

# PARKWEST ESTATES PRELIMINARY PLAN

**LEGAL DESCRIPTION:** 27.60 ACRES OUT OF THE  
M.P. ANDERSON SURVEY ABS-27 AND  
THE DAMON SURVEY ABS-170  
WILLIAMSON COUNTY, TEXAS

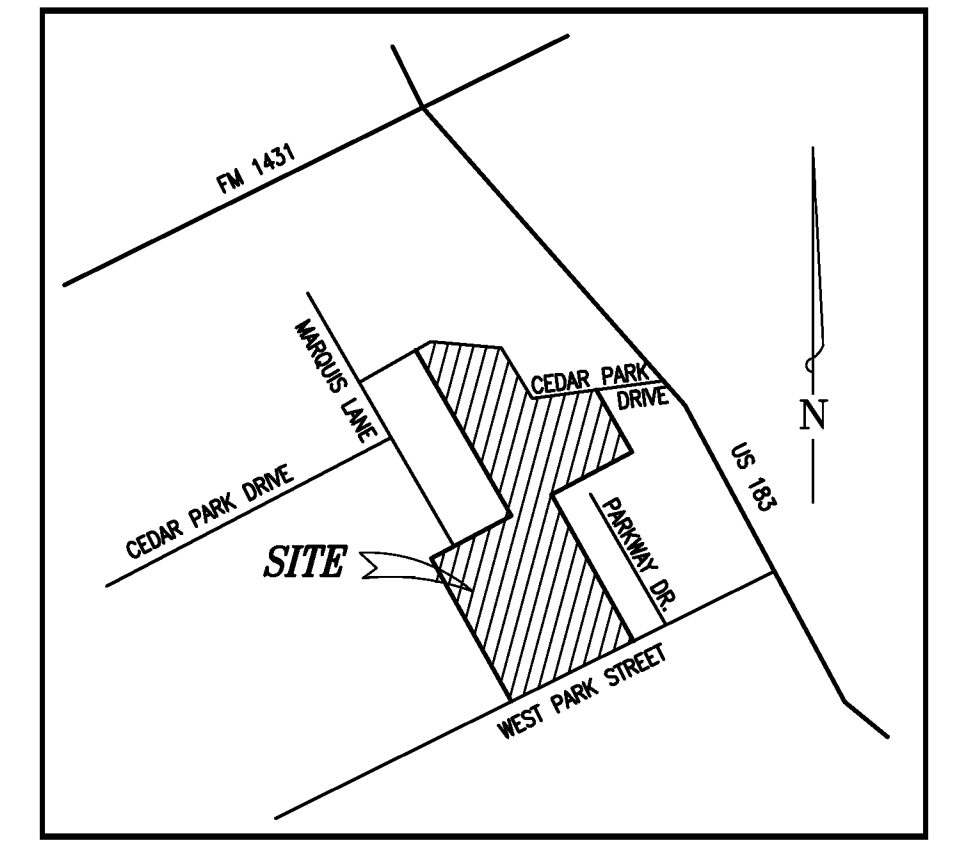
**DEVELOPER:** RYLAND GROUP, INC.  
ROYCE RIPPY, VICE PRESIDENT  
1101 ARROW POINT DRIVE  
CEDAR PARK, TEXAS 78613  
512-690-9187

**ENGINEER:** NATHAN D. SMITH, P.E.  
106 WEST FIRST STREET  
ELGIN, TEXAS 78621  
512-281-3344  
FIRM F-1455

**SURVEYOR:** AARON V. THOMASON, RPLS NO. 6214  
SETSTONE SURVEYING  
5501 W. WILLIAM CANNON  
AUSTIN, TEXAS 78749  
512-282-0170

**LAND USE SUMMARY:**

<b>SINGLE FAMILY LOTS:</b>	<b>76 LOTS</b>	<b>22.43 ACRES</b>
<b>RIGHT OF WAY:</b>	<b>76 LOTS</b>	<b>5.17 ACRES</b>
		<b>27.60 ACRES</b>

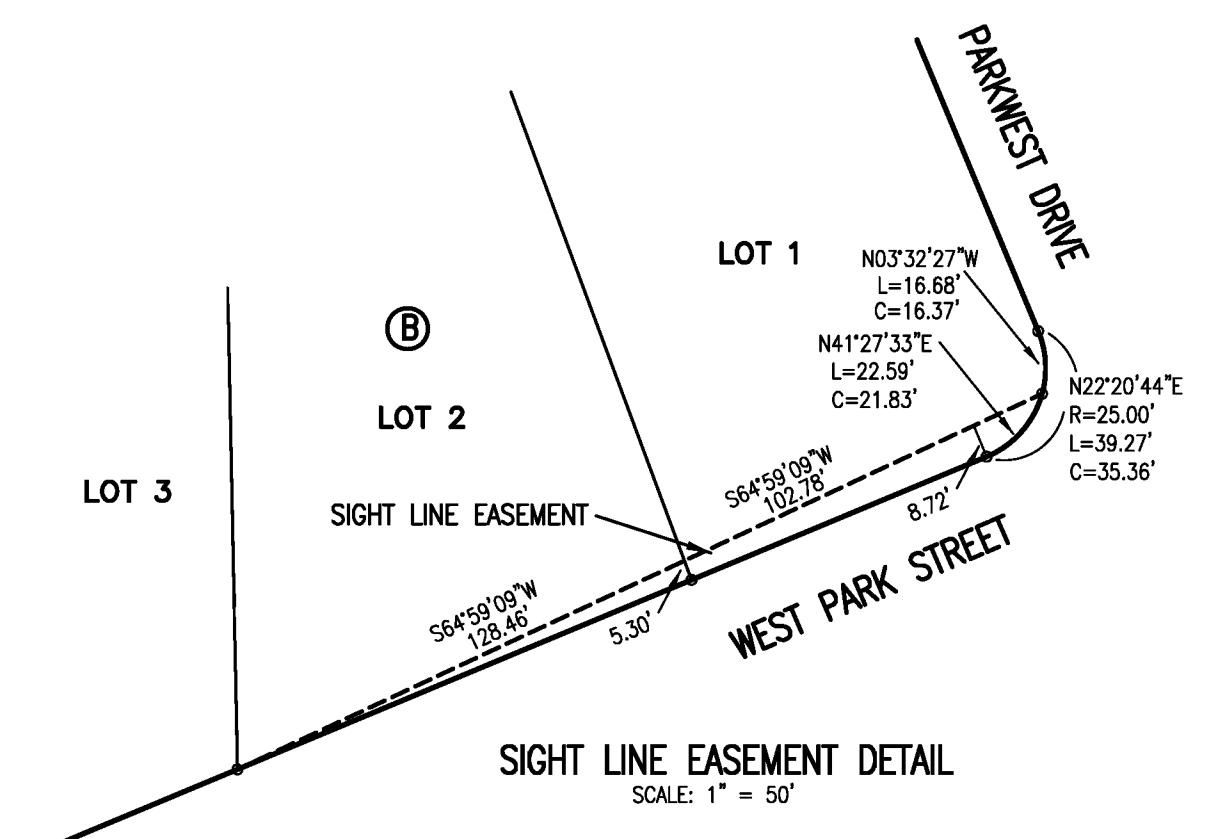


**LOCATION MAP**  
NOT TO SCALE



SCALE: 1" = 100'

REVISION  $\Delta$   
REDUCE LENGTH OF CLEAR SHADOW COVE TO ELIMINATE GAS EASEMENT CROSSING.  
DELETE ONE LOT



- Construction plans and specifications for all subdivision improvements shall be reviewed and approved by the City of Cedar Park prior to any construction within the subdivision.
  - All subdivision construction shall conform to the City of Cedar Park Code of Ordinances, construction standards, and generally accepted engineering practices.
  - On-site storm water detention facilities will be provided to reduce post-development peak rates of discharge of the 2, 10, 25 and 100-yr. storm events.
  - 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 Cedar Park. The owner understands and acknowledges that plot 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.
  - No lot in this subdivision shall be occupied until connected to the City of Cedar Park water distribution and wastewater collection facilities.
  - This subdivision plat was approved and recorded before the construction and acceptance of streets and/or other subdivision improvements. The owner of this subdivision and his or her successors and assigns, are responsible for the construction of all streets, water systems, wastewater systems, and other facilities necessary to serve the lots within the subdivision.
  - Site development construction plans shall be reviewed and approved by the City of Cedar Park prior to any construction.
  - Wastewater and Water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State Board of Insurance requirements. The owner understands and acknowledges the plot vacation or re-platting may be required, at the owner's sole expense, if plans to develop this subdivision do not comply with such codes and requirements.
  - No buildings, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the City of Cedar Park Public Works Department.
  - Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by City of Cedar Park.
  - All easements on private property shall be maintained by the property owner or his or her assigns.
  - Fiscal surety for subdivision construction, in a form acceptable to the City of Cedar Park, shall be provided prior to Final Plat approval by the Planning and Zoning Commission.
  - In addition to the easement shown hereon, a ten (10) foot wide public utility easement (P.U.E.) is hereby dedicated adjacent to street ROW on all lots. A five (5) foot wide P.U.E. is hereby dedicated along each side lot line. A seven and one half (7 1/2) foot wide P.U.E. is hereby dedicated adjacent to all rear lot lines.
  - Community impact fees for individual lots to be paid prior to issuance of any building permits.
  - Developer shall be responsible for all relocation and modifications to existing utilities.
  - No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel # 48491C 0465E for Williamson County, Texas effective September 26, 2008.
  - Temporary and permanent easements to be provided as required for off-site water, wastewater and drainage improvements.
  - Driveways are to be located no closer to the corner of intersecting rights of way than 60 percent of parcel frontage or 100 feet, whichever is less.
  - This site is located within the Edwards Aquifer Contributing Zone. Development of this site will comply with all applicable TCEQ Edwards Aquifer rules.
  - This subdivision is not subject to the Lake Travis Non-point Source Pollution Control Ordinance of the Cedar Park City Code.
  - Prior to subdivision/site plan approval, the Engineer shall submit to the City of Cedar Park (COCP) documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision construction plans with Texas Architectural Barriers Act (TABA).
  - Sidewalks shall be constructed along both sides of all streets within the subdivision and along the subdivision side of Cedar Park Drive and West Park Street.
  - Driveway access to West Park Street from Lot 1 Block 'A' and Lots 1, 2 & 3 Block 'B' is prohibited. Driveway access to Cedar Park Drive from Lot 23 Block 'A' and Lots 41, 42, 43 and 53 Block 'B' is prohibited with the exception that temporary access is permitted for Lot 41 Block 'B' until Parkwest Drive is constructed and accepted.
  - Setbacks shall conform to the City of Cedar Park Zoning Ordinance.
  - The storm sewer pipe which is proposed across Park Street shall be installed using a bore under Park Street. No open cut across Park Street will be permitted.
  - It is understood that this Preliminary Plan contemplates the acquisition of an off-site easement on the Ledgerrock tract for construction of a detention and water quality pond. The exact location and dimensions of the pond and easement will be determined prior to Final Plat and Construction Plan approval.
  - The proposed pond and drainage easement to be located on the Ledgerrock Tract shall be privately owned and maintained.
  - All drainage easements shall have adequate width to convey the fully developed 100 year storm event.
  - This subdivision shall comply with the corridor overlay requirements as applicable.
- On 5/31/12 the Board of Adjustment approved a variance to the side setback for the entire subdivision.  
In addition a variance was granted for Lot 43 Block B to reduce the lot width at the front building line from 80 feet to 77 feet.

**NDS** NATHAN D. SMITH, P.E.  
CONSULTING ENGINEER  
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28 DEC 2012