B-13 1 of 7

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0122.3A **PC DATE:** November 24, 2020

SUBDIVISION NAME: East Village Phase 2

AREA: 22.17 acres **LOTS**: 119 lots

APPLICANT: RH Pioneer North LLC (Annie Atkinson)

AGENT: LJA Engineering, (Angela Ploetz)

ADDRESS OF SUBDIVISION: 12817 Willow Grove Lane

GRIDS: MQ32 COUNTY: Travis

WATERSHED: Harris Branch **JURISDICTION:** Full Purpose

EXISTING ZONING: PUD

DISTRICT: 1 **LAND USE:** Residential

SIDEWALKS: Sidewalks will be constructed along all internal streets.

<u>DEPARTMENT COMMENTS</u>: This request is for the approval of East Village Single Family Phase 2, a final plat comprised of 119 lots on 22.17 acres. There will be 118 residential lots and one pedestrian/bike lot.

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

STAFF RECOMMENDATION: Staff recommends disapproval of the plat for the reasons listed in the comment report attached as Exhibit C.

ZONING AND PLATTING COMMISSION ACTION:

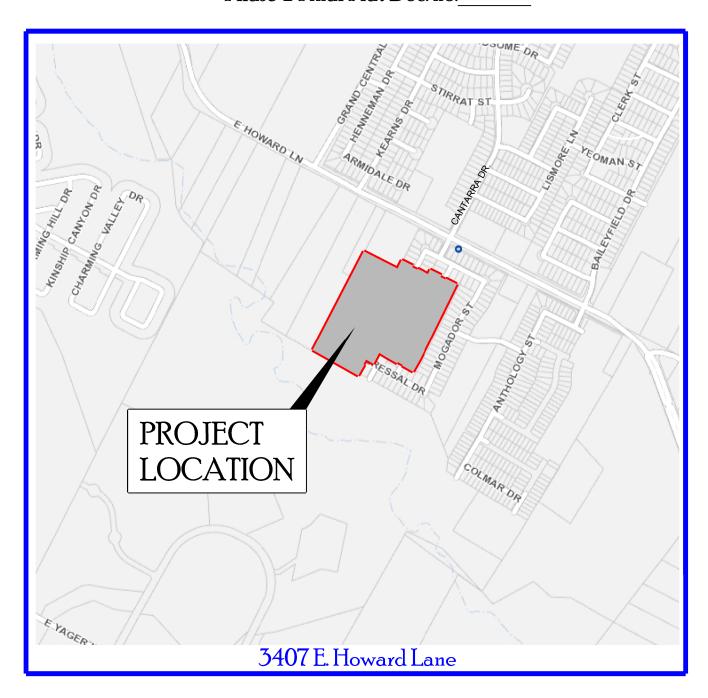
CASE MANAGER: Steve Hopkins **PHONE:** 512-974-3175

E-mail: steve.hopkins@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map Exhibit B: Proposed plat Exhibit C: Comment report B-13 2 of 7

Legal Description: EASTVILLAGE Single Family Phase 2 Final Plat Doc. no.____



LJA Engineering, Inc.



7500 Rialto Boulevard Building II, Suite 100 Austin, Texas 78735 LEGEND

TX.D.O.T. TYPE II MONUMENT FOUND

NAIL FOUND (60D, OR AS NOTED)

COTTON SPINDLE FOUND FENCE CORNER POST FOUND CALCULATED POINT NOT SET OFFICIAL RECORDS OF

TRAVIS COUNTY, TEXAS

TRAVIS COUNTY, TEXAS

DEED RECORDS OF TRAVIS COUNTY, TEXAS PLAT RECORDS OF TRAVIS COUNTY, TEXAS

P.U.E. PUBLIC UTILITY EASEMENT D.E. DRAINAGE EASEMENT WQE WATER QUALITY EASEMENT P.A.E. PUBLIC ACCESS EASEMENT E.T.E ELECTRIC/TELEPONE EASEMENT A.E. AUSTIN ENERGY EASEMENT

LOTI

R.O.W. RIGHT-OF-WAY

OFFICIAL PUBLIC RECORDS OF

(OR AS NOTED)

1/2" REBAR FOUND (OR AS NOTED)
1/2" REBAR WITH CAP STAMPED "LSI SURVEY" FOUND

1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET

GRAPHIC SCALE

ART COLLECTION INC

(3.553 AC.)

DOC. NO. 2003229900

O.P.R.T.C.T.

CRESSAL DRIVE

(4)

(50' R.O.W.)



S S

OB NUMBER: 17-030	DATE	REVISIONS DESCRIPTION
ATE: 09/14/2020 SCALE: 1" = 100'		The state of the s
RAWING FILE PATH: L:\LJA\17-030 PIONEER		
ROSSING\DWGS\EASTVILLAGE PH 2.DWG		
IELDNOTE FILE PATH:		
A		
PLS: TST TECH: HAS PARTYCHIEF: N/A		
HECKED BY: TST FIELDBOOK: N/A		
一般の一般の一般の一般の一般の一般の一般の一般の一般の一般の一般の一般の一般の一	· · · · · · · · · · · · · · · · · · ·	THE RESERVE THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED I

VERTICAL DATUM OF 1988 (GEOID 12B).

DES	E. HOWARD LANE	□□○○○
DESSAU ROAD	SITE STREET	HARRIS BRANCH PKWY. O.R.T.C.T. O.P.R.T.C.T.
14	E. YAGER LANE	D.R.T.C.T.
	E. PARMER LANE SAMSUNG BLVD.	R.O.W. P.U.E. D.E. WQE P.A.E. E.T.E A.E.

VICINITY MAP (NOT TO SCALE)

LAND USE SUMMARY: EASTVILLAGE SINGLE FAMILY PHASE 2, FINAL PLAT

TOTAL ACREAGE: RESIDENTIAL LOTS OTHER LOTS:

NUMBER OF BLOCKS:

22.17 ACRES 118 LOTS 1 LOTS

Chord Bearing Chord

48°11'23" N84° 34' 24"W 20.41'

6 BLOCKS

PEDESTRIAN/BIKE ACCESS

Curve # | Radius | Length

50.00

25.00'

25.00

325.00

325.00

50.00

C33

C34

37.99

19.18

1.84

12.90'

5.92'

1.74

43'32'08"

43'57'29"

41312"

2"16'27"

1'02'40"

1°59'43"

S00° 54' 02"W

N01° 06' 43"E

N25° 12' 45"E

N26° 43' 31"E

S74° 30' 52"W

N28° 23' 04"E | 12.90'

37.08

5.92

21.03

1 LOT (0.09 OF ONE ACRE)

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A

Curve Table

Delta

C2	50.00'	160.73	18410'49"	N16° 34' 41"W	99.93'
C3	25.00'	21.03'	48*11'23"	N51° 25' 02"E	20.41
C4	15.00'	23.63'	9015'30"	N17" 48' 24"W	21.26'
C5	15.00'	23.71	90°35'02"	N71° 46' 20"E	21.32'
C6	15.00'	23.41'	89*24'58"	S18° 13' 40"E	21.10'
C7	15.00'	23.79	90°51'40"	N71* 38' 01"E	21.37'
С8	325.00'	18.82'	319'06"	S27° 51' 44"W	18.82'
C9	275.00	15.93'	319'06"	N27° 51' 44"E	15.92'
C10	15.00'	23.34'	89*08'20"	N18* 21' 59"W	21.05'
C11	25.00'	39.16'	89*44'30"	S72* 11' 36"W	35.28'
C12	15.00'	22.99'	87*48'04"	S16° 34' 41"E	20.80'
C13	15.00'	24.14'	92"11'56"	S73" 25' 19"W	21.62'
C14	25.00'	38.31'	87*48'04"	N16° 34' 41"W	34.67
C15	15.00'	23.49'	89*44'30"	N72* 11' 36"E	21.17'
C16	15.00'	23.34'	89*08'20"	S18° 21' 59"E	21.05'
C17	15.00'	23.79	90°51'40"	S71" 38' 01"W	21.37'
C18	25.00'	21.03'	48*11'23"	N38° 50' 27"W	20.41'
C19	50.00'	162.42	186'07'16"	S72* 11' 36"W	99.86'
C20	25.00'	21.03'	48'11'23"	S03° 13' 40"W	20.41
C21	50.00'	33.83'	38*45'51"	S89° 17' 10"E	33.19'
C22	50.00'	38.88'	44*33'27"	S47° 37' 30"E	37.91'
C23	50.00'	36.52'	41*50'59"	S04° 25' 17"E	35.71
C24	50.00'	49.75'	57*00'49"	S45* 00' 36"W	47.73'
C25	50.00'	13.11	15*01'19"	N22° 15′ 25″W	13.07'
C26	50.00'	43.27	49*35'22"	N54° 33' 46"W	41.94'
C27	50.00'	34.74	39*48'52"	S80° 44' 07"W	34.05'
C28	50.00'	33.30'	38'09'35"	S41* 44' 54"W	32.69'

	Line Table			Line Table	
ine #	Direction	Length	Line #	Direction	Length
L1	S26° 28′ 49″W	6.74'	L11	N26° 12' 11"E	32.73
L2	N26° 12' 11"E	47.90'	L12	N63° 47' 49"W	110.00
L3	S26° 12' 12"W	10.33'	L13	N30° 12' 26"W	12.00'
L4	S29° 31' 17"W	5.00'	L14	S26° 12' 11"W	28.87
L5	N58° 27' 23"W	83.18'	L15	N48* 17' 07"W	10.38
L6	N60° 28' 43"W	71.17	L16	N63° 47' 49"W	110.00
L7	N62° 56' 09"W	104.79'	L17	N12° 58' 24"W	11.97
L8	S29° 31' 17"W	136.31	L18	N26° 28' 49"E	50.00
L9	N29° 31' 17"E	141.31'	L19	N26° 12' 11"E	50.00
L10	S60° 28' 43"E	29.48'	L20	S60° 39' 47"E	60.00

2' 11"E	32.73'	
7' 49"W	110.00'	
2' 26"W	12.00'	
2' 11"W	28.87'	
7' 07"W	10.38'	
7' 49"W	110.00'	
B' 24"W	11.97'	Line #
8' 49"E	50.00'	L21
2' 11"E	50.00'	L22
		-

Line Table Direction Length S58° 33' 45"E | 43.69' S58° 33' 45"E | 67.32' L23 S58* 33' 45"E 43.69'

RH PIONEER NORTH, LLC
O.P.R.T.C.T.

RH PIONEER NORTH, LLC
O.P.R.T.C.T.

RH PIONEER NORTH, LLC
O.P.R.T.C.T.

RH PIONEER NORTH, LLC

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH / AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

(R.O.W. VARIES) LANE

DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00008978.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN

C8-2018-0122.3A

照임 웹류유 [등 기 등 1 년 DRAWING NAME: EASTVILLAGE PH : SHEET

01 of 02

KNOWN ALL MEN BY THESE PRESENTS: THAT RH PIONEER NORTH, LLC, BEING THE OWNER OF THAT CERTAIN TRACT DESCRIBED AS TRACT 1 (367.425 ACRES) LOCATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160, IN TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2017178604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING BY AND THROUGH RH PIONEER NORTH, LLC, BY DO HEREBY SUBDIVIDE 22.17 ACRES, IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"EASTVILLAGE SINGLE FAMILY PHASE 2. FINAL PLAT"

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

RH PIONEER NORTH, LLC
(A TEXAS LIMITED LIABILITY COMPANY)

BY: REMAN, LLC
(A NEW YORK LIMITED LIABILITY COMPANY)

BY: _____

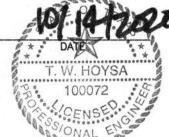
THE STATE OF NEW YORK § COUNTY OF ERIE §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, BY _____, ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

NOTARY PUBLIC - STATE OF NEW YORK

I, T.W. HOYSA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED. NO PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "AE" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 4853CO290J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

T.W. HOYSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 100072
LJA ENGINEERING, INC.
921 W NEW HOPE DRIVE, SUITE 603
CEDAR PARK, TEXAS 78613
TBPELS REG. NO. F-1386



SURVEYOR'S CERTIFICATION:

I, TRAVIS S. TABOR, 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 SURVEY 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 PREPARED FROM AN ACTUAL ON—THE—GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6428
LANDESIGN SERVICES, INC.
10090 W. HIGHWAY 29
LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800

NOTES

- ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION.
- 2. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND/OR TRAVIS COUNTY
- 3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 4. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN ANY DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- 5. DETENTION NOTE: PRIOR TO DEVELOPMENT OF THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 6. CONTOUR DATA: 2003 AERIAL CITY OF AUSTIN DATUM- 2' INTERVAL

FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT

- 7. 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 MANNER THAT WILL NOT CROSS LOT LINES.
- 8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS. AS AMENDED BY PIONEER CROSSING PUD.
- 9. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 10. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. 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.
- 11. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: WILLOWGROVE LANE, KARASU DRIVE, CRESSAL DRIVE, JADE OASIS DRIVE, BOLTON WELLS DRIVE, CHUMLEYS STREET AND HALLSTATT 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 OF UTILITY COMPANY.
- 12. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 13. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 14. LOTS 4 & 5 BLOCK D, LOTS 8-9, 16, 18-20, & 28-30, BLOCK E, LOT 15, BLOCK F, LOT 10-11, & 13-14, BLOCK G & LOTS 44-45, BLOCK H; HAVE SLOPES IN EXCESS OF 15%. DEVELOPMENT SHALL CONFORM TO THE LAND DEVELOPMENT CODE PURSUANT TO THE PIONEER CROSSING PUD ORDINANCE.
- 15. LANDSCAPE, DRAINAGE, AND OPEN SPACE LOTS, SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HIS SUCCESSOR/ASSIGNS.
- 16. AUSTIN ENERGY HAS THE 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 17. THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND / OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL 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 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 18. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
- 19. ANY AUSTIN ENERGY TRANSMISSION LINE RELOCATION SHALL BE AT THE OWNERS SOLE EXPENSE.
- 20. 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 CENTERLINE 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.
- 21. LANDSCAPE AND OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT FOR ENVIRONMENTAL FEATURES, LANDSCAPING, SIGNAGE, TRAILS AND OTHER HOMEOWNERS' ASSOCIATION FACILITIES. CONSTRUCTION WITHIN CRITICAL ENVIRONMENTAL FEATURE SETBACKS IS LIMITED TO CONSTRUCTION ALLOWED BY THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 22. PUBLIC PARKLAND HAS BEEN DEDICATED WITH THE EASTVILLAGE SINGLE FAMILY PHASE 1 FINAL PLAT IN COMPLIANCE WITH THE PIONEER CROSSING PUD ORDINANCE, 970410—I AND ITS AMENDMENTS.
- 23. THE PUD-REQUIRED HIKE AND BIKE TRAIL SYSTEM SHALL BE CONSTRUCTED WITH IMPROVEMENTS FOR EACH FINAL PLAT CONTAINING A PORTION OF THE TRAIL SYSTEM WITHIN THE SUBDIVISION CONSTRUCTION PLAN. MAINTENANCE OF TRAILS OUTSIDE THE PUBLIC ROW SHALL BE BY EASTVILLAGE MASTER HOA. TRAIL IMPROVEMENTS DETAILS SHALL BE DESIGNED PER REQUIREMENTS SPECIFIED IN PUD ORDINANCE 970410-1 AND ITS AMENDMENTS.
- 24. 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 CLEARANCES 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 CLEARANCES WILL BE CHARGED TO THE OWNER.
- 25. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S EXPENSE.
- 26. 10' PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED ADJACENT TO ALL STREET ROW'S.
- 27. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT 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.
- 29. LOT 46, BLOCK H SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ITS ASSIGNS.

SI LANDESIGN

EASTVILLAGE SINGLE FAMILY PHASE FINAL PLAT

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THIS SUBDIVISION PLAT IS LOCATED IN THE DAY OF, 20	FULL PURPOSE	JURISDICTION	OF THE CIT	Y OF AUSTIN, THIS THE
APPROVED, ACCEPTED AND AUTHORIZED FOR	RECORD BY TH	E DIRECTOR,	DEVELOPMENT	SERVICES DEPARTMENT,
CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE	DAY OF		, 2	0A.D.
DEVELOPMENT SERVICES DEPARTMENT				
ACCEPTED AND AUTHORIZED FOR RECORD BY	THE			COMMISSION OF THE
CITY OF AUSTIN, TEXAS, THIS THE				
	-			
, CHAIR	_			, SECRETARY

STATE	OF	TEXAS	1
COUNT	Y O	F TRA	VIS {

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			_, 20	_ A.I	D. AT		0	'CLOCK	<n< td=""><td>. AND</td><td>DULY</td><td>RECOR</td><td>DED ON</td><td>THE</td><td></td><td>DAY</td></n<>	. AND	DULY	RECOR	DED ON	THE		DAY
OF			, 20	,	A.D.,	AT		o,croc	K	M. IN	THE	OFFICIAL	PUBLIC	RECORDS	OF	SAID
COUNTY	AND	STATE	IN DOCK	JMEN.	T No.											

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ______ DAY OF ______, 20_____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS.

TRAVIS COUNTY, TEXAS.

DEPUTY

C8-2018-0122.3A

DRAWING NAME:
EASTVILLAGE PH 2

SHEET
02 of 02

B-13 5 of 7

CITY OF AUSTIN -DEVELOPMENT SERVICES DEPARTMENT SUBDIVISION APPLICATION - MASTER COMMENT REPORT

CASE NUMBER: C8-2018-0122.3A

UPDATE: U0

CASE MANAGER: Steve Hopkins PHONE #: 512-974-3175

PROJECT NAME: East Village Single Family Phase 2

LOCATION: 12817 WILLOWGROVE LN

SUBMITTAL DATE: October 26, 2020 FINAL REPORT DATE: November 18, 2020

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **January 25**, **2021**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

- 1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
- 2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
- 3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Environmental: Pamela Abee-Taulli

Subdivision: Steve Hopkins

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD 1 This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

NOTE: The following names are approved for use on this plat: JADE OASIS DR, KARASU DR, WILLOWGROVE LN, BOLTON WELLS DR, CRESSAL DR, CHUMLEYS ST, HALLSTATT DR §25-4-155



B-13 6 of 7

Environmental Review - Pamela Abee-Taulli - 512-974-1879

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]]

EV 1 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan and phased fiscal estimate are required. [LDC 25-8, Subchapter A, Article 7, Division 4; ECM 1.4.4]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Su	bdivision Review - Steve Hopkins - 512-974-3175
SR 1.	Revise the Land Use Commission approval block as follows: 25-1-83 Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, this, theday of20
	Chair Secretary
SR 2.	Print names under owners' signatures, with addresses. 25-1-83
SR 3.	 Delete the following notes. These notes can be on the construction plans, but not the plat. 25-1-83 Note 1 that refers to street construction. Note 18 that refers to street lights. Note 23 that refers to a trail system.
SR 4.	Revise the administrative approval block:25-1-83
	APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE DAY OF, 20, AD.
	Steve Hopkins, for Denise Lucas, Director Development Services Department

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AW Utility Development Services - Bradley Barron - 512-972-0078

AW 1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:

The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Transportation Planning - Adam Fiss - 512-974-1684

No comments.

ATD Engineering Review - Bryan Golden - 512-974-2426

No comments at this time.

Water Quality Review - David Marquez - 512-974-3389

No comments

Drainage Engineering Review - David Marquez - 512-974-3389

No comments

City Arborist Review - Dillon Olsen - 512-974-2515

No comments.

Electric Review - Andrea Katz - 512-322-6957

Approved

Site Plan Plumbing - Cory Harmon - 512-974-2882

The proposed final plat (C8-2018-0122.3A) is approved from a plumbing code perspective.

END OF REPORT