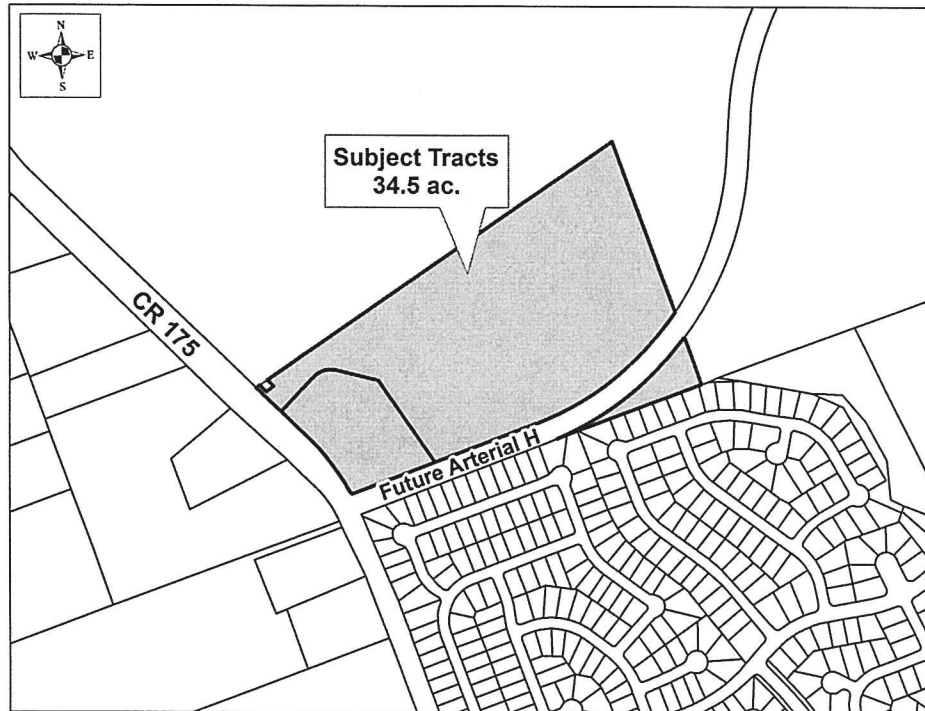


**Gardens at Mayfield Ranch
PRELIM PLAT PP1507-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the Preliminary Plat for The Gardens at Mayfield Ranch

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 101

DESCRIPTION: 34.50 acres out of the The Noah Smithwick Survey, Abstract No. 590 and the W. H. Monroe Survey, Abstract No. 453

CURRENT USE OF PROPERTY: single family residence

GENERAL PLAN LAND USE DESIGNATION: residential & PUD No. 101

ADJACENT LAND USE:

North: Williamson County regional park - ETJ

South: single family subdivision - Williamson County MUD No. 8 - ETJ

East: Williamson County regional park - ETJ; Arterial H ROW - City

West: single family residence - ETJ

PROPOSED LAND USE: single family common lot and limited commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	1	28.30
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	6.20
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	3	34.50

Owner:
Palmer Investments LP
Michael Palmer
110 E. Main St.
Round Rock, TX 78664

Agent
Gray Engineering Inc.
Jesus A. Garcia
8834 N. Capital of Texas Highway, Ste.
140

Gardens at Mayfield Ranch
PRELIMINARY PLAT FP1509-002

HISTORY: The Concept Plan for this property was part of PUD (Planned Unit Development) No. 101, recommended by the Planning and Zoning Commission on January 7, 2015 and approved by the City Council on June 25, 2015.

DATE OF REVIEW: November 4, 2015

LOCATION: Northeast of the intersection of CR 175 and RM 1431.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The PUD No. 101 zoning district is in conformance with the General Plan residential designation. The proposed Preliminary Plat consists of two phases, with two development lots in the first phase and one development lot in the second phase. The phases are bisected by the right-of-way for Arterial H, which was dedicated to Williamson County for construction of the roadway.

Lots 1 and 3 are proposed for commercial development and Lot 2 is proposed for single family common lot development. The housing units will be served by private drive aisles, with a sidewalk on one side. The 5 acre commercial parcel, located at the corner of the proposed Arterial H and CR 175, will allow neighborhood retail sales and services and office uses, with restrictions. The 1.2 acre commercial parcel will allow for limited neighborhood retail sales and services and office uses. All commercial development will be subject to site and building design requirements.

Traffic, Access and Roads:

The City received and approved a report on the traffic impact the project is anticipated to have on the adjacent roadways. Additional analysis may be required when the specific commercial development projects are proposed.

Water and Wastewater Service:

Water service will be provided by a 16-inch line to be constructed within the Arterial H right-of-way. Wastewater service will be provided by a connection to the City's system via a pass-through agreement with the Vista Oaks MUD (Municipal Utility District).

Drainage:

There are no drainage concerns for this site.

Additional Considerations:

None.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

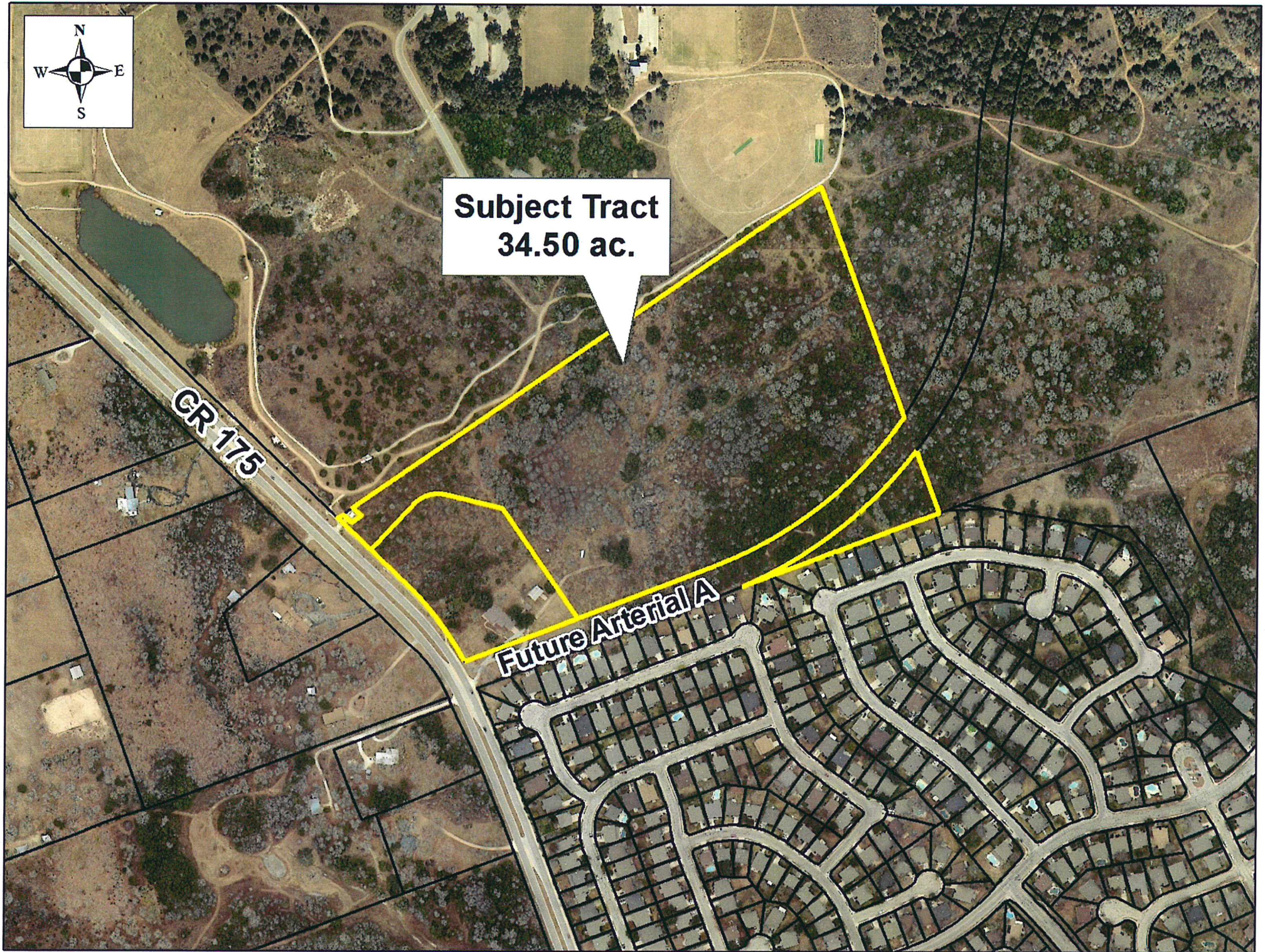
1. Revise Note 7 to read: "Building setbacks shall be in accordance with PUD No. 101 and Chapter 46, Zoning, City of Round Rock Code of Ordinances, 2010 Edition, as amended."
2. Revise Note 2 to add: "Subdivision wall adjacent to Arterial H shall be located according to City Utilities Design and Construction Standards, Section 1.7.2 (B) (4) and (16)"

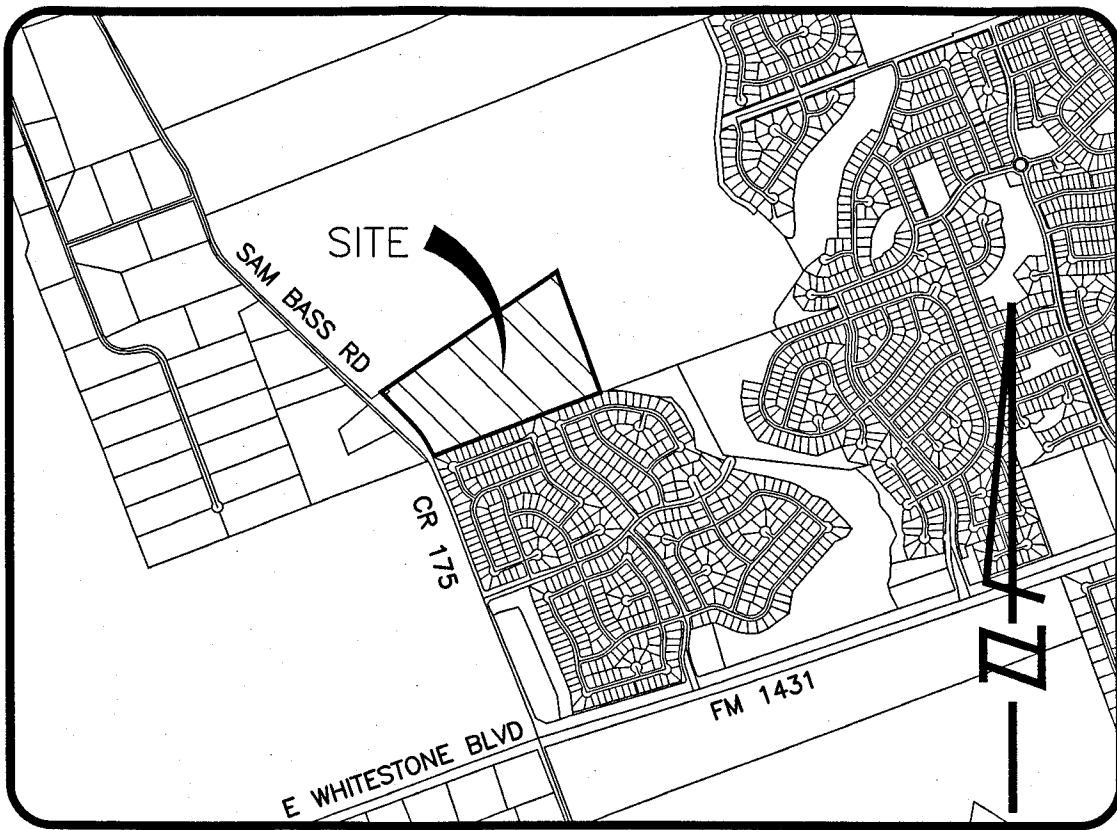


**Subject Tract
34.50 ac.**

CR 175

Future Arterial A

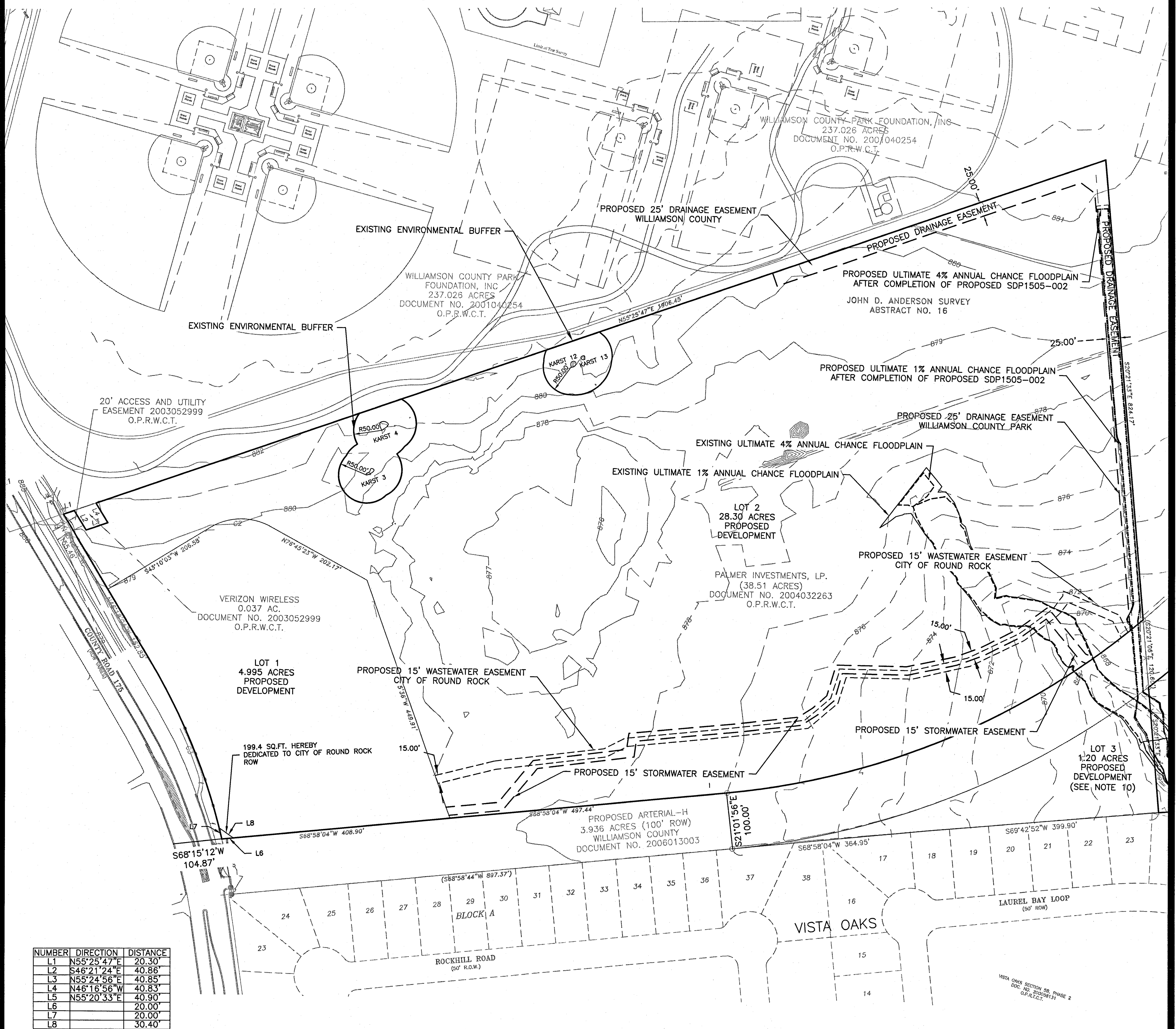




LOCATION MAP
N.T.S.

PRELIMINARY PLAT FOR THE GARDENS AT MAYFIELD

SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200



NUMBER	DIRECTION	DISTANCE
L1	N55°25'47"E	20.30'
L2	S46°21'24"E	40.86'
L3	N55°24'56"E	40.85'
L4	N46°16'56"W	40.83'
L5	N55°20'33"E	40.90'
L6		20.00'
L7		20.00'
L8		30.40'

THE GARDENS AT MAYFIELD

OWNER: PALMER INVESTMENTS LP
110 E. MAIN STREET
ROUND ROCK, TX 78664

ACREAGE: 34.50 ACRES

SURVEYOR: LANDESIGN SERVICES, INC.
1220 MCNEIL ROAD
ROUND ROCK, TEXAS 78681
PHONE: (512)238-7901 FAX: (512)238-7902

LINEAR FEET OF NEW STREETS: NOT APPLICABLE

SUBMITTAL DATE: OCTOBER 6, 2015

NUMBER OF BLOCKS: NOT APPLICABLE

DATE OF PLANNING AND ZONING
COMMISSION REVIEW: OCTOBER 22, 2015

BENCHMARK DESCRIPTION: A PERMANENT BENCH MARK WILL BE INSTALLED TO CITY OF
AND ELEVATION: ROUND ROCK SPECIFICATIONS UPON CONSTRUCTION OF THIS
SUBDIVISION.

ACREAGE BY LOT TYPE: LOT 1 DEVELOPMENT: 5.00 AC
LOT 2 DEVELOPMENT: 28.30 AC
LOT 3 DEVELOPMENT: 1.20 AC

PATENT SURVEY: THE NOAH SMITHWICK SURVEY, ABSTRACT NO.590 AND THE
W.H. MONROE SURVEY, ABSTRACT NO. 453

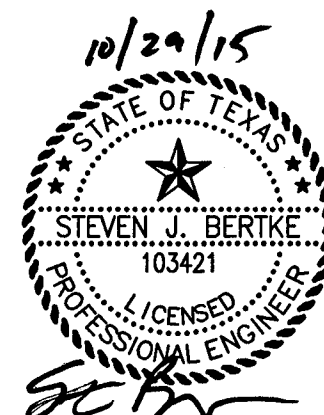
ENGINEER: GRAY ENGINEERING INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759
PHONE: (512)452-0371
FAX: (512)454-9933

NUMBER OF LOTS BY TYPE: 3 LOTS - DEVELOPMENT

LEGEND

- 1 LOT NUMBER
- BOUNDARY LINE
- XXX --- EXISTING MAJOR CONTOURS
- XXX --- EXISTING MINOR CONTOURS
- D.R.W.C.T.- DEED RECORDS WILLIAMSON COUNTY TEXAS
- O.P.R.W.C.T.- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS
- PROPOSED WASTEWATER EASEMENTS
- PROPOSED DRAINAGE / STORMWATER EASEMENT
- EXISTING 1% ULTIMATE ANNUAL CHANCE FLOODPLAIN
- EXISTING 4% ULTIMATE ANNUAL CHANCE FLOODPLAIN
- PROPOSED 1% ULTIMATE ANNUAL CHANCE FLOODPLAIN
- PROPOSED 4% ULTIMATE ANNUAL CHANCE FLOODPLAIN

SHEET 1 OF 2



PROJECT NO. 1620-10913	DESIGNED BY: CHO
FILE NO. GARDENS AT MAYFIELD PRELIM PLAT	DRAWN BY: CHO
DATE: 6/30/2015	CHECKED BY: SJB
SCALE: AS SHOWN	REVIEWED BY: SJB

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX (512)454-9933
TBPE FIRM #2946

PRELIMINARY PLAT FOR THE GARDENS AT MAYFIELD

METES AND BOUNDS DESCRIPTION LOT 1

BEING 5.000 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16, AND BEING A PORTION OF A 38.51 ACRE TRACT CONVEYED TO PALMER INVESTMENTS L.P., RECORDED IN DOCUMENT NUMBER 2004032263 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" REBAR FOUND WITH CAP MARKED "RJ SURVEYING" IN THE EAST LINE OF SAID 38.51 ACRE TRACT, IN THE WEST LINE OF A CALLED 237.026 ACRE TRACT RECORDED IN DOCUMENT NO. 2001040254 OF THE O.P.R.W.C.T. FOR THE NORTHEAST CORNER OF A CALLED 3.936 ACRE TRACT DESCRIBED AS ARTERIAL H IN DOCUMENT NO. 2006013003 OF THE O.P.R.T.C.T.

THENCE CROSSING THROUGH SAID 38.51 ACRE TRACT AND THE NORTH LINE OF SAID ARTERIAL H THE FOLLOWING TWO (2) COURSES:

1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1350.00 FEET, A DELTA ANGLE OF 34°43'05", A LENGTH OF 818.02 FEET AND A CHORD WHICH BEARS SOUTH 51°36'32" WEST A DISTANCE OF 805.57 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "RJ SURVEYING";

2. SOUTH 68°58'04" WEST A DISTANCE OF 497.44 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET FOR THE POINT OF BEGINNING;

THENCE SOUTH 68°58'04" WEST WITH THE NORTH LINE OF SAID ARTERIAL H A DISTANCE OF 408.90 FEET TO A CALCULATED POINT IN THE EXISTING EAST RIGHT-OF-WAY LINE OF SAM BASS ROAD (COUNTY ROAD 175) (R.O.W. VARIES), THE WEST LINE OF SAID 38.51 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 3.936 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND WITH CAP MARKED "RJ SURVEYING" BEARS NORTH 75°30'17" WEST A DISTANCE OF 0.54 FEET;

THENCE ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID SAM BASS ROAD AND WEST LINE OF SAID 38.51 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1107.91 FEET, A DELTA ANGLE OF 17°36'13", A LENGTH OF 340.40 FEET AND A CHORD WHICH BEARS NORTH 37°33'51" WEST A DISTANCE OF 339.06 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "CCC 4835";

2. NORTH 46°18'04" WEST A DISTANCE OF 152.85 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

THENCE CROSSING THROUGH SAID 38.51 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

1. NORTH 43°10'03" EAST A DISTANCE OF 206.58 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

2. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 108.00 FEET, A DELTA ANGLE OF 60°57'41", A LENGTH OF 114.91 FEET AND A CHORD WHICH BEARS NORTH 70°18'49" EAST A DISTANCE OF 109.57 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

3. SOUTH 76°45'23" EAST A DISTANCE OF 202.17 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

4. SOUTH 34°55'36" EAST A DISTANCE OF 449.91 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.000 ACRES OF LAND, OUT OF THE JOHN D. ANDERSON SURVEY NO. 16, IN WILLIAMSON COUNTY, TEXAS. DESCRIPTION PREPARED FROM AN ON-THE-GROUND SURVEY MADE DURING OCTOBER, 2014. ALL BEARINGS ARE BASED TEXAS CENTRAL ZONE 4203 STATE PLANE GRID, DERIVED FROM VRS COORDINATES PROVIDED BY THE TEXAS COOPERATIVE NETWORK REFERENCE STATIONS AND WHERE SCALED FROM POINT NUMBER 1 UTILIZING A SCALE FACTOR OF 1.0001266062

METES AND BOUNDS DESCRIPTION -- LOT 2

BEING 28.260 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16, AND BEING A PORTION OF A 38.51 ACRE TRACT CONVEYED TO PALMER INVESTMENTS L.P., RECORDED IN DOCUMENT NUMBER 2004032263 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING AT A 1/2" REBAR FOUND WITH CAP MARKED "RJ SURVEYING" IN THE EAST LINE OF SAID 38.51 ACRE TRACT, IN THE WEST LINE OF A CALLED 237.026 ACRE TRACT RECORDED IN DOCUMENT NO. 2001040254 OF THE O.P.R.W.C.T. FOR THE NORTHEAST CORNER OF A CALLED 3.936 ACRE TRACT DESCRIBED AS ARTERIAL H IN DOCUMENT NO. 2006013003 OF THE O.P.R.T.C.T.

THENCE CROSSING THROUGH SAID 38.51 ACRE TRACT AND THE NORTH LINE OF SAID ARTERIAL H THE FOLLOWING TWO (2) COURSES:

1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1350.00 FEET, A DELTA ANGLE OF 34°43'05", A LENGTH OF 818.02 FEET AND A CHORD WHICH BEARS SOUTH 51°36'32" WEST A DISTANCE OF 805.57 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "RJ SURVEYING";

2. SOUTH 68°58'04" WEST A DISTANCE OF 497.44 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET FOR THE;

THENCE CROSSING THROUGH SAID 38.51 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

1. NORTH 34°55'36" WEST A DISTANCE OF 449.91 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

2. NORTH 76°45'23" WEST A DISTANCE OF 202.17 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

3. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 108.00 FEET, A DELTA ANGLE OF 60°57'41", A LENGTH OF 114.91 FEET AND A CHORD WHICH BEARS SOUTH 70°18'49" WEST A DISTANCE OF 109.57 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;

4. SOUTH 43°10'03" WEST A DISTANCE OF 206.58 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET IN THE EXISTING EAST RIGHT-OF-WAY LINE OF SAM BASS ROAD (COUNTY ROAD 175) (R.O.W. VARIES) AND THE WEST LINE OF SAID 38.51 ACRE TRACT;

THENCE NORTH 46°18'04" WEST ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID SAM BASS ROAD AND THE WEST LINE OF SAID 38.51 ACRE TRACT A DISTANCE OF 155.46 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID 38.51 ACRE TRACT AND IN THE WEST LINE OF SAID 237.026 ACRE TRACT;

THENCE NORTH 55°25'47" EAST WITH THE NORTH LINE OF SAID 38.51 ACRE TRACT AND THE WEST LINE OF SAID 237.026 ACRE TRACT A DISTANCE OF 20.30 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "SOLIS KANAK" FOR THE NORTHWEST CORNER OF A 0.037 ACRE TRACT RECORDED IN DOCUMENT NO. 2003052999 OF THE O.P.R.W.C.T.;

THENCE SOUTH 46°21'24" EAST CROSSING THROUGH SAID 38.51 ACRE TRACT AND WITH THE WEST LINE OF SAID 0.037 ACRE TRACT A DISTANCE OF 40.86 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "SOLIS KANAK" FOR THE SOUTHWEST CORNER OF SAID 0.037 ACRE TRACT;

THENCE NORTH 55°24'56" EAST CROSSING THROUGH SAID 38.51 ACRE TRACT AND THE SOUTH LINE OF SAID 0.037 ACRE TRACT A DISTANCE OF 40.85 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "SOLIS KANAK" FOR THE SOUTHEAST CORNER OF SAID 0.037 ACRE TRACT;

THENCE NORTH 46°16'56" WEST CROSSING THROUGH SAID 38.51 ACRE TRACT AND THE EAST LINE OF SAID 0.037 ACRE TRACT A DISTANCE OF 40.83 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "SOLIS KANAK" FOR THE NORTHEAST CORNER OF SAID 0.037 ACRE TRACT, IN THE NORTH LINE OF SAID 38.51 ACRE TRACT AND THE WEST LINE OF SAID 237.026 ACRE TRACT;

THENCE NORTH 55°25'47" EAST WITH THE NORTH LINE OF SAID 38.51 ACRE TRACT AND THE WEST LINE OF SAID 237.026 ACRE TRACT A DISTANCE OF 1908.45 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 38.51 ACRE TRACT;

THENCE SOUTH 20°21'33" EAST WITH THE EAST LINE OF SAID 38.51 ACRE TRACT AND THE WEST LINE OF SAID 237.026 ACRE TRACT A DISTANCE OF 824.17 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 28.260 ACRES OF LAND, OUT OF THE JOHN D. ANDERSON SURVEY NO. 16, IN WILLIAMSON COUNTY, TEXAS. DESCRIPTION PREPARED FROM AN ON-THE-GROUND SURVEY MADE DURING OCTOBER, 2014. ALL BEARINGS ARE BASED TEXAS CENTRAL ZONE 4203 STATE PLANE GRID, DERIVED FROM VRS COORDINATES PROVIDED BY THE TEXAS COOPERATIVE NETWORK REFERENCE STATIONS AND WHERE SCALED FROM POINT NUMBER 1 UTILIZING A SCALE FACTOR OF 1.0001266062

METES AND BOUNDS DESCRIPTION -- LOT 3

BEING 1.266 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16, AND AND BEING A PORTION OF A 38.51 ACRE TRACT CONVEYED TO PALMER INVESTMENTS L.P., RECORDED IN DOCUMENT NUMBER 2004032263 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" REBAR FOUND WITH CAP MARKED "RJ SURVEYING" IN THE EAST LINE OF SAID 38.51 ACRE TRACT, IN THE WEST LINE OF A CALLED 237.026 ACRE TRACT RECORDED IN DOCUMENT NO. 2001040254 OF THE O.P.R.W.C.T. FOR THE NORTHEAST CORNER OF A CALLED 3.936 ACRE TRACT DESCRIBED AS ARTERIAL H IN DOCUMENT NO. 2006013003 OF THE O.P.R.W.C.T.

THENCE SOUTH 20°21'33" EAST WITH THE EAST LINE OF SAID 3.936 ACRE TRACT AND THE WEST LINE OF SAID 237.026 ACRE TRACT A DISTANCE OF 120.60 FEET TO A NAIL FOUND FOR THE POINT OF BEGINNING;

THENCE SOUTH 20°21'33" EAST WITH EAST LINE OF SAID 38.51 ACRE TRACT AND THE WEST LINE OF SAID 237.026 ACRE TRACT A DISTANCE OF 224.99 FEET TO A FENCE POST FOR THE SOUTHEAST CORNER OF SAID 38.51 ACRE TRACT AND IN THE NORTH LINE OF LOT 24A, BLOCK A, VISTA OAKS SECTION 5B, PHASE 2 A SUBDIVISION OF RECORD IN DOCUMENT NO. 200058131 OF THE O.P.R.W.C.T.;

THENCE ALONG THE SOUTH LINE OF SAID 38.51 ACRE TRACT AND THE NORTH LINE OF SAID BLOCK A, VISTA OAKS, SECTION 5B, PHASE 2 AND THE NORTH LINE OF BLOCK A, VISTA OAKS, SECTION 6C A SUBDIVISION OF RECORD IN DOCUMENT NO. 2000027589 OF THE O.P.R.W.C.T. THE FOLLOWING TWO (2) COURSES:

1. SOUTH 69°42'52" WEST A DISTANCE OF 399.90 FEET TO A 1/2" IRON ROD FOUND;

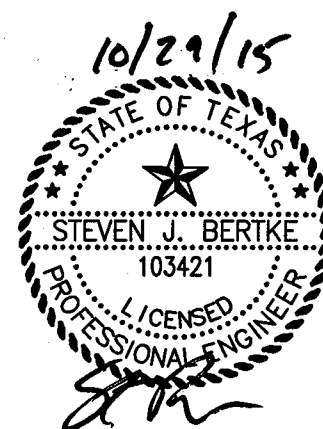
2. SOUTH 68°58'04" WEST A DISTANCE OF 364.95 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF LOT 37, BLOCK A, VISTA OAKS, SECTION 6C AND IN THE SOUTH LINE OF SAID 3.936 ACRE TRACT;

THENCE ALONG A CURVE TO THE LEFT, CROSSING THROUGH SAID 38.51 ACRE TRACT AND WITH THE SOUTH LINE OF SAID 3.936 ACRE TRACT HAVING A RADIUS OF 1450.00 FEET, A DELTA ANGLE OF 31°57'25", A LENGTH OF 808.84 FEET AND A CHORD WHICH BEARS NORTH 52°59'22" EAST A DISTANCE OF 798.30 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.266 ACRES OF LAND, OUT OF THE JOHN D. ANDERSON SURVEY NO. 16, IN WILLIAMSON COUNTY, TEXAS. DESCRIPTION PREPARED FROM AN ON-THE-GROUND SURVEY MADE DURING OCTOBER, 2014. ALL BEARINGS ARE BASED TEXAS CENTRAL ZONE 4203 STATE PLANE GRID, DERIVED FROM VRS COORDINATES PROVIDED BY THE TEXAS COOPERATIVE NETWORK REFERENCE STATIONS AND WHERE SCALED FROM POINT NUMBER 1 UTILIZING A SCALE FACTOR OF 1.0001266062

GENERAL NOTES:

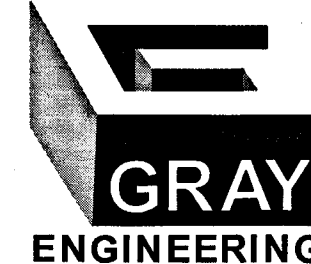
- NO OBSTRUCTIONS, INCLUDING TO BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, OR AS MODIFIED AS PER THE APPROVED PUD #101.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD #101 AS APPROVED BY THE PLANNING AND ZONING COMMISSION ON JUNE 25, 2015.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PUD #101, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE MAP) COMMUNITY PANEL NUMBER 48491C0470E, EFFECTIVE DATE SEPT. 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PUD #101 AND WITH THE DESIGN AND CONSTRUCTION STANDARDS IN ACCORDANCE WITH CHAPTER 46.
- A FIVE FOOT (5') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL ARTERIAL H SIDE PROPERTY ON LOT 2 SHOWN HEREON.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL FOR ALL CR 175 SIDE PROPERTY ON LOT 1 AND LOT 2 SHOWN HEREON AND FOR ALL ARTERIAL H SIDE PROPERTY ON LOT 1 AND LOT 3 SHOWN HEREON.
- NO FINAL PLAT FOR ANY PORTION OF LOT 3 SHALL BE ACCEPTED UNTIL THE CITY OF ROUND ROCK HAS APPROVED A FLOOD STUDY ANALYSIS FULLY DEVELOPED DISCHARGE FROM ARTERIAL H CULVERT OUTFALL AND A DRAINAGE EASEMENT TO CONTAIN THE RESULTING ULTIMATE 4% CHANCE FLOODPLAIN HAS BEEN DESIGNED.



SHEET 2 OF 2

FILE: H:\Projects\1620 Rj Allen\10913 Gardens at Mayfield Ranch\PRELIM PLAT\GARDENS AT MAYFIELD PRELIM PLAT.dwg

PROJECT NO.	1620-10913	DESIGNED BY:	CHO
FILE NO.	GARDENS AT MAYFIELD PRELIM PLAT	DRAWN BY:	CHO
DATE:	10/6/2015	CHECKED BY:	SJB
SCALE:	AS SHOWN	REVIEWED BY:	SJB



8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBE FIRM #2946