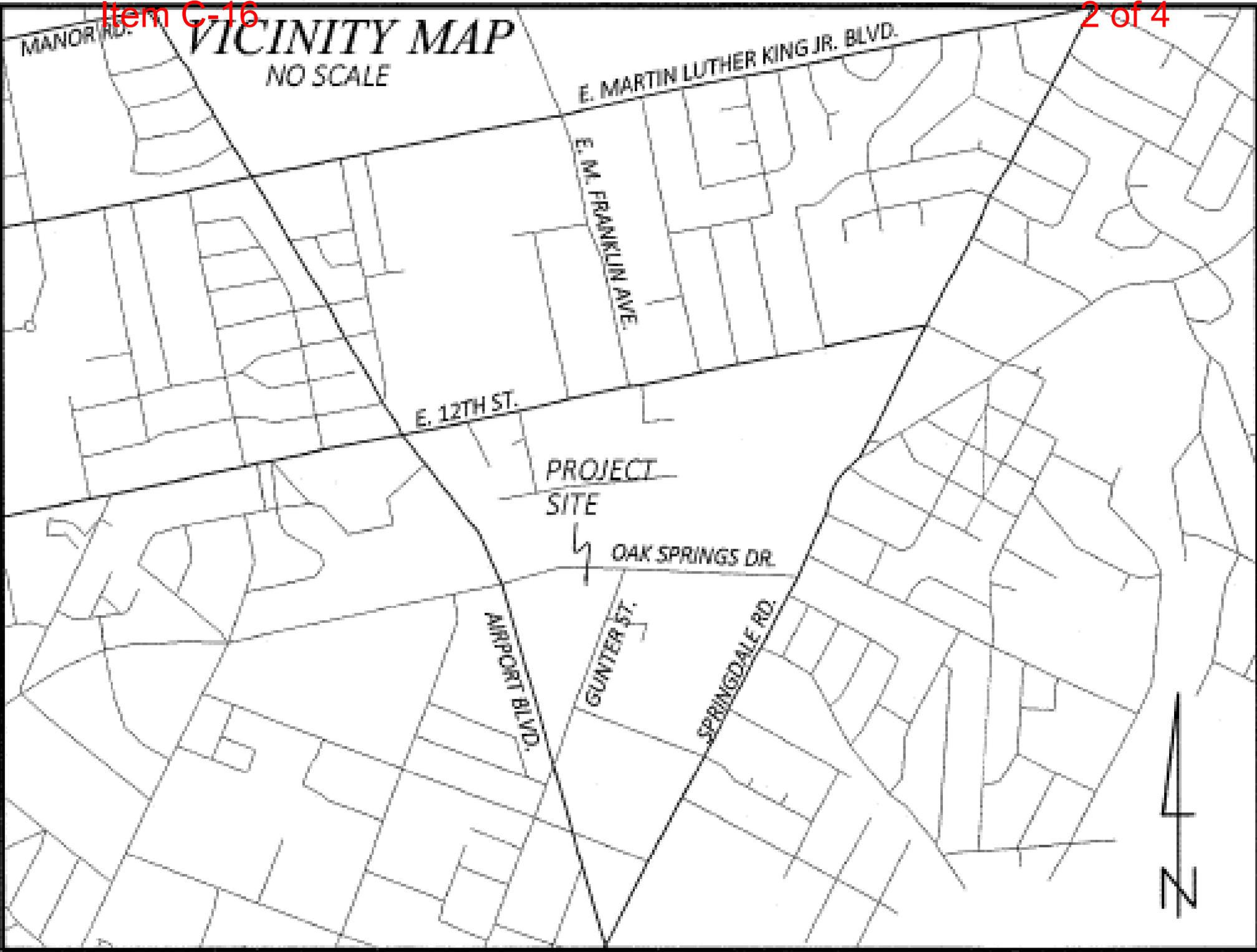


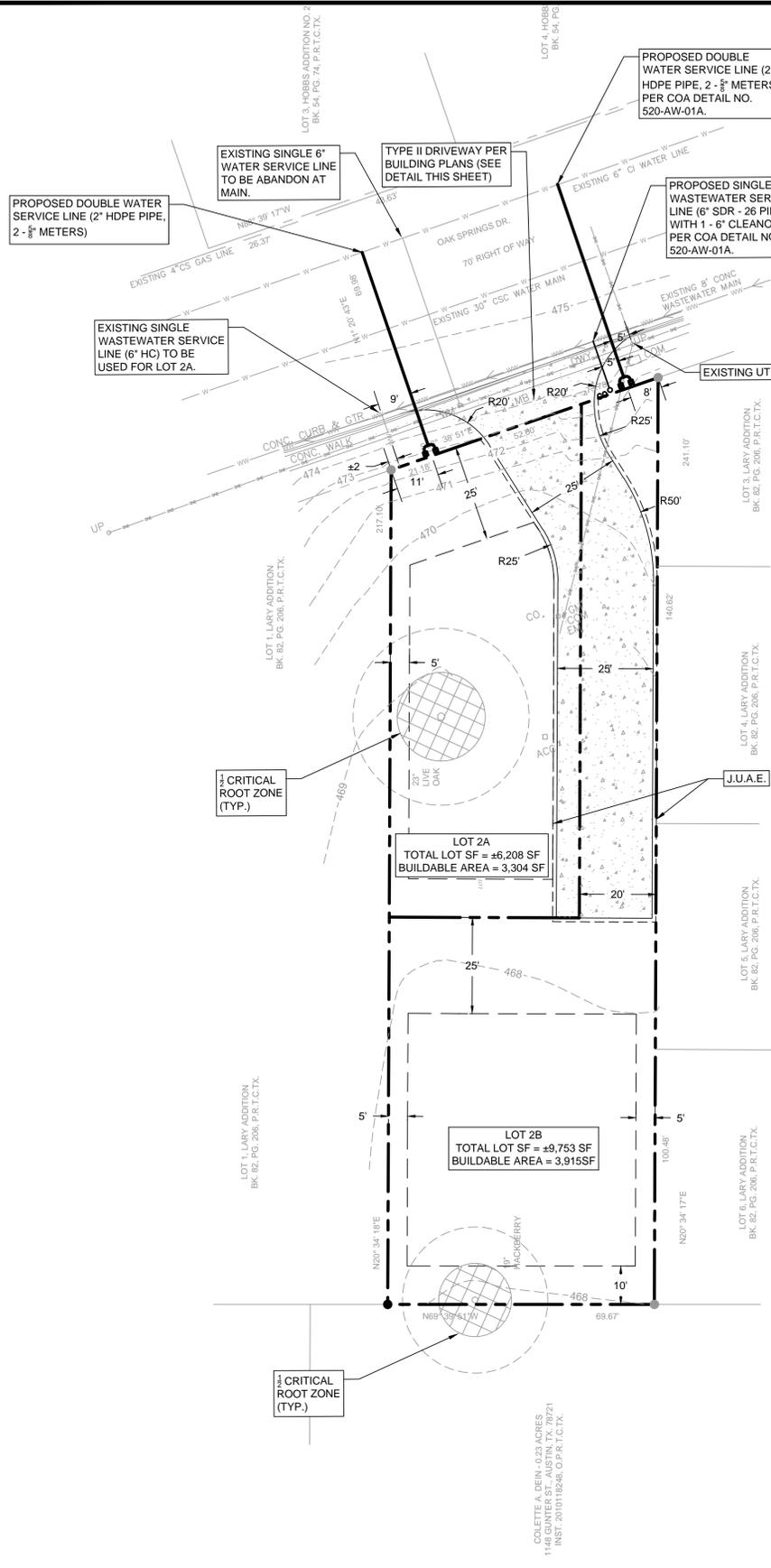
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0117.0A**PC DATE:** June 25, 2019**SUBDIVISION NAME:** Resubdivision of Lot 2, Lary Addition**AREA:** 15,961 square feet**LOTS:** 2**APPLICANT:** James Caswell**AGENT:** Southwest Engineers (Matt Dringenberg)**ADDRESS OF SUBDIVISION:** 3507 Oak Springs Drive**GRIDS:** ML23**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 3**LAND USE:** Residential**NEIGHBORHOOD PLAN:** East MLK Combined**VARIANCES:** flag lot**SIDEWALKS:** Sidewalks will be constructed along Oak Springs Drive.

DEPARTMENT COMMENTS: Request approval of the Resubdivision of Lot 2, Lary Addition, comprised of 2 lots on 15,961 square feet, including a flag lot variance. The applicant proposes to resubdivide an existing lot into two lots for residential use. The proposed lots comply with zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat and the flag lot variance. The resubdivision and variance meet all applicable State and City of Austin Land Development Code requirements.

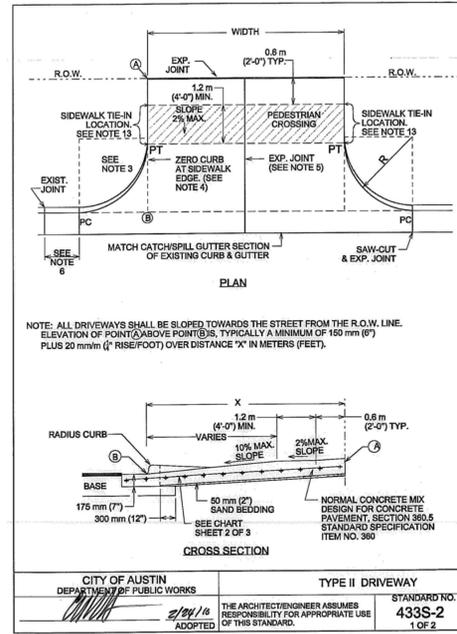
PLANNING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



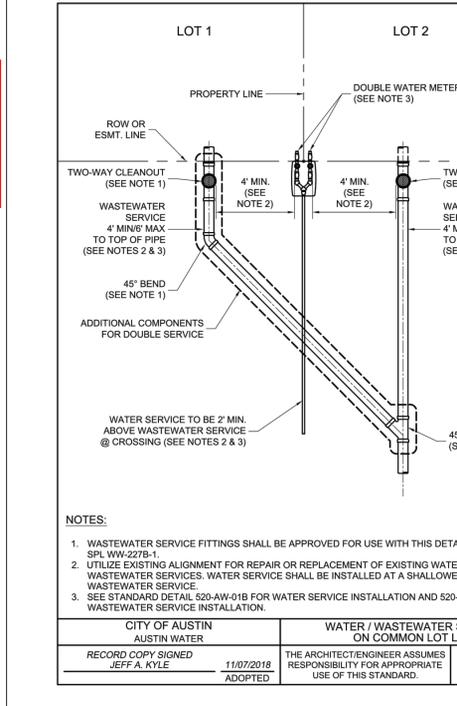


AUSTIN WATER REVIEWED
 DATE: 04/02/2019 EXPIRATION DATE: 04/02/2022
 Austin Water Representative: *Jeff Kyle*

Subdivision review only - An engineered tap plan must be submitted to Austin Water for review and approval prior to obtaining a building permit

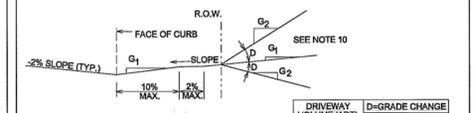


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS TYPE II DRIVEWAY STANDARD NO. 433S-2 1 OF 2



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS WATER / WASTEWATER SERVICE ON COMMON LOT LINE STANDARD NO. 520-AW-01A 1 OF 1

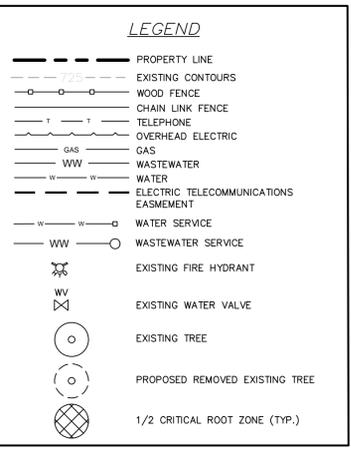
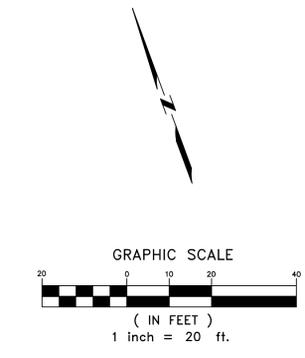
USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 3M (#4) BARS PLACED ON CHAIRS AT MIDDLE OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 3M (#4) BARS PLACED ON CHAIRS AT MIDDLE OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS



DRIVEWAY VOLUME (ADT)	STD.	MAX.
>1600	3%	3%
600-1600	3%	6%
<600	6%	15%

- NOTES:
- ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
 - DRIVEWAY WIDTHS AND RADIUS DIMENSIONS, ONE-WAY OR TWO-WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAYOUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 DRIVEWAYS.
 - THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
 - ZERO CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
 - PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
 - IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
 - IF THE BASE IS OVER EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
 - TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 50% OF PARCEL FRONTAGE AT 30 METERS (100 FEET) WHICHEVER IS LESS.
 - DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
 - WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND IS GREATER THAN 15%.
 - USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS: SIDEWALK AT THE R.O.W. LINE AND AT MIDWIDTH. SEE NOTE 8.
 - SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
 - THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
 - WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS TYPE II DRIVEWAY STANDARD NO. 433S-2 2 OF 2



- NOTES:
- TWO RESIDENCES PER LOT ARE BEING PROPOSED.
 - TYPE II DRIVEWAY IS PROPOSED FOR THIS DEVELOPMENT.
 - ONSITE SURVEY INFORMATION HAS BEEN PROVIDED IN JULY 2018 BY SPOT ON SURVEYING.
 - THE J.U.A.E. IS TO BE PROVIDED FOR LOTS 1 & 2.
 - WATER METER OR CLEANOUTS MAY NOT BE LOCATED WITHIN SIDEWALKS AND/OR PAVEMENTS.

AUSTIN WATER UTILITY

THIS PROJECT HAS REQUESTED A WAIVER FROM AUSTIN WATER UTILITY REQUIREMENTS THAT WATER AND WASTEWATER SERVICES ARE NOT ALLOWED TO BE LOCATED WITHIN DRIVEWAYS.

AUSTIN WATER _____ DATE _____

- TRANSPORTATION NOTES
- THE DEVELOPER MUST CONSTRUCT A DRIVEWAY, DESIGNED BY A PROFESSIONAL ENGINEER, TO HAVE AN ALL-WEATHER SURFACE AND A PAVEMENT STRUCTURE MEETING AT LEAST PRIVATE STREET STANDARDS. THE DRIVEWAY MUST BE DESIGNED TO HAVE NO MORE THAN 9 INCHES OF WATER OVERTOPPING THE DRIVEWAY DURING THE 100-YEAR STORM EVENT.
 - THE DEVELOPER MUST CONSTRUCT A TURNAROUND MEETING CITY OF AUSTIN FIRE CRITERIA AT THE END OF THE DRIVEWAY, OR NO FURTHER THAN 200 FEET FROM THE END OF THE DRIVEWAY, AND MUST OBTAIN A WRITTEN SIGNATURE FROM THE AREA FIRE SERVICE PROVIDERS ACKNOWLEDGING THEIR APPROVAL OF THE JOINT USE DRIVEWAY.
 - THE DEVELOPER MUST ERECT SIGNS INDICATING "PRIVATE DRIVEWAY" AT THE DRIVEWAY ENTRANCE.

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 PREPARES 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 OFF-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.

NO.	REVISION	DATE



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, P.E. #114250 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.

Southwest Engineers
 TBPE NO. F. 1909
 www.swengineers.com

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 307 Saint Lawrence Street, Gonzales TX 78629
 P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS
 205 Cimarron Park Loop, Ste. B, Buda TX 78610
 P: 512.312.4336

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

DRAWN BY: LG/ACK

CHECKED BY: MD

DRIVEWAY AND UTILITY PLAN

3507 OAK SPRINGS DRIVE
 AUSTIN TEXAS 78721

PROJECT NO. <u>0767-001-18</u>
DRAWING NO. _____
SHEET <u>1</u> OF <u>1</u>