# SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0124

**P.C. DATE:** January 8, 2019

**SUBDIVISION NAME:** Lightfield Preliminary Plan

**AREA:** 5.0 acres

**LOT(S):** 19

**OWNER/APPLICANT:** Dalor Limited Partnership

**AGENT:** Southwest Engineers (Miguel Gonzales)

**ADDRESS OF SUBDIVISION:** 4902 Lott Avenue

**GRIDS:** MM23

**COUNTY:** Travis

**WATERSHED:** Fort Branch

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** SF-3-NP

**MUD:** N/A

**NEIGHBORHOOD PLAN:** MLK-183

**PROPOSED LAND USE:** Single Family

**ADMINISTRATIVE WAIVERS:** None.

**VARIANCES:** On October 27, 2018 the Planning commission granted a variance request for this subdivision to not extend Lightfield Ave. into the proposed subdivision.

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets..

**DEPARTMENT COMMENTS:** The request is for approval of the Lightfield Preliminary Plan. The proposed plat is composed of 19 lots on 5 acres for single-family or duplex use. The plan includes the extension of Mason Avenue connecting to the proposed Lightfield Lane. The City of Austin will provide all utilities. The developer is responsible for all costs associated with any required improvements.

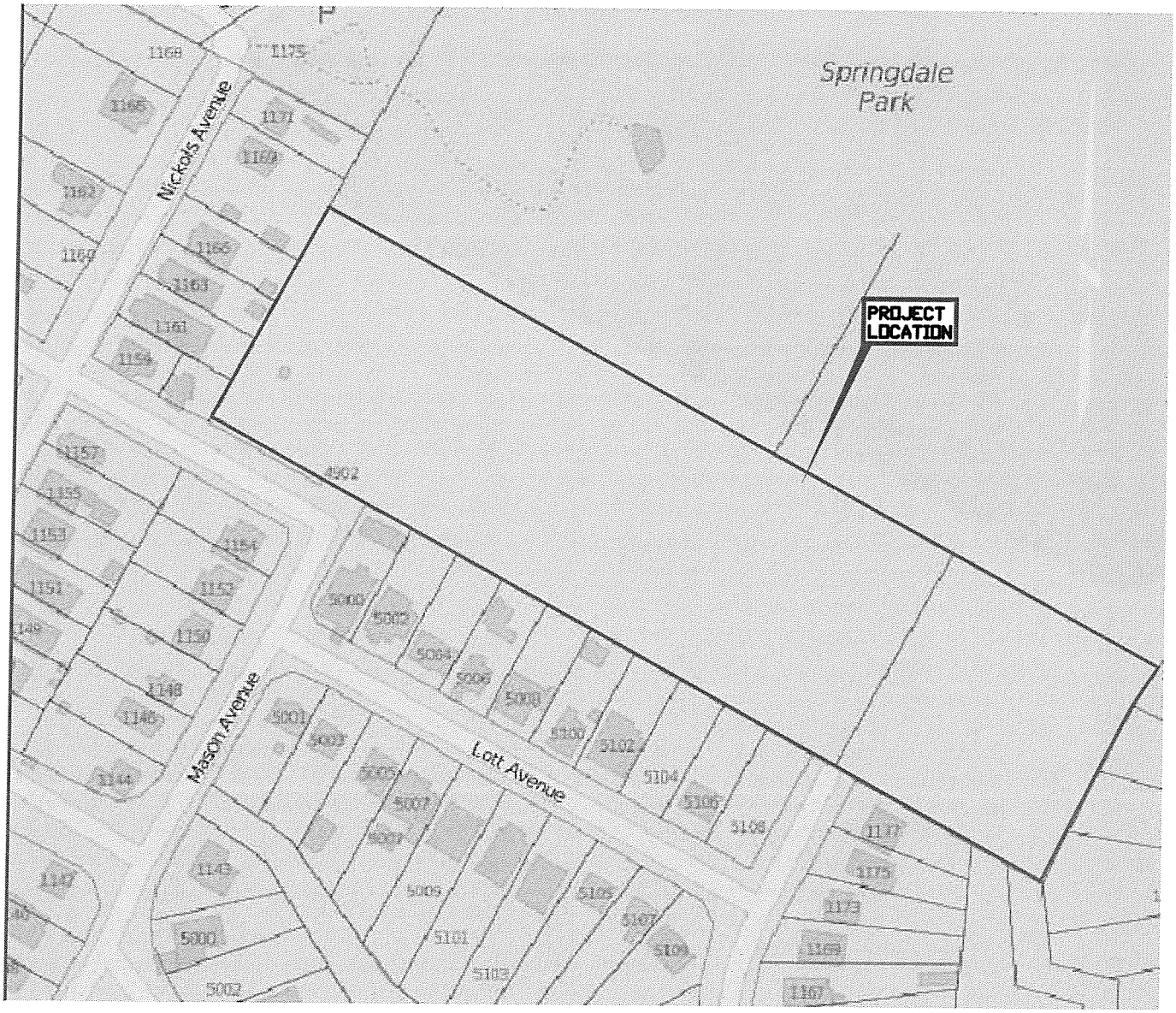
**STAFF RECOMMENDATION:** The staff recommends approval of the plan. This plan meets all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

**PHONE:** 512-974-2786

**E-mail:** don.perryman@austintexas.gov




Southwest Engineers Inc.
Civil
Environmental
Planning
TBPE No.: 1909
www.swengineers.com
142 Cimarron Park Lp
Buda, Texas 78610
(512) 312-4336

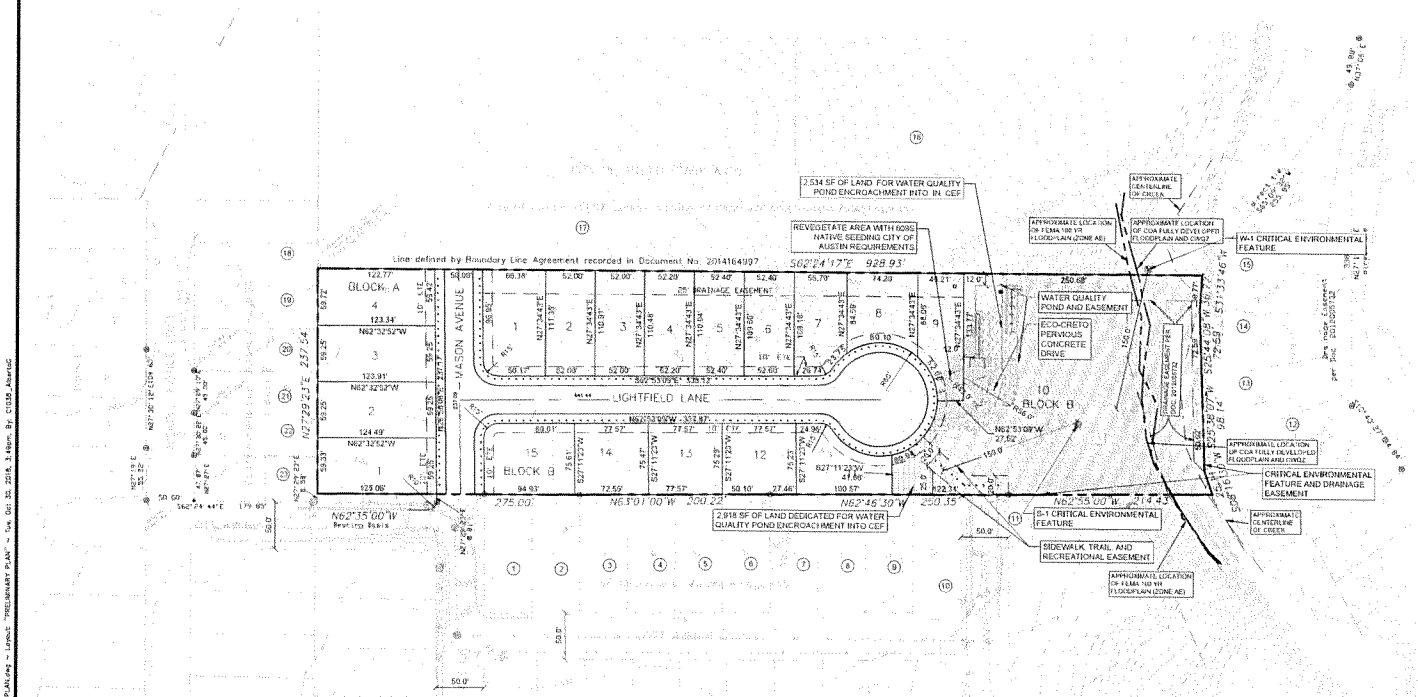
# LOCATION MAP

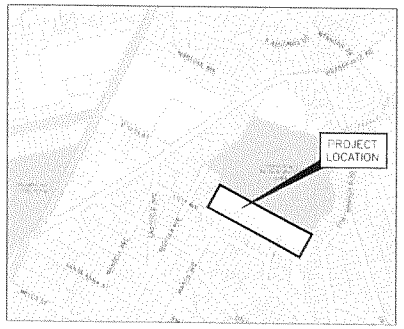
**4908 Lott Avenue**
**Lightfield**
**MX3 Homes**

| | |
|---|---|
| Date: | 04/26/2016 |
| File: | Exhibit |
| Scale: | N.T.S. |
| Tech: | MI |
| Project No.: | 0556-025-16 |

O:\CompanyData\Clients\0556-MX3 Homes\0556-025-16 4908 Lott Ave\Exhibits\Location Map Exhibit.dwg Tue, Apr 26, 2016, 4:30pm

# PRELIMINARY PLAN FOR
# LIGHTFIELD




## VICINITY MAP

N.T.S.
C.O.A. GRID NO. M23
(MAPSCO PAGE 586G)

GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

| ABLE | SIZE (SQ.FT.) |
|---|---|
| | 7,397 |
| | 7,359 |
| | 7,329 |
| | 7,330 |
| | 7,293 |
| | 5,779 |
| | 5,756 |
| | 5,756 |
| | 5,756 |
| | 5,753 |
| | 5,753 |
| | 5,753 |
| | 5,794 |
| | 63,783 |
| | 5,771 |
| | 5,835 |
| | 5,847 |
| | 5,864 |
| | 7,117 |
| | 177,013 |
| | 4.064 |
| | 0.940 |

*LEGEND*

- PROPERTY LINE
- PROPERTY LINE (ADJACENT)
- EXISTING EASEMENT
- EXISTING ELECTRICAL
- EXISTING UNDERGROUND ELEC.
- EXISTING OVERHEAD ELEC.
- EXISTING GAS
- EXISTING CONTOURS
- 500 PROPOSED CONTOURS
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- AREA ENCROACHMENT INTO CEF
- AREA DEDICATED FOR WATER QUALITY ENCROACHMENT INTO CEF
- ECO-CRETO AREA
- CRITICAL ENVIRONMENTAL FEATURE
- REVEGETATE AREA 609-S NATIVE SEEDING

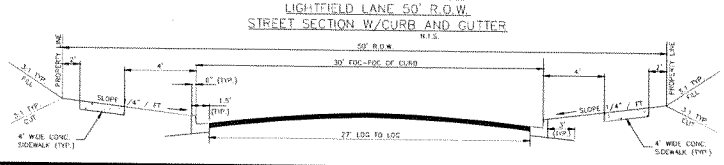
NOTE:
SF = SINGLE FAMILY
CEF = CRITICAL ENVIRONMENTAL FEATURE, DRAINAGE AND WATER QUALITY
ROW = RIGHT OF WAY
(##) ADJACENT OWNER INFORMATION (SEE SHEET 2 OF 2 FOR CORRESPONDING NUMBERS)

| CEF Number | CEF Description (type, dimensions) | CEF Location (Centroid of feature projected in State Plane NAD 1983 decimal degrees) | | Total area of CEF and ERM-approved CEF setback (150 ft.) prior to mitigation (sq.ft.) | Total area of CEF and CEF setback (150 ft.) proposed to be preserved (sq. ft.) | Total area of CEF and CEF setback proposed to be mitigated (sq. ft.) |
|---|---|---|---|---|---|---|
| | | Latitude | Longitude | | | |
| S-1 | SEEP, 150 FT. | 30.2758 | -97.6820 | 35,197 | 2216 | 32,981 |
| W-1 | WETLAND, 150 FT. | 30.2761 | -97.6813 | 24,627 | 318 | 24,309 |
| | | | TOTAL | 59,824 | 2,534 | 57,290 |

NOTE: TWO ADMINISTRATIVE VARIANCES HAVE BEEN GRANTED TO MODIFY THE STANDARD 150 FT. CRITICAL ENVIRONMENTAL BUFFER FOR SPRING AND WETLAND CRITICAL ENVIRONMENTAL FEATURES TO COINCIDE WITH LOT 10 WHICH IS 1.463 ACRES IN SIZE AND TO ALLOW CONSTRUCTION OF WATER QUALITY POND OUTER PORTION OF CEF BUFFER FOR SPRING AND WETLAND WITHIN LOT 10 BUT NOT WITHIN 50 FT

| STREET STANDARDS CHART | | | | |
|---|---|---|---|---|
| STREET NAME | ROW WIDTH | PAVEMENT WIDTH CROSS SECTION | SIDEWALKS | LOG |
| LIGHTFIELD LANE | 50' | 27' LOG TO LOG | 4.0' | 1.0' |

MASON AVENUE 50' R.O.W.
LIGHTFIELD LANE 50' R.O.W.
STREET SECTION W/CURB AND GUTTER
N.T.S.




TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

## CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OF IT-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES. GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NOTE: APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

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 ENGINEER.

PRELIMINARY SUBDIVISION APPROVAL SHEET ___ OF ___
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____
OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD #970905-A) _____
DWPZ ___ DSZ ___
Development Services Department
FINAL PLAT TO LOCK-IN PRELIMINARY FILE# _____ APPROVED ON _____
PRELIMINARY EXTENDED ON _____ UNTIL _____
*Final plat must be recorded by the Project Expiration Date. If applicable Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.*

| NO. | REVISION | DATE |
|---|---|---|
| | | |

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIGUEL GONZALES, JR., P.E. # 95881. ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

10/31/18
MIGUEL GONZALES JR. 95881 REGISTERED PROFESSIONAL ENGINEER

Southwest Engineers
TBPE FIRM F-9909
www.swengineers.com

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CENTRAL TEXAS
2617 Cameron Park Loop, Ste. B, Bryan TX 77802
P 979.292.1139

WARNING
IF THIS BAR DOES NOT MEASURE 1" THE DRAWING IS NOT TO SCALE

DRAWN BY AG DATE 08/01/18
CHECKED BY GH/AG DATE 08/14/18

PRELIMINARY PLAN

**LIGHTFIELD PRELIMINARY PLAN AND FINAL PLAT**
**4908 LOTT AVENUE**
**CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PROJECT NO. 0556-025-16
DRAWING NO. _____
SHEET 1 OF 2

C8-2017-0124