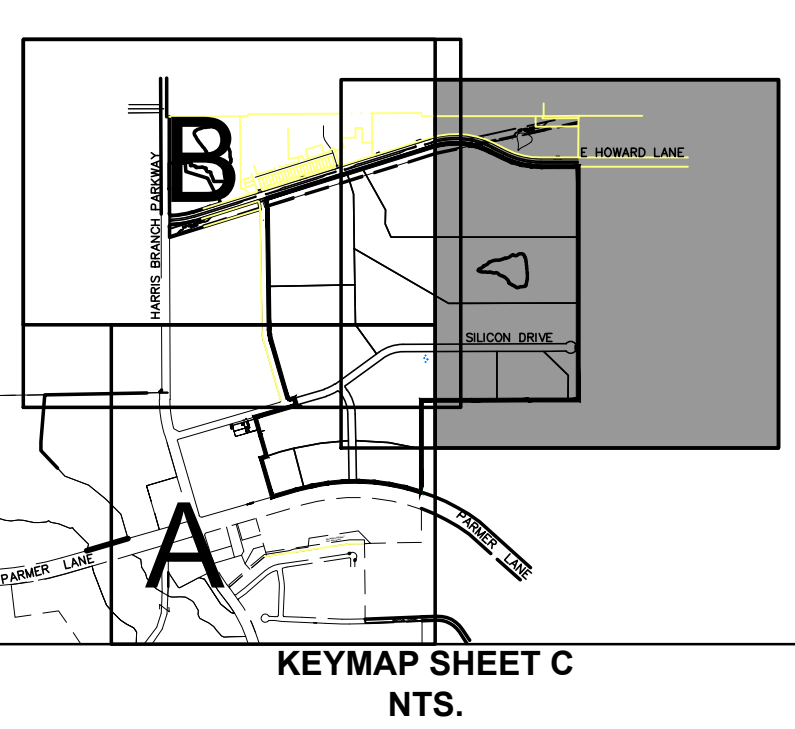
1.) SIDEWALKS ALONG PARKER LANE & HOWARD LANE SHALL BE 5' WIDE.

2.) ALL OTHER SIDEWALKS SHALL BE 6' WIDE AND LOCATED 2' OFF THE R.O.W. LINE.

PROJECT SUMMARY
ACREAGE=297.37

LAND USE SUMMARY

LAND USE SUMMARY	LOTS	AC.
LI	7	189.42
LR	1	11.83
LR/LI	1	13.03
IP	1	17.35
PUBLIC PARK	1	48.65
PRIVATE PARK	1	1.13
PRIVATE PARK PUBLIC WQ	2	3.40
SILICON DR & VANADIUM DR	1	10.00
FUTURE CARNEGIE DRIVE	1	2.56
TOTAL	14	297.37



PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY LAND USE COMMISSION ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____
JUAN ENRIQUEZ for:
Jose Roig, Interim Director, Development Services Department
Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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HARRIS BRANCH COMMERCE PARK
PRELIMINARY PLAN SHEET C

HARRISBRANCH

AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.: 10205.02
SHEET
5

PRELIMINARY PLAN NOTES

Wetlands MITIGATION

- 1) A CEF Mitigation plan is required for the Silicon Drive Roadway Improvements subdivision construction/permit processing. The details for the mitigation plan will be reviewed, approved, and executed during the subdivision construction/permit processing. The Silicon Drive Roadway Improvements and improvements to Lot 4 Block C needs to be completed and within the city acceptance process prior to the Issuance of building permits on Lot 1 & 2, Block A, or Lot 1,3 & 5 Block B, or Lot 3 Block C, and will be included as a plat note.

Parklands Notes

- 1) Public Access to the Public Park Lot 4, Block C, shall be initially provided via the 30' Access Easement adjacent to the eastern boundary of Lot 3, Block C, from Silicon Drive, along the eastern boundary of Lot 3, Block C;
- 2) Upon the construction of Carnegie Drive shown hereon, the City of Austin shall have the option to move the Lot 4, Block C driveway, to tie directly to said Carnegie Drive;
- 3) The public water quality/detention ponds shown hereon within Lot 2, and Lot 6, Block B, are proposed within private property zoned "P" Private Park, within a drainage easement dedicated to the City of Austin, and shall be designed and constructed as public subdivision infrastructure serving the adjacent Titanium Street and Silicon Drive. Said ponds shall include, along the street frontage of each pond, "Wetlands Educational Signage" with the language to be crafted by the Engineer and City Staff at the time of the infrastructure permit for each pond, based upon the final type of pond and the design of each pond;
- 4) The public parkland improvements shown upon Lot 4, Block C hereon are conceptual, and are shown hereon in order to demonstrate, within this Preliminary Plan, the access to and possible development of public park improvements upon the open portions of Lot 4, Block C. Lot 4, Block C shall be wholly dedicated to the City of Austin as real property in accordance with the Harris Branch P.U.D. The Harris Branch P.U.D. and subsequent agreements between the Developer herein and the City of Austin Parks and Recreation Department are the defining documents covering the obligations, timing, and funding of any public parks improvements within Harris Branch, and the Developer shall comply with the Harris Branch P.U.D. and any subsequent agreements between the Developer herein and the City of Austin Parks Recreation Department relative to those public parks improvements upon Lot 4, Block C.
- 5) In the event that gravel hiking trails are proposed within the wetlands setback areas, additional mitigation dedication may be required subject to city approval.

IMPERVIOUS COVER APPENDIX Q-2			
SUBURBAN WATERSHEDS			
IMPERVIOUS COVER ALLOWED AT 80% X GROSS SITE AREA = 237.90 ACRES = 80% x 297.37 = 237.90 AC.			
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY			
TOTAL ACREAGE 15-25% = 0.94 x 10% = 0.09 AC.			
PROPOSED TOTAL IMPERVIOUS COVER			
TOTAL PROPOSED IMPERVIOUS COVER = 237.8 ACRES = 79.9%			
PROPOSED IMPERVIOUS COVER ON SLOPES			
	IMPERVIOUS COVER		
	BUILDING/AND OTHER IMPERVIOUS COVER	DRIVEWAYS/ ROADWAYS	
	ACRES	ACRES	ACRES
0-15%	235.88	235.82	2.08
15-25%	0.94	0.09	0
25-35%	0.42	0.0	0
OVER 35%	0.15	0.0	0
TOTAL SITE AREA	297.37		

IMPERVIOUS COVER NOTE

THE IMPERVIOUS COVER NUMBERS INDICATED IN THE APPENDIX Q-2 SUMMARY HEREON, ARE ESTIMATES NECESSARY FOR PRELIMINARY SUBDIVISION REVIEW AND APPROVAL BY THE CITY OF AUSTIN. THE NUMBERS INDICATED HEREON ARE NOT INTENDED TO PREJUDICE A POSSIBLE FUTURE REQUEST FOR A SPECIFIC VARIANCE RELATED TO CONSTRUCTION ON SLOPES, SUCH A REQUEST SHALL BE CONSIDERED BY THE CITY OF AUSTIN ON A CASE-BY-CASE BASIS, AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL (OR DENIAL) BY THE CITY OF AUSTIN, PER THE LAND DEVELOPMENT CODE.

1. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF AUSTIN 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.
2. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
3. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LDC AND THE EGM.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR CONSTRUCTION PLANS OR SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE COA LAND DEVELOPMENT CODE, AND OTHER REGULATIONS OF THE CITY.
6. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA PURSUANT TO THE LDC AND EGM.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. "PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: HOWARD LANE, PARMER LANE, SILICON DRIVE, TITANIUM STREET, AND VANADIUM DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY." LDC 25-6-351.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG PARMER LANE AND SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG AND PARMER LANE ARE SUBJECT TO APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC 25-6-351.
9. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH FINAL PLAT.
10. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
11. "PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:"
- A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: SILICON DRIVE, TITANIUM STREET, AND VANADIUM DRIVE.
- FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A).
- B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: SILICON DRIVE, TITANIUM STREET, AND VANADIUM STREET.

12. (NOT USED)

13. SOURCE OF TOPOGRAPHY: CITY OF AUSTIN.

14. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED IN THE GILLELAND CREEK WATERSHED, AND HARRIS BRANCH CREEK WHICH IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH P.U.D. ORDINANCE CB14-90-0003 (AS AMENDED) AND THE LAND DEVELOPMENT CODE. NO PORTION OF THIS PROJECT LIES WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE.

STREET SUMMARY				
STREET NAME	R.O.W. WIDTH	STREET WIDTH	STREET TYPE	STREET CLASSIFICATION
SILICON DRIVE	90'	48'	CURB & GUTTER	COM. COLLECTOR
VANADIUM DRIVE	90'	48'	CURB & GUTTER	COM. COLLECTOR
SIDEWALK NOTES:				
1.) SIDEWALKS ALONG PARMER LANE & HOWARD LANE SHALL BE 5' WIDE.				
2.) ALL OTHER SIDEWALKS SHALL BE 6' WIDE AND LOCATED 2' OFF THE R.O.W. LINE.				
PROJECT SUMMARY				
ACREAGE=297.37				

LAND USE SUMMARY	LOTS	AC.
LI	7	189.42
LR	1	11.83
LR/LI	1	13.03
IP	1	17.35
PUBLIC PARK	1	48.65
PRIVATE PARK	1	1.13
PRIVATE PARK PUBLIC WD	2	3.40
SILICON DR & VANADIUM DR		10.00
FUTURE CARNEGIE DRIVE		2.56
TOTAL	14	297.37

GENERAL NOTES

15. PRIOR TO CONSTRUCTION OF 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.
16. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
17. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE.
18. THE CITY OF AUSTIN FULLY-DEVELOPED 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATION, IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C02480J & 48453C0290J DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.
19. ACCURATE LIMITS OF THE 100 YEAR FLOODPLAIN FOR FULLY DEVELOPED CONDITIONS BASED UPON EXISTING WATERWAY CONDITIONS, ARE SHOWN HEREON.
20. AREAS HAVING A SLOPE IN EXCESS OF 15% EXIST WITHIN THIS SUBDIVISION CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
21. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
22. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITIES HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
23. WITH THE EXCEPTION OF THE WATER QUALITY/GREEN BELT LOTS, NO LOT HEREIN SHALL HAVE DIRECT ACCESS TO PARMER LANE WITHOUT WRITTEN APPROVAL OF TXDOT.
24. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING REQUIREMENTS.
25. THIS SUBDIVISION SHALL BE ANNEXED INTO THE HARRIS BRANCH COMMERCIAL OWNERS ASSOCIATION, DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS.
26. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
27. PRIOR TO CONSTRUCTION, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
28. THIS PRELIMINARY PLAN SHALL COMPLY WITH THE HARRIS BRANCH PUD ORDINANCE AND THE PUD LAND USE PLAN, AS AMENDED.
29. THE SUBDIVISION OF THE "PARK" PARCELS LOT 2, BLOCK B, LOT 4, BLOCK B, AND LOT 6, BLOCK B SHALL OCCUR WITH THE SUBDIVISION OF ANY ADJOINING LOT, INCLUDING STREET RIGHT-OF-WAY. THE SUBDIVISION OF LOT 4, BLOCK C SHALL OCCUR WITH THE SUBDIVISION OF LOT 3, BLOCK C IF LOT 4, BLOCK C HAS NOT YET BEEN CONVEYED TO THE CITY OF AUSTIN. DEDICATION OF THE PARK AND FISCAL ASSURANCE COVERING THE CONSTRUCTION OF A TRAIL SYSTEM IMPROVEMENTS WITHIN LOT 4, BLOCK C SHALL BE POSTED PRIOR TO THE APPROVAL OF THE LOT 3, BLOCK C PLAT BY THE CITY OF AUSTIN, UNLESS OTHER ARRANGEMENT HAVE BEEN APPROVED BY THE CITY OF AUSTIN. PARKLAND DEDICATION IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 4, BLOCK C, LOT 2, BLOCK B, LOT 4, BLOCK B, LOT 6, BLOCK B.
30. ALL GREENBELT PARCELS TO REMAIN OPEN TO THE PUBLIC AND INCLUDE, ALONG STREET FRONTAGE OF EACH POND, "WETLANDS EDUCATIONAL SIGNAGE" WITH THE LANGUAGE TO BE CRAFTED BY THE ENGINEER AND CITY STAFF AT THE TIME OF THE INFRASTRUCTURE PERMIT FOR EACH POND, BASED UPON THE FINAL TYPE OF POND AND THE DESIGN OF EACH POND. EACH POND SHALL INCLUDE A PUBLICLY ACCESSIBLE, IMPROVED SURFACE LOOP TRAIL AROUND IT, WHICH MAY DOUBLE AS A POND MAINTENANCE ACCESS ROAD.
31. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
32. WATER QUALITY/GREENBELT LOT 2, 4 AND 6 BLOCK B WILL BE OWNED AND MAINTAINED BY THE HARRIS BRANCH COMMERCIAL OWNER'S ASSOCIATION. THE PUBLIC WATER QUALITY/DETENTION FACILITIES, WILL BE OWNED BY THE HARRIS BRANCH COMMERCIAL OWNER'S ASSOCIATION AND MAINTAINED BY THE CITY OF AUSTIN. IMPROVEMENTS THEREON SHALL BE LIMITED TO OPEN SPACE, DRAINAGE FACILITIES, AND PUBLIC UTILITIES UNLESS OTHERWISE APPROVED BY THE CITY OF AUSTIN.
33. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURES AND ASSOCIATED SETBACKS MUST COMPLY WITH THE INDICATED IMPROVEMENTS AND RESTRICTIONS SPECIFICALLY APPROVED HEREON, AND WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED UNLESS APPROVED BY THE CITY OF AUSTIN, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED UNLESS APPROVED BY THE CITY OF AUSTIN.
34. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES BUILDINGS, SHEDS, POOLS, LANDSCAPING, OR GARDENS IS ALLOWED IN THE CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
35. EACH FINAL PLAT SHALL COMPLY WITH THE LAND DEVELOPMENT CODE RELATIVE TO THE INSTALLATION OF PROPERTY AND BOUNDARY CORNER MARKERS.
36. THE COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THIS SUBDIVISION SHALL BE RECORDED PRIOR TO RECORDATION OF A FINAL PLAT FOR ANY LOT IN THE SUBDIVISION.
37. AUSTIN ENERGY HAS RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
38. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 PF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
39. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
40. 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 CLEARANCE 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 CLEARANCE WILL BE CHARGED TO THE OWNER.
41. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
42. EACH LOT IN 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.

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____

FILE NUMBER _____ APPLICATION DATE _____

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LDC 25-4-62) _____

CASE MANAGER: _____

JUAN ENRIQUEZ for: _____

Jose Roig, Interim Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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PLANNING, ENGINEERING & CONSTRUCTION SERVICES



HARRIS BRANCH COMMERCE PARK

PRELIMINARY PLAN NOTES

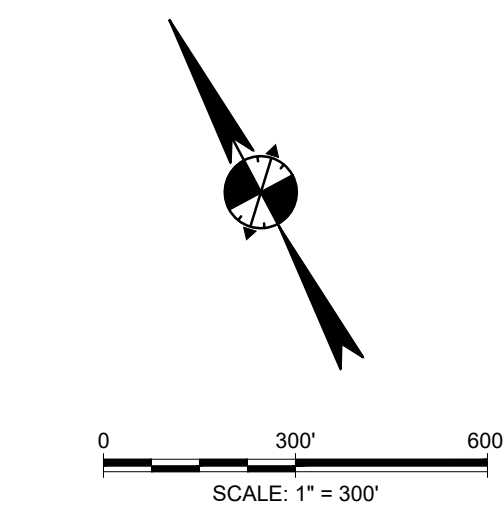
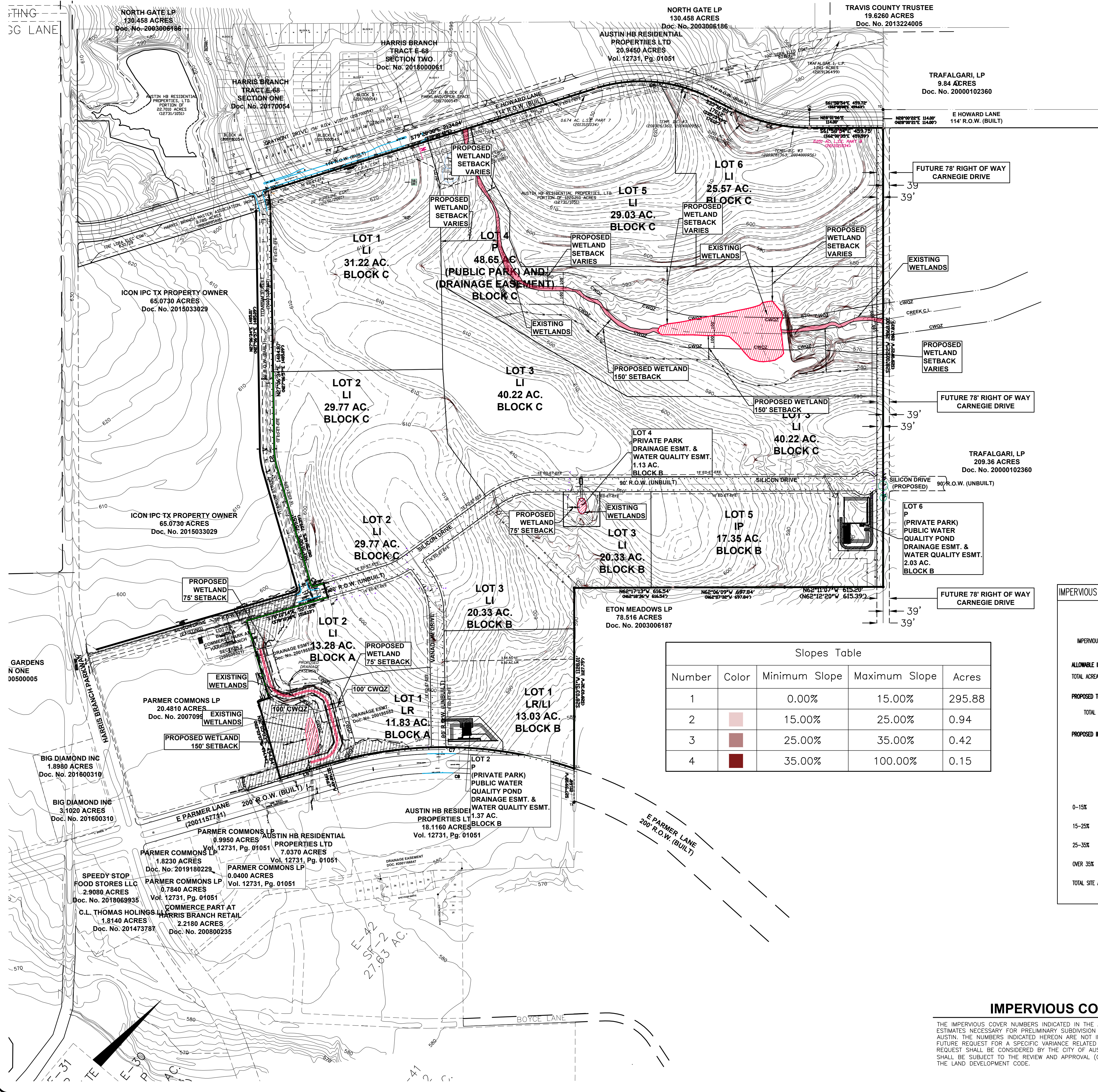
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AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.:
10205.02

SHEET

6



- LEGEND**
- PROPOSED CURB & GUTTER
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED WASTEWATER LINE
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORMSEWER
 - PROPOSED STORMSEWER INLET
 - TREE TO REMAIN
 - TREE TO BE REMOVED

100-YEAR FLOODPLAIN NOTE

1) THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0480J & 48453C0290J. DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS. NOR WITHIN THE LIMITS OF THE FULLY-DEVELOPED 100-YEAR FLOODPLAIN ACCORDING TO CITY OF AUSTIN G.I.S. MAPPING OF THE ATLAS 100-YEAR FLOODPLAIN.

CHANNEL IMPROVEMENT NOTE:

1.) THE CHANNEL IMPROVEMENTS REQUIRED ON LOT 1 AND LOT 2, BLOCK A, SHALL BE PERFORMED AS A COMPONENT OF ANY OF THE FOLLOWING EVENTS: A) THE FINAL LATTING OF LOT 1 AND/OR LOT 2, BLOCK A; AND/OR B) THE FINAL PLATTING OF THE EXTENSION OF SILICON DRIVE SHOWN HEREON. THE CHANNEL IMPROVEMENTS SHALL BE TREATED AS NECESSARY INFRASTRUCTURE IMPROVEMENTS, AND SHALL EITHER BE CONSTRUCTED PRIOR TO PLAT APPROVAL, OR A PERFORMANCE GUARANTEE SHALL BE POSTED WITH THE CITY OF AUSTIN PER THE NORMAL CITY PROCEDURES FOR AN INFRASTRUCTURE FISCAL GUARANTEE SUPPORTING THE APPROVAL OF A FINAL PLAT. IN SUCH CASE THE CHANNEL IMPROVEMENTS SHALL THEN BE PROCESSED, PERMITTED, AND CONSTRUCTED WITH THE SITE DEVELOPMENT PERMIT FOR LOT 1, OR FOR LOT 2, BLOCK A, AND/OR WITH THE SITE DEVELOPMENT PERMIT FOR THE SILICON DRIVE IMPROVEMENTS SHOWN HEREON, WHICHEVER OCCURS FIRST.

WETLANDS & CEF NOTE

1) SEE EXHIBIT 'G' FOR EXISTING WETLANDS, AND EXHIBIT 'H' FOR PROPOSED WETLAND SETBACKS AND MITIGATION.

Slopes Table				
Number	Color	Minimum Slope	Maximum Slope	Acres
1		0.00%	15.00%	295.88
2		15.00%	25.00%	0.94
3		25.00%	35.00%	0.42
4		35.00%	100.00%	0.15

IMPERVIOUS COVER APPENDIX Q-2				
SUBURBAN WATERSHEDS				
IMPERVIOUS COVER ALLOWED AT 80% X GROSS SITE AREA = 237.90 ACRES = 80% x 297.37 = 237.90 AC.				
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY				
TOTAL ACREAGE 15-25% = 0.94 x 10% = 0.09 AC.				
PROPOSED TOTAL IMPERVIOUS COVER				
TOTAL PROPOSED IMPERVIOUS COVER = 237.8 ACRES = 79.9%				
PROPOSED IMPERVIOUS COVER ON SLOPES				
	IMPERVIOUS COVER		DRAINWAYS/ROADWAYS	
	ACRES	% OF CATEGORY	ACRES	
0-15%	295.88	79.7%	2.08	
15-25%	0.94	100%	0	
25-35%	0.42	0%	0	
OVER 35%	0.15	0%	0	
TOTAL SITE AREA	297.37			

IMPERVIOUS COVER NOTE

THE IMPERVIOUS COVER NUMBERS INDICATED IN THE APPENDIX Q-2 SUMMARY HEREON, ARE ESTIMATES NECESSARY FOR PRELIMINARY SUBDIVISION REVIEW AND APPROVAL BY THE CITY OF AUSTIN. THE NUMBERS INDICATED HEREON ARE NOT INTENDED TO PREJUDICE A POSSIBLE FUTURE REQUEST FOR A SPECIFIC VARIANCE RELATED TO CONSTRUCTION ON SLOPES. SUCH A REQUEST SHALL BE CONSIDERED BY THE CITY OF AUSTIN ON A CASE-BY-CASE BASIS, AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL (OR DENIAL) BY THE CITY OF AUSTIN, PER THE LAND DEVELOPMENT CODE.

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY LAND USE COMMISSION ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____
JUAN ENRIQUEZ for:
Jose Roig, Interim Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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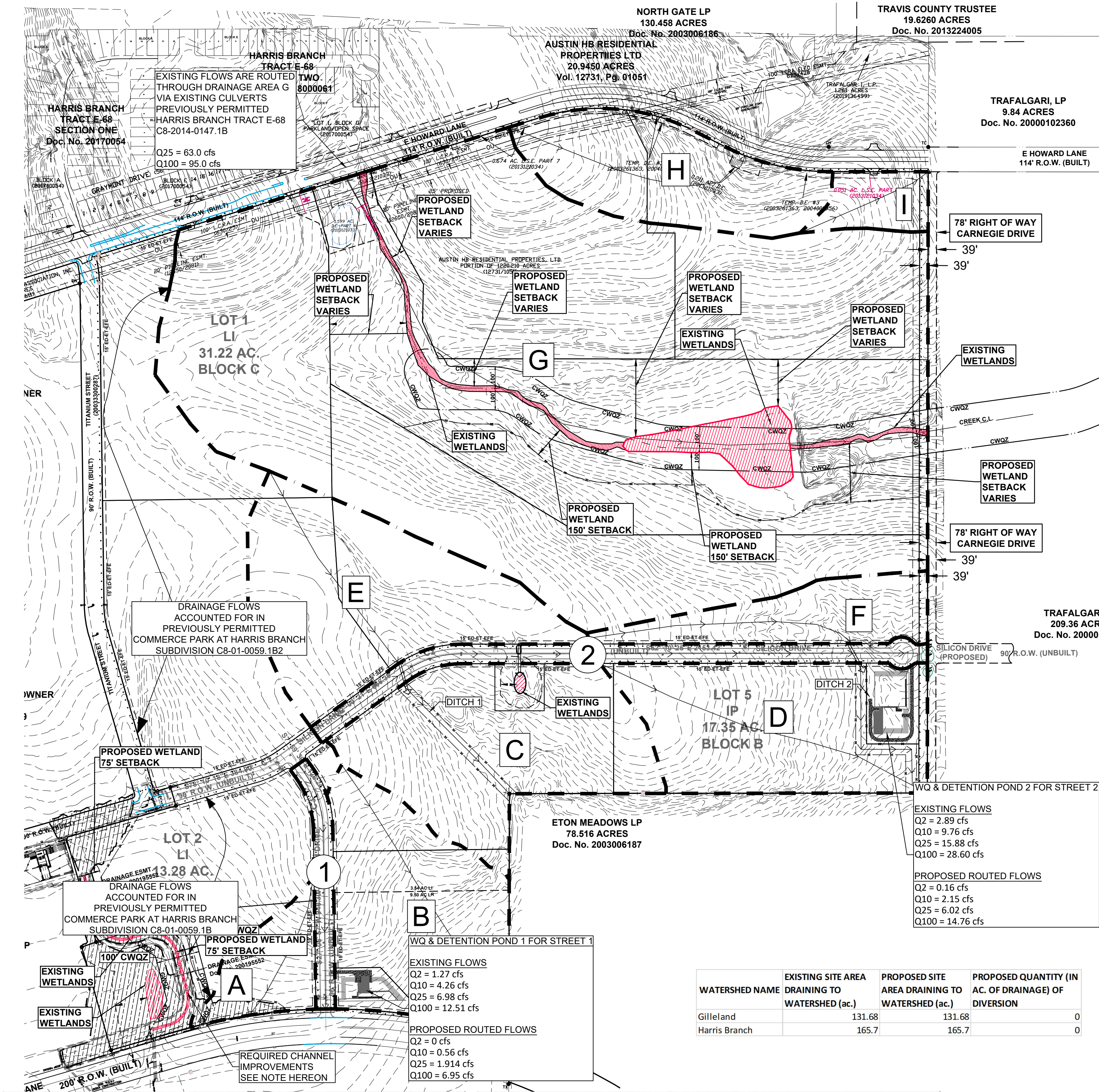


HARRIS BRANCH COMMERCE PARK

SLOPEMAP & TOPOGRAPHIC SURVEY

HARRISBRANCH

AUSTIN HB RESIDENTIAL PROPERTIES, LTD



HARRIS BRANCH EQUINOX EAST ROAD 1 WQP Preliminary Design			
Water Quality Pond Drainage Area		104,165 SF	
Impervious Cover		2,391 acres	
% Impervious Cover		68.748 SF	
Required Capture Depth		1.578 acres	
Minimum Water Quality Volume		66.0%	
		0.96 in = 0.5' + (66%-20%)*0.1	
		8,333 CF	
OVERFLOW WEIR DESIGN			
Provided Overflow Elevation		588.00	
Top of Box Elevation		590.00	
Total WQ Pond Volume Provided		20,168 CF @ overflow (weir)	
Using the weir flow equation:			
Q = C*L*H ^{3/2}			
Q = 100 year developed flow into splitter box (cfs)		19.2	
C = Weir coefficient		3.0	
L = Width of weir (feet)		100.0	
H = Depth of flow (feet)		0.16	
Max. WSE ₁₀₀ in Box		588.16	

HARRIS BRANCH EQUINOX EAST ROAD 2 WQP Preliminary Design			
Water Quality Pond Drainage Area		267,940 SF	
Impervious Cover		6,151 acres	
% Impervious Cover		179,519 SF	
Required Capture Depth		4,121 acres	
Minimum Water Quality Volume		67.0%	
		0.97 in = 0.5' + (67%-20%)*0.1	
		21,658 CF	
OVERFLOW WEIR DESIGN			
Provided Overflow Elevation		581.00	
Top of Box Elevation		583.00	
Total WQ Pond Volume Provided		69,530 CF @ overflow (weir)	
Using the weir flow equation:			
Q = C*L*H ^{3/2}			
Q = 100 year developed flow into splitter box (cfs)		49.1	
C = Weir coefficient		3.0	
L = Width of weir (feet)		110.0	
H = Depth of flow (feet)		0.28	
Max. WSE ₁₀₀ in Box		581.28	

APPENDIX R-1 (Pond #1)			
FULL AND PARTIAL SEDIMENTATION/FILTRATION POND, AND VEGETATIVE STRIP CALCULATIONS FOR PRELIMINARY PLANS AND FINAL PLATS			
REQUIRED			
Drainage Area to Control	2.4	ac	
Drainage Area Impervious Cover	66	%	
Capture Depth (CD)	1.3	in.	
WATER QUALITY CONTROL CALCULATIONS:			
25-year Peak Flow Rate to Control (Q25)	13.3	cfs	
100-year Peak Flow Rate to Control (Q100)	19.8	cfs	
FOR FULL SEDIMENTATION/FILTRATION POND:			
Water Quality Volume (CD * Drainage Area)	3.1	cf.	
Sedimentation Pond Area (WQV/10)	5,262	sf.	
Sedimentation Pond Volume (2WQV)	11,829	cf.	
Filtration Pond Area (WQV/7+2.33*H)	3,398	cf.	
Filtration Pond Area (>20% WQV)	8,339	cf.	

APPENDIX R-1 (Pond #2)			
FULL AND PARTIAL SEDIMENTATION/FILTRATION POND, AND VEGETATIVE STRIP CALCULATIONS FOR PRELIMINARY PLANS AND FINAL PLATS			
REQUIRED			
Drainage Area to Control	6.2	ac	
Drainage Area Impervious Cover	67	%	
Capture Depth (CD)	1.3	in.	
WATER QUALITY CONTROL CALCULATIONS:			
25-year Peak Flow Rate to Control (Q25)	34.4	cfs	
100-year Peak Flow Rate to Control (Q100)	51.0	cfs	
FOR FULL SEDIMENTATION/FILTRATION POND:			
Water Quality Volume (CD * Drainage Area)	8.0	cf.	
Sedimentation Pond Area (WQV/10)	10,341	sf.	
Sedimentation Pond Volume (2WQV)	24,079	cf.	
Filtration Pond Area (WQV/7+2.33*H)	4,637	cf.	
Filtration Pond Area (>20% WQV)	11,353	cf.	

HARRIS BRANCH COMMERCE PARK SCS CN Calculations - Existing						
D.A. Lot Number	Drainage Area (SF)	Drainage Area (Ac)	Lot I.C. (SF)	Impervious DA (Ac)	TOTAL I.C. (%)	Comp. SCS CN
A	202,220	4.64	-	0.00	0%	61.00
B	748,930	17.19	-	0.00	0%	61.00
C	869,363	19.96	34,144	0.78	4%	62.45
D	791,335	18.17	-	0.00	0%	61.00
E	888,837	20.40	-	0.00	0%	61.00
F	324,225	7.44	-	0.00	0%	61.00
G	5,735,783	131.68	164,044	3.77	3%	62.06
H	556,903	12.78	-	0.00	0%	61.00
I	129,523	2.97	-	0.00	0%	61.00
1	104,165	2.39	-	0.00	0%	61.00
2	267,940	6.15	-	0.00	0%	61.00

HARRIS BRANCH COMMERCE PARK SCS CN Calculations - Developed						
D.A. Lot Number	Drainage Area (SF)	Drainage Area (Ac)	Lot I.C. (SF)	Impervious DA (Ac)	TOTAL I.C. (%)	Comp. SCS CN
A	202,220	4.64	161,776	3.71	80%	90.60
B	748,930	17.19	599,144	13.75	80%	90.60
C	869,363	19.96	695,490	15.97	80%	90.60
D	791,335	18.17	633,068	14.53	80%	90.60
E	888,837	20.40	711,070	16.32	80%	90.60
F	324,225	7.44	259,380	5.95	80%	90.60
G	5,735,783	131.68	4,588,626	105.34	80%	90.60
H	556,903	12.78	445,522	10.23	80%	90.60
I	129,523	2.97	103,618	2.38	80%	90.60
1	104,165	2.39	68,748	1.58	66%	85.42
2	267,940	6.15	179,519	4.12	67%	85.79

HARRIS BRANCH COMMERCE PARK														
"Tc" Value Calculations - Existing														
D.A.	Area	Sheet Flow				Shallow Concentrated Flow (Unpaved)				Channel/Pipe Flow				Total
Number	(Ac.)	Length	Slope	n	Tc	Length	Slope	Velocity	Tc	Length	Slope	Velocity	Tc	Tc
A	4.64 Ac.	100	2.25%	0.24	13.13 min	815	2.25%	3.0492	4.45 min	0	0.00%	0.0	0.00 min	17.6 min
B	17.19 Ac.	100	2.30%	0.24	13.02 min	1389	2.30%	3.0829	7.51 min	0	0.00%	0.0	0.00 min	20.5 min
C	19.96 Ac.	100	2.50%	0.24	12.59 min	350	2.50%	3.2142	1.81 min	350	2.50%	3.2	1.81 min	16.2 min
D	18.17 Ac.	100	2.50%	0.24	12.59 min	1525	2.50%	3.2142	7.91 min	0	2.50%	3.2	0.00 min	20.5 min
E	20.40 Ac.	100	1.40%	0.24	15.87 min	465	1.40%	2.4053	3.22 min	450	1.40%	2.4	3.12 min	22.2 min
F	7.44 Ac.	100	2.75%	0.24	12.12 min	610	2.75%	3.3711	3.02 min	540	2.75%	3.4	2.67 min	17.8 min
G	131.68 Ac.	100	1.50%	0.24	15.44 min	1900	1.50%	2.4897	12.72 min	1200	1.50%	2.5	8.03 min	36.2 min
H	12.78 Ac.	100	3.75%	0.24	10.70 min	1098	3.75%	3.9365	4.65 min	0	3.75%	3.9	0.00 min	15.4 min
I	2.97 Ac.	100	4.00%	0.24	10.43 min	549	4.00%	4.0656	2.25 min	0	4.00%	4.1	0.00 min	12.7 min
1	2.39 Ac.	100	1.75%	0.24	14.52 min	1057	1.75%	2.6892	6.55 min	0	1.50%	2.5	0.00 min	21.1 min
2	6.15 Ac.	100	2.00%	0.24	13.76 min	2832	2.00%	2.8748	16.42 min	0	1.75%	2.7	0.00 min	30.2 min

EQUATIONS USED:	
Sheet Flow $T_t = [0.007(nL)^{0.58}] / [P_2^{0.5}S^{0.58}] * 60$ where: T_t = travel time (Min.) n = Manning's roughness coefficient L = sheet flow distance (feet) P_2 = 2-yr, 24-hr rainfall depth (inches) = 3.44 inches S = slope of drainage path (%)	
Shallow Concentrated Flow $V = 16.1345 S^{1/2}$ (unpaved areas) $V = 20.3282 S^{1/2}$ (paved areas) $T_t = [L/V \text{ unpaved}] + [L/V \text{ paved}] / 60$ where: T_t = travel time (Min.) V = flow velocity (fps) L = shallow concentrated flow distance (feet) S = slope of drainage path (%)	

HARRIS BRANCH COMMERCE PARK																			
"Tc" Value Calculations - Developed																			
D.A.		Area	Sheet Flow				Shallow Concentrated Flow (Unpaved)				Shallow Concentrated Flow (Paved)				Channel/Pipe Flow				Total
Number		(Ac.)	Length	Slope	n	Tc	Length	Slope	Velocity	Tc	Length	Slope	Velocity	Tc	Length	Slope	Velocity	Tc	
A		4.64 Ac.	100	2.25%	0.24	13.13 min	815	2.25%	3.04923	4.45 min					0	0.00%	0.0	0.00 min	17.6 min
B		17.19 Ac.	100	2.30%	0.24	13.02 min	1389	2.30%	3.082924	7.51 min					0	0.00%	0.0	0.00 min	20.5 min
C		19.96 Ac.	100	2.50%	0.24	12.59 min	350	2.50%	3.214171	1.81 min					350	2.50%	3.2	1.81 min	16.2 min
D		18.17 Ac.	100	2.50%	0.24	12.59 min	1525	2.50%	3.214171	7.91 min					0	2.50%	3.2	0.00 min	20.5 min
E		20.40 Ac.	100	1.40%	0.24	15.87 min	465	1.40%	2.405265	3.22 min					450	1.40%	2.4	3.12 min	22.2 min
F		7.44 Ac.	100	2.75%	0.24	12.12 min	610	2.75%	3.371051	3.02 min					540	2.75%	3.4	2.67 min	17.8 min
G		131.68 Ac.	100	1.50%	0.24	15.44 min	1900	1.50%	2.489686	12.72 min					1200	1.50%	2.5	8.03 min	36.2 min
H		12.78 Ac.	100	3.75%	0.24	10.70 min	1098	3.75%	3.936539	4.65 min					0	3.75%	3.9	0.00 min	15.4 min
I		2.97 Ac.	100	4.00%	0.24	10.43 min	549	4.00%	4.06564	2.25 min					0	4.00%	4.1	0.00 min	12.7 min
1		2.39 Ac.	10	1.58%	0.011	0.20 min					200	1.58%	2.555215	1.30 min	1000	2.00%	2.9	5.80 min	7.3 min
2		6.15 Ac.	10	1.50%	0.011	0.21 min					200	1.50%	2.489686	1.34 min	1000	1.75%	2.7	6.20 min	7.7 min

HARRIS BRANCH COMMERCE PARK Runoff (Q) Calculations - Existing (Atlas 14 Basis)						
D.A. Number	Drainage Area (Ac)	Comp. SCS CN	TOTAL T _c (Min.)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)	
A	4.64	61.00	17.6	13.1	21.8	
B	17.19	61.00	20.5	45.3	75.1	
C	19.96	62.45	16.2	63.8	102.5	
D	18.17	61.00	20.5	47.8	79.2	
E	20.40	61.00	22.2	51.1	85.3	
F	7.44	61.00	17.8	20.7	34.5	
G**	131.68	62.06	36.2	356.1	528.7	
H	12.78	61.00	15.4	38.7	63.8	
I	2.97	61.00	12.7	9.7	16.1	
1	2.39	61.00	21.1	6.1	10.2	
2	6.15	61.00	30.2	13.1	21.9	
*Per COA Development Permit C8-2014-0147.2A **FLOWS INCLUDING UPSTREAM OFFSITE (G1 & G2)						

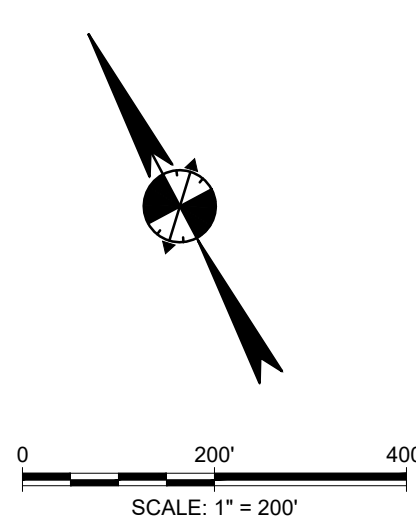
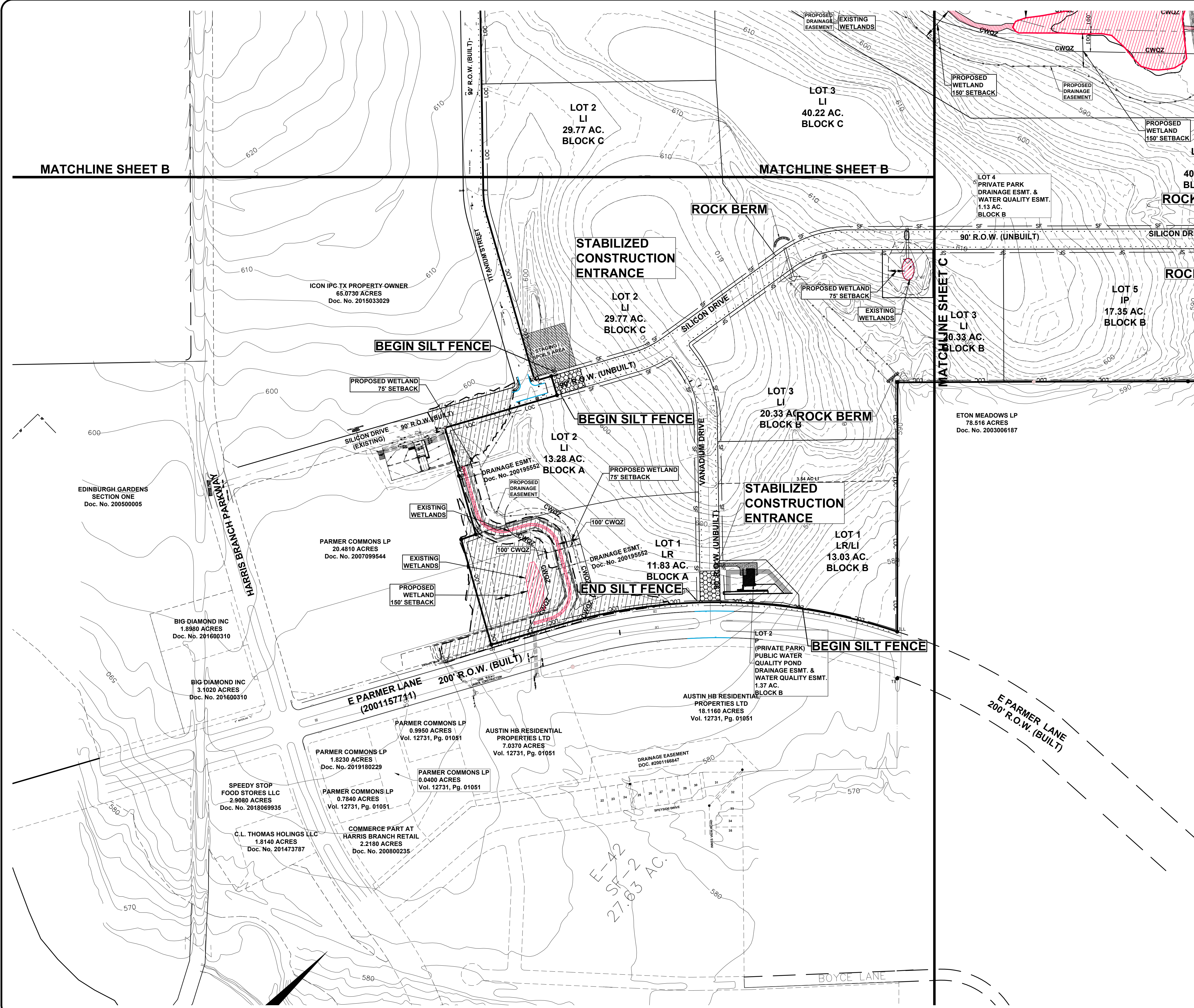
HARRIS BRANCH COMMERCE PARK Runoff (Q) Calculations - Developed (Atlas 14 Basis)						
D.A. Number	Drainage Area (Ac)	Comp. SCS CN	TOTAL T _c (Min.)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)	
A	4.64	90.60	17.6	30.3	39.9	
B	17.19	90.60	20.5	107.6	141.5	
C	19.96	90.60	16.2	133.3	175.4	
D	18.17	90.60	20.5	113.6	149.4	
E	20.40	90.60	22.2	122.7	161.6	
F	7.44	90.60	17.8	48.1	63.3	
G**	131.68	90.60	36.2	722.7	970	
H	12.78	90.60	15.4	88.6	116.6	
I	2.97	90.60	12.7	22.2	29.2	
1	2.39	85.42	7.3	19.3	25.6	
2	6.15	85.79	7.7	31.6	42.1	
*Per COA Development Permit C8-2014-0147.2A INCLUDING UPSTREAM OFFSITE (G1 & G2)						
**FLOWS						

HARRIS BRANCH COMMERCE PARK Post Developed Flows (Q) Leaving Pond				
	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
POND 1	0	0.56	1.91	6.95
POND 2	0.16	2.15	6.02	14.8

WETLANDS & CEF NOTE
1) SEE EXHIBIT "G" FOR EXISTING WETLANDS, AND EXHIBIT "H" FOR PROPOSED WETLAND SETBACKS AND MITIGATION.

HARRIS BRANCH COMMERCE PARK						HARRIS BRANCH COMMERCE PARK											
Runoff (Q) Calculations (Proposed Conditions)						Ditch Easement Width Calculation											
D.A.	Drainage	Comp.	TOTAL	Q ₁₀₀	avg. slope	Ditch	Btm. Width	Slope	Depth	Q ₁₀₀	Area	Veloc.	Wp	Yc	Top Width	Energy	Min. Ditch
Number	Area (Ac)	SCS CN	T _c (Min.)	(cfs)		Number	(ft)	%	(ft)	(cfs)	(sqft)	(ft/s)	(ft)	(ft)	(ft)	(ft)	Easment (ft)
DRAINAGE AREA E TO DITCH	20.40	90.60	22.2	156.020	1.40%	DITCH 1	25	2.00%	2.38	156.02	70.83	2.20	35.89	1.04	34.52	2.46	45
DRAINAGE AREA F TO DITCH	7.44	90.60	17.8	56.900	2.75%	DITCH 2	25	0.50%	1.99	56.90	57.67	0.99	34.11	0.54	32.96	2.01	45

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____

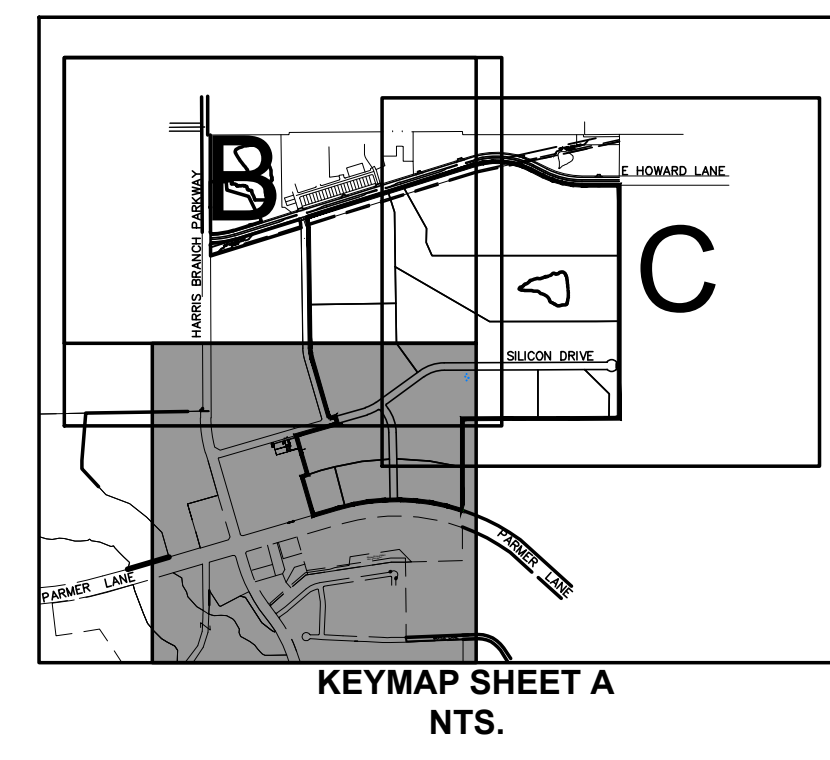


- LEGEND**
- PROPOSED SUBDIVISION BOUNDARY
 - PROPOSED PHASE LINE
 - LOC LIMITS OF CONSTRUCTION
 - SF SILT FENCE
 - 100 YEAR FLOOD PLAIN
 - INLET PROTECTION
ALL INLETS TO HAVE INLET PROTECTION
 - STABILIZED CONSTRUCTION ENTRANCE
 - TEMPORARY STAGING/SPOILS AREA
 - ROCK BERM SEDIMENT TRAP

AREA INSIDE LIMITS OF CONSTRUCTION = 297.37 AC.

TREE INDEX		
TAG NO.	TYPE	INDICATES MULTI TRUNK
514 (LO 17 14 13)	(29.5)	
INDIVIDUAL TRUNK DIA. (IN INCHES)		
TOTAL (ROOT ZONE)		
CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.		
HB = HACKBERRY		
15339	HB 20 19	DEAD (29.5)
REMOVED 15535	HB 21 9	(25.5)
REMOVED 15536	HB 21 9	(25.5)
REMOVED 15537	HB 24	
REMOVED 15538	HB 11	
15540	HB 16 11	(21.5)
15541	HB 9	
REMOVED 15542	HB 12 10	(17)
NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.		

- WETLANDS & CEF NOTE**
- SEE EXHIBIT 'G' FOR EXISTING WETLANDS, AND EXHIBIT 'H' FOR PROPOSED WETLAND SETBACKS AND MITIGATION.



PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____
FILE NUMBER ____ APPLICATION DATE ____
APPROVED BY LAND USE COMMISSION ON ____
EXPIRATION DATE (LDC 25-4-62) ____
CASE MANAGER: ____
JUAN ENRIQUEZ for:
Jose Roig, Interim Director, Development Services Department
Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Austin, Texas
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CHARLES E. STEINMANN
64410

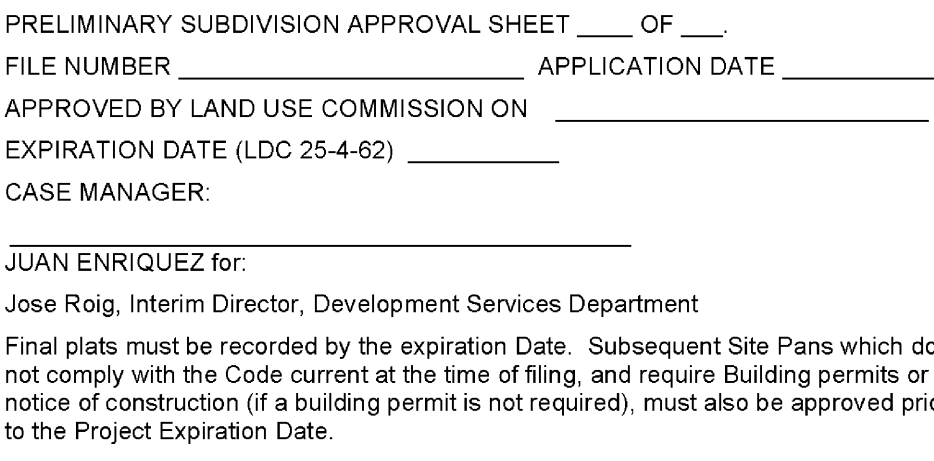
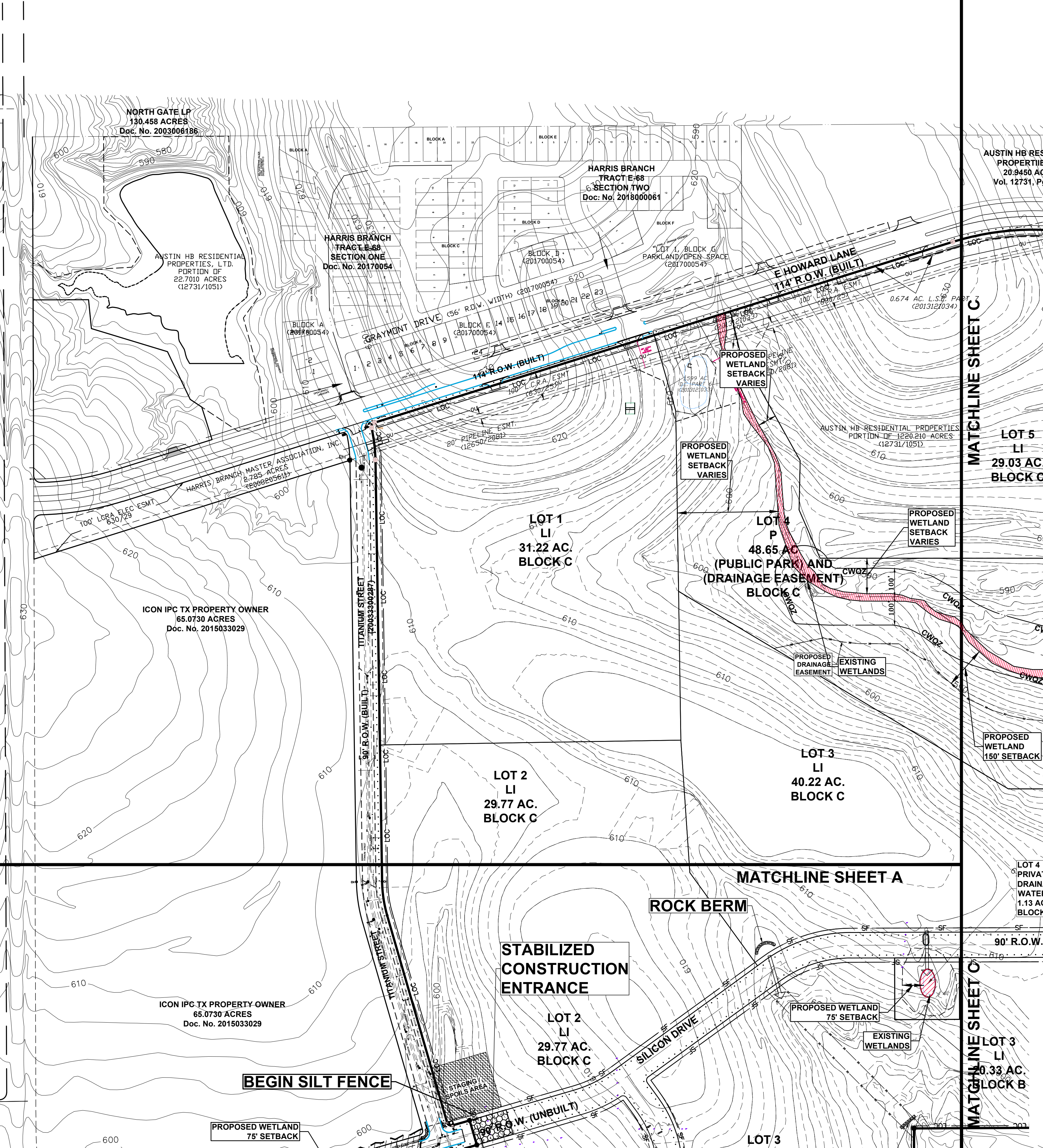
HARRIS BRANCH COMMERCE PARK
EROSION-SEDIMENTATION CONTROL
AND TREE PROTECTION A

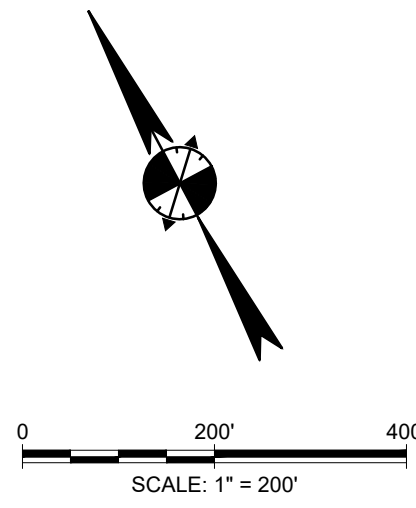
HARRISBRANCH

AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.:
10205.02

SHEET
C1



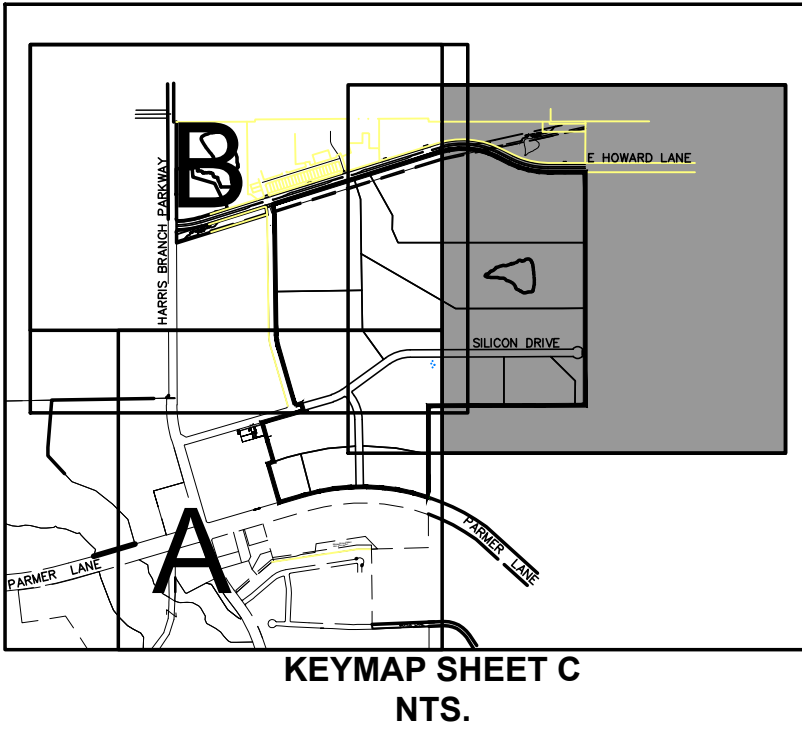


	PROPOSED SUBDIVISION BOUNDARY
	PROPOSED PHASE LINE
	LIMITS OF CONSTRUCTION
	SILT FENCE
	100 YEAR FLOOD PLAIN
	INLET PROTECTION ALL INLETS TO HAVE INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	TEMPORARY STAGING/SPOILS AREA
	ROCK BERM SEDIMENT TRAP

AREA INSIDE LIMITS OF CONSTRUCTION = 297.37 AC

TREE INDEX			
TAG NO.	TYPE	INDICATES MULTI TRUNK	
614	LC	17	14 31 (29.5)
INDIVIDUAL TRUNK DIA.		TOTAL (ROOT ZONE)	
(N INCHES)			
CRITICAL ROOT ZONES (TWO CIRCLES) ARE SHOWN USING THE CON. FORMULA FOR SINGLE AND MULTI TRUNK TREES.			
HB = HACKBERRY			
15339	HB	20	19 DEAD (29.5)
REMOVED 15036	HB	29	(25.4)
REMOVED 15536	HB	28	(25.5)
REMOVED 15537	HB	24	
REMOVED 15538	HB	11	
15540	HB	16	11 (17)
15541	HB	9	
REMOVED 15542	HB	12	10 (17)
NOTE: ABOUT DEAD TREES, IF THE TREE APPEARED TO BE DEAD, THEN IT WAS NOTED AS DEAD; HOWEVER, SUCH VERIFICATION BY A QUALIFIED ARBORIST.			

1) SEE EXHIBIT 'G' FOR EXISTING WETLANDS, AND EXHIBIT 'H' FOR PROPOSED WETLAND SETBACKS AND MITIGATION.



PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____
 FILE NUMBER _____ APPLICATION DATE _____
 APPROVED BY LAND USE COMMISSION ON _____
 EXPIRATION DATE (LDC 25-4-62) _____
 CASE MANAGER: _____

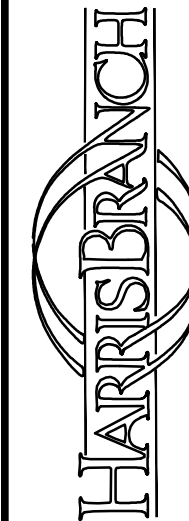
JUAN ENRIQUEZ for:
Jose Roig, Interim Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

CITY OF AUSTIN CASE NO. C8-2022-0330



HARRIS BRANCH COMMERCE PARK
EROSION-SEDIMENTATION CONTROL
AND TREE PROTECTION C



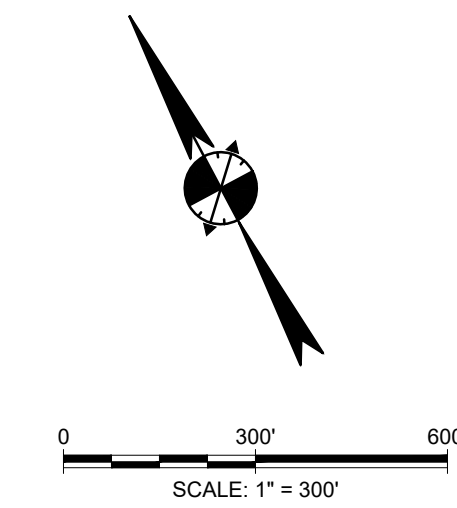
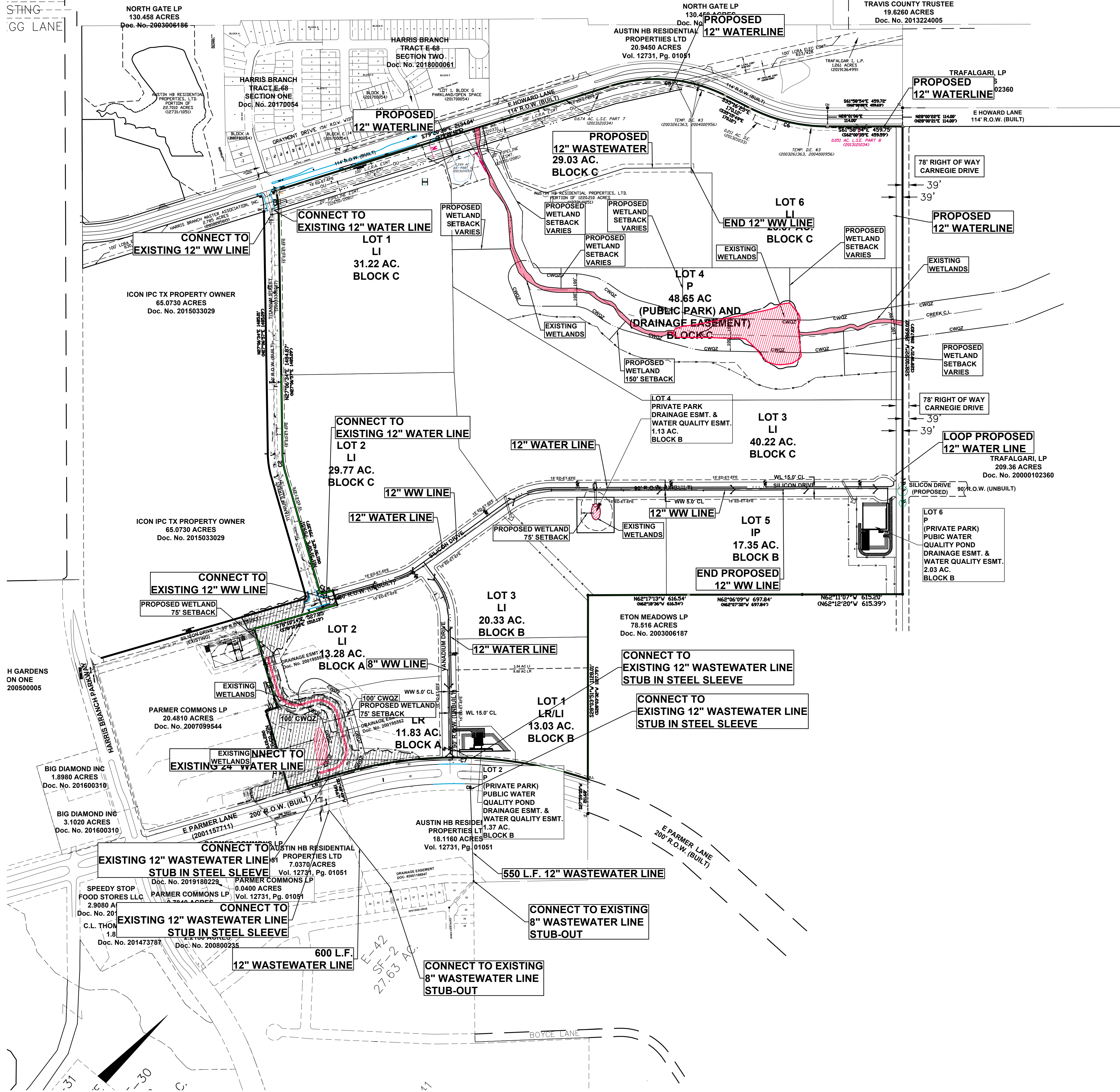
AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.:
10205.02

SHEET

C3

STING
GG LANE



LEGEND	
	PROPOSED CURB & GUTTER
	EXISTING CONTOUR
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED STORMSEWER
	PROPOSED STORMSEWER INLET

WETLANDS & CEF NOTE

1) SEE EXHIBIT 'G' FOR EXISTING WETLANDS, AND EXHIBIT 'H' FOR PROPOSED WETLAND SETBACKS AND MITIGATION.

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY LAND USE COMMISSION ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____
JUAN ENRIQUEZ for: _____
Jose Roig, Interim Director, Development Services Department
Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

CITY OF AUSTIN CASE NO. C8-2022-0330

CS

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Austin, Texas
Tel (512) 514-4466
www.csengineering.com
Texas Registered Firm No. F-12377

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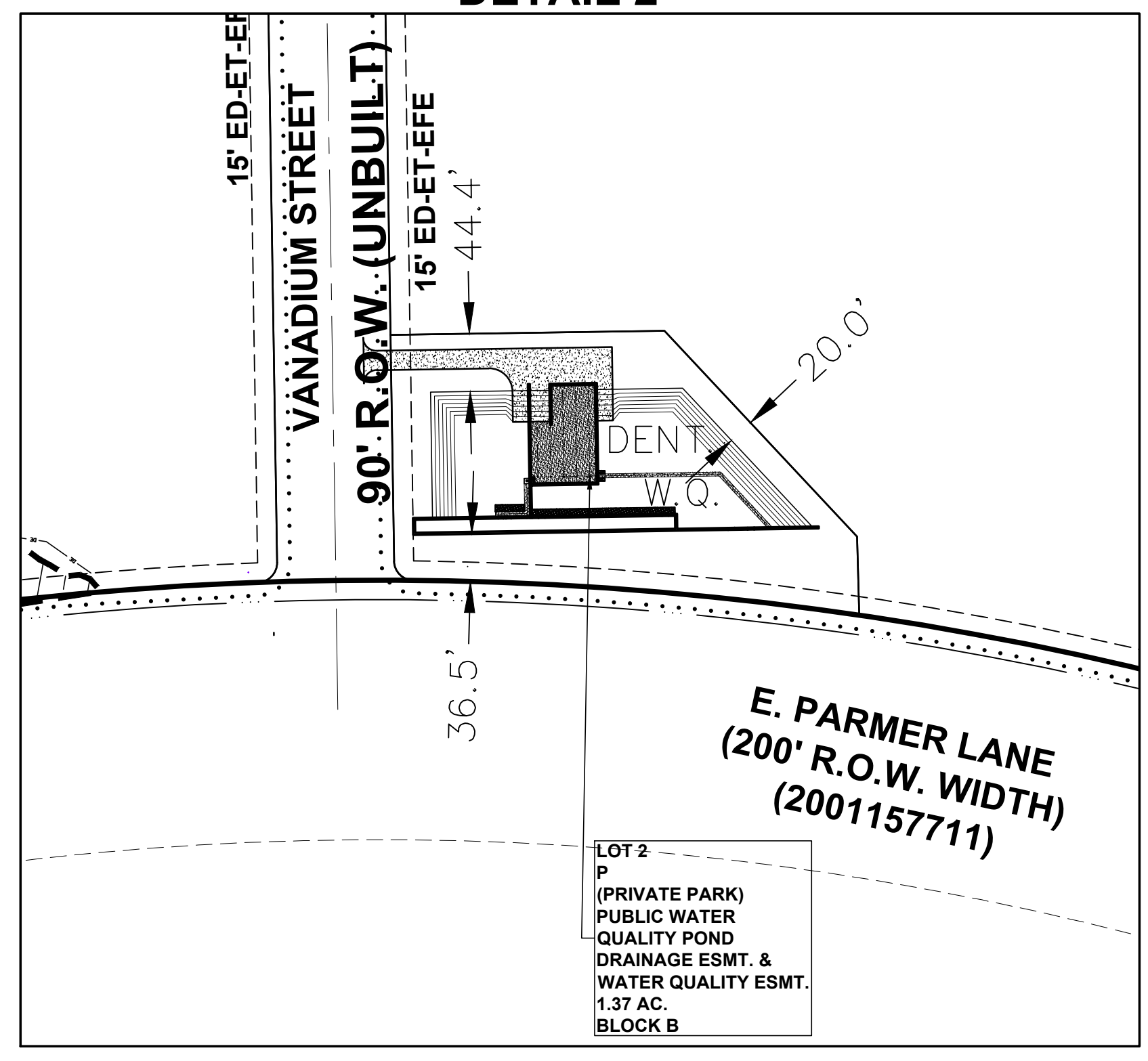
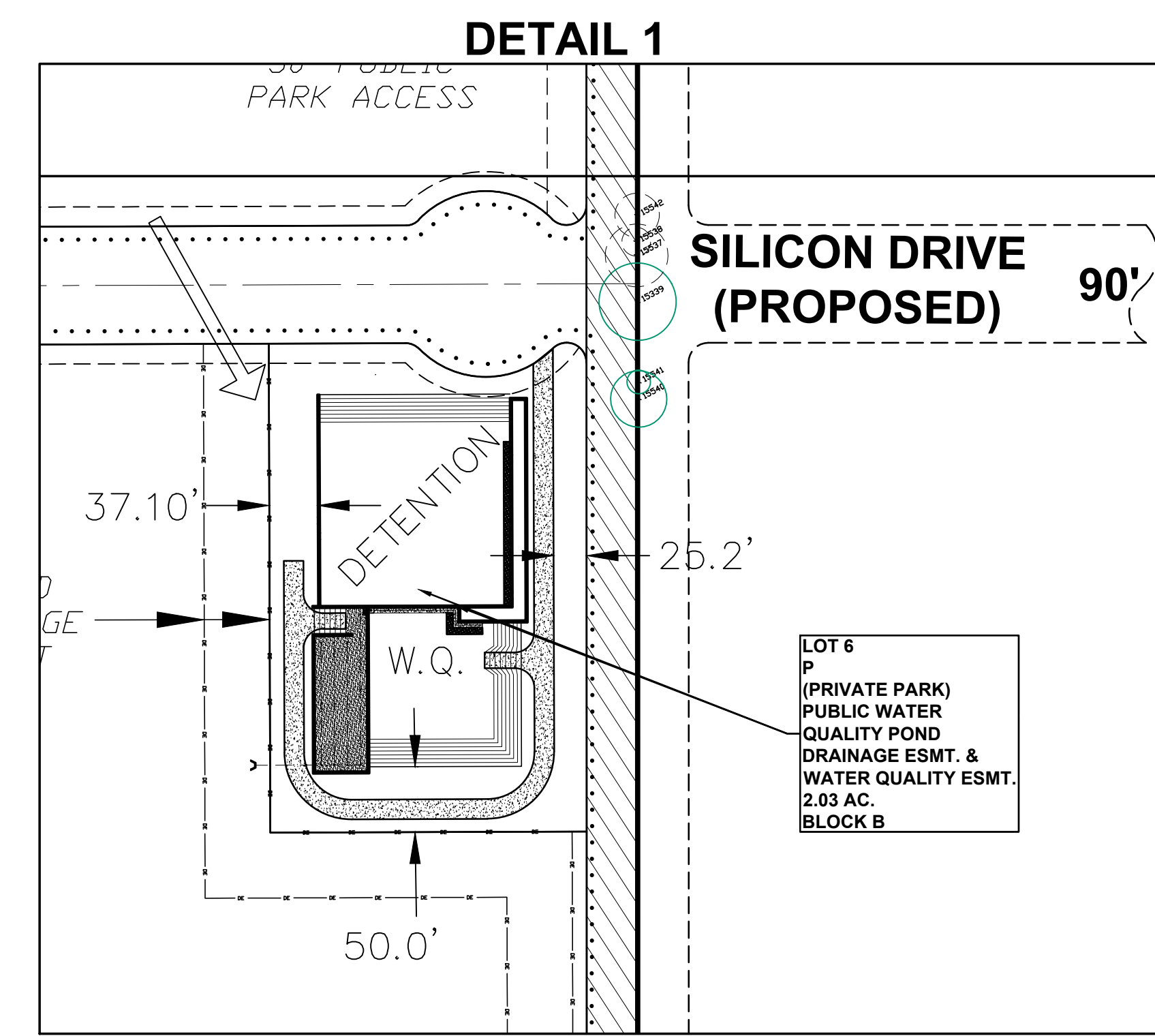
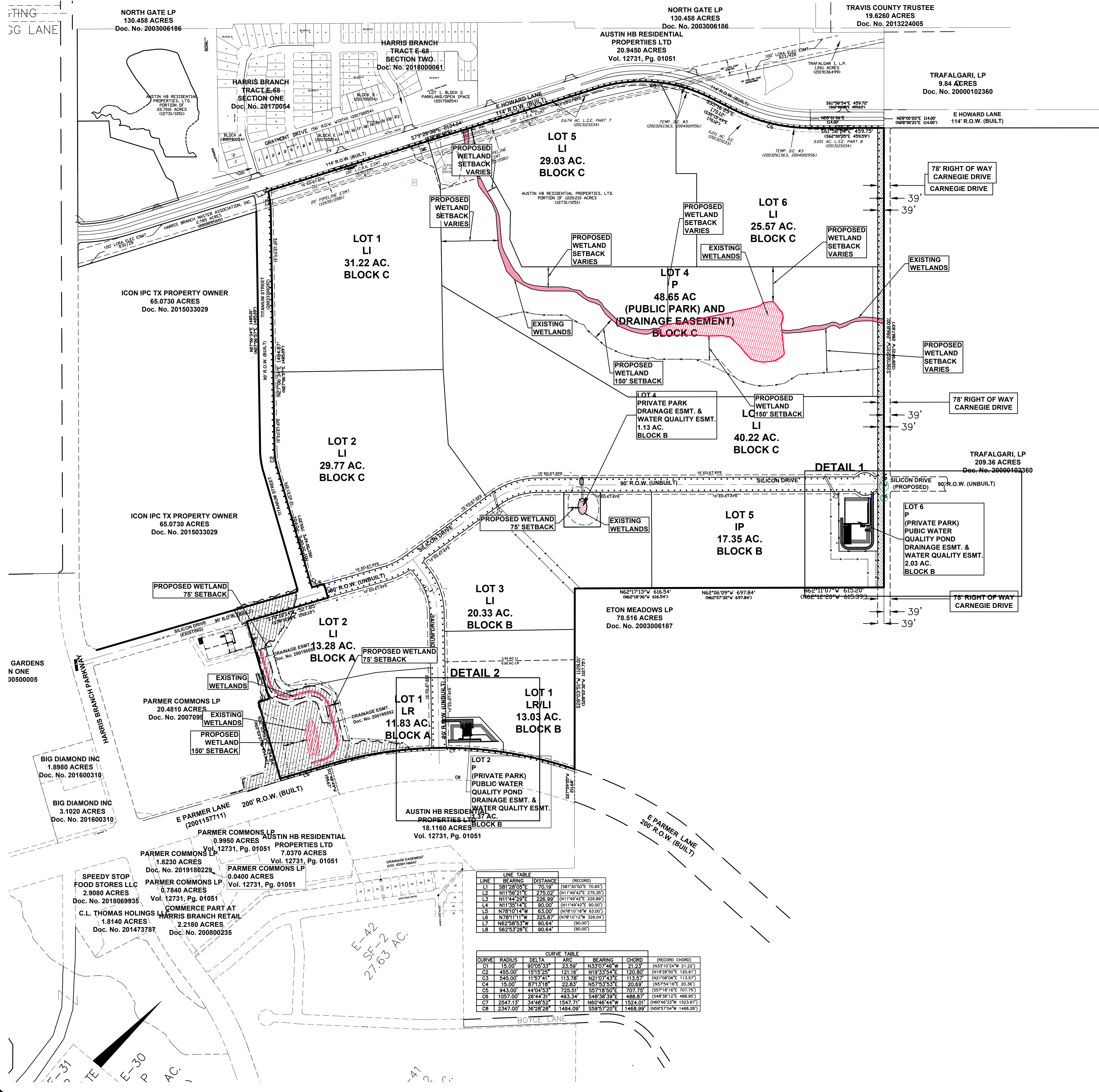


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WATER AND WASTEWATER PLAN

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HARRIS BRANCH COMMERCE PARK
WATER QUALITY POND EXHIBIT

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Project No.:
10205.02

SHEET
E