

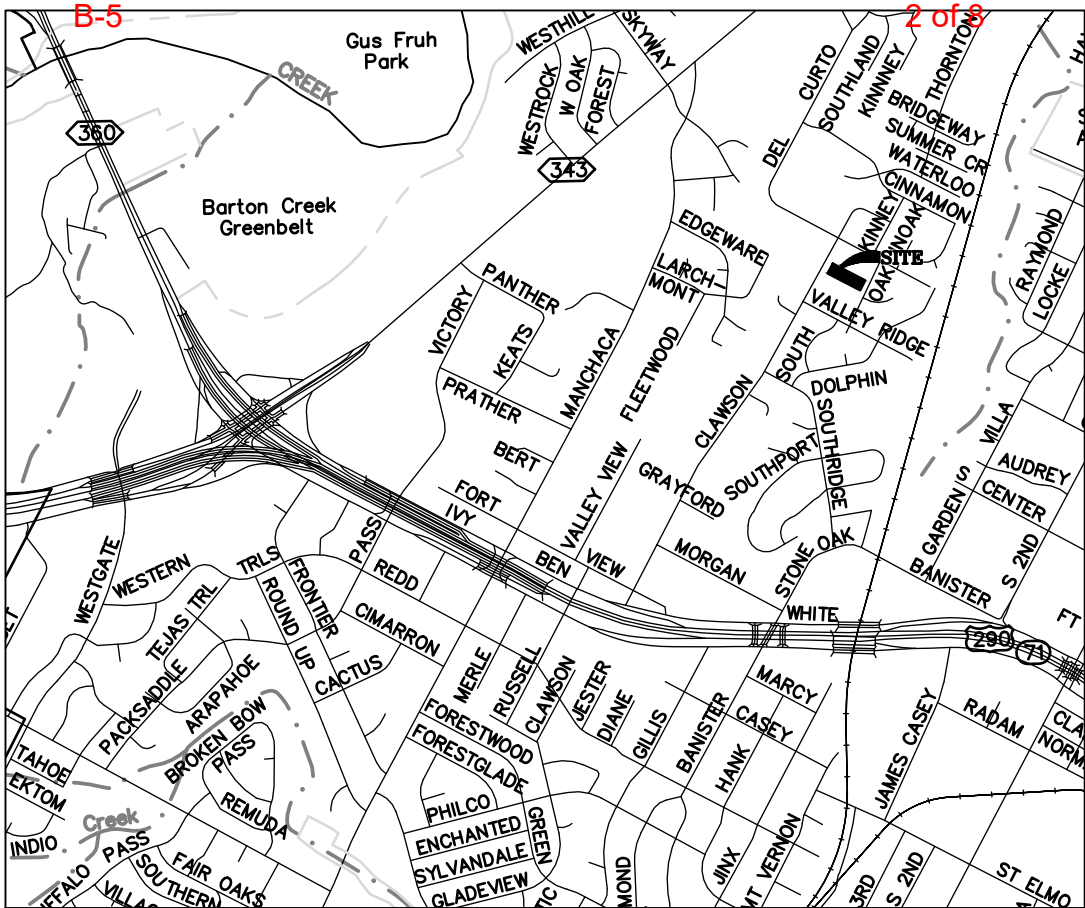
**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0066.0A**PC DATE:** January 12, 2021**SUBDIVISION NAME:** Fionn Resubdivision**AREA:** 0.99 acre**LOTS:** 4**APPLICANT:** 3205 Clawson LLC (Lluis Bacardi)**AGENT:** Ed Moore**ADDRESS OF SUBDIVISION:** 3205 Clawson Rd**GRIDS:** G19**COUNTY:** Travis**WATERSHED:** West Bouldin Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**LAND USE:** residential**NEIGHORHOOD PLAN:** South Lamar**DISTRICT:** 3**VARIANCES:** flag lot variance**SIDEWALKS:** Sidewalks will built along the Clawson Road frontage.

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of a portion of Block 25 Theodore Low Heights, with a flag lot variance. The applicant proposes to resubdivide an existing lot into four lots for residential use. The plat is comprised of one regular lot and three flag lots on 0.99 acre (42,467 sf.)

This application was submitted on May 1, 2019 and has not expired because subdivision deadlines have been suspended until March 15, 2021 (Order No. 20200815-019). Because this plat was submitted under the regulations in effect prior to HB3167, it requires a public hearing and a commission variance for the flag lots. The flag lot variance complies with the criteria of approval in LDC 25-4-175(A) because all reviewers have approved the plat and the driveway/utility plan. With the flag lot variance, the lots comply with zoning requirements for use, lot width and lot size.

**STAFF RECOMMENDATION:** Staff recommends approval of the plat and the flag lot variance. With the flag lot variance, the resubdivision meets 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](mailto:steve.hopkins@austintexas.gov)



## LEGEND

## LOCATION MAP NOT TO SCALE

1/2" IRON ROD FOUND

FIONN SUBDIVSION

SOUTH TERRACE ADDITION BLOCK A  
11/98 LOT 2

114.52'

S26°27'57"W

LOT 4

99.44'

S27°22'41"E

LOT 3

1.00 AC. (1.00 AC.)  
12484/1314 HENRY REYNOLDS & LAURA CREEDLE

84.36' L7

S27°22'41"W

LOT 2

JOINT USE ACCESS EASEMENT DEDICATED BY SEPARATE INSTRUMENT DOC. NO.

S62°41'18"E 106.40'

S27°22'41"W 69.23'

N62°41'18"W 378.61'

S62°41'18"E 130.13'

S62°41'18"E 130.84'

N62°37'19"W 130.84'

LOT 1

N27°57'47"E 15.00'

N27°57'47"E 15.00'

N27°57'47"E 69.08'

N28°10'31"E 114.33'

CLAWSON ROAD (ROW VARIES)

N62° 35' 08"W 50.39'

N27° 24' 52"E 64.59'

STATE OF TEXAS §§ COUNTY OF TRAVIS §§

**LEGEND**

- = 1/2" IRON ROD FOUND
- = 1/4" IRON ROD FOUND IN CONCRETE
- = IRON ROD SET WITH A CAP MARKED "TMG"
- ⊕ = BENCHMARK
- - - - - = SIDEWALK REQUIRED
- . - . - = EXISTING EASEMENT
- - - - - = PROPOSED EASEMENT DEDICATED BY SEPARATE INSTRUMENT
- - - - - = PROPOSED EASEMENT DEDICATED BY PLAT
- - - - - = ROW CENTERLINE

HORIZONTAL BEARING BASIS: NAD83 -- STATE PLANE ZONE 3 --TEXAS CENTRAL

OPRTCTX = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
RPRTCTX = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS  
PRTCTX = PLAT RECORDS OF TRAVIS COUNTY, TEXAS  
DRCTCX = DEED RECORDS OF TRAVIS COUNTY, TEXAS

ESMT = EASEMENT  
PUE = PUBLIC UTILITY EASEMENT  
ROW = RIGHT-OF-WAY  
BK PG = BOOK AND PAGE  
DOC = DOCUMENT NUMBER  
AC = ACRES

KNOW ALL MEN BY THESE PRESENTS THAT 3205 CLAWSON LLC ACTING BY AND THRU ITS MANAGING MEMBER, LLUIS BACARDI, OWNER OF 0.999 ACRES OF LAND OUT OF BLOCK 24, THEODORE LOW HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO 3205 CLAWSON LLC BY DEED RECORDED IN DOCUMENT NO. 2019012699 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND SAID SUBDIVISION HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE SAID TRACT IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

FIONN SUBDIVISION

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

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

LLUIS BACARDI, MANAGING MEMBER  
3205 CLAWSON LLC  
1530 P B LANE B4775  
WCHITA FALLS, TEXAS 76302-2612  
STATE OF TEXAS §§  
COUNTY OF TRAVIS §§

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LLUIS BACARDI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

LINE #	LENGTH	BEARING
L1	10.00	N27° 57' 46.82"E
L2	107.09	S62° 37' 19.41"E
L3	20.00	N27° 22' 40.98"E
L4	10.00	S62° 37' 18.89"E
L5	20.00	S27° 22' 40.98"W
L6	112.66	S62° 37' 19.41"E

LINE #	LENGTH	BEARING
L7	15.16	N27° 28' 57.03"E
L8	85.53	S62° 31' 51.20"E
L9	7.50	S27° 28' 57.03"W
L10	78.03	N62° 31' 51.20"W
L11	17.65	S27° 28' 57.03"W
L12	237.34	N62° 37' 19.41"W

LOT SUMMARY

TOTAL NUMBER OF LOTS = 4

LOT 1 = 9,019.61 SF TOTAL (9,019.61 SF FLAG)  
LOT 2 = 10,928.07 SF TOTAL (8,966.43 SF FLAG)  
LOT 3 = 10,569.04 SF TOTAL (7,009.93 SF FLAG)  
LOT 4 = 11,671.47 SF TOTAL (7,066.94 SF FLAG)

RIGHT OF WAY = 1,278.92 SF TOTAL

TOTAL AREA = 42,467.11 SF

P:\s18-035 3205 Clawson Dr\DWgs\ SHEET 1 OF 2 CASE C8-2019-0066.0A

**THE MOORE GROUP**  
Engr. Firm Reg. #249  
TLSF #10058800

ENGINEERING, SURVEYING & PLANNING  
1000 CUERNAVACA PH. (512) 442-0377  
AUSTIN, TEXAS 78733 FAX (512) 442-7800



# FIONN SUBDIVSION

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THE SUBDIVISION MUST BE IN ACCORDANCE WITH CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LAND OWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
4. NO BUILDING, FENCES. LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
7. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY 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.
8. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVSION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
9. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
10. AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND TO REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER/DEVELOPER OF THIS LOT MAY PROVIDE AUSTIN ENERGY ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS LOT. THESE EASEMENTS/ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE 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.
13. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED \_\_\_\_\_, 20\_\_\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC#\_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
14. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: CLAWSON ROAD. 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 OR UTILITY COMPANY.
15. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
17. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD ADMINISTRATION FIRM PANEL 48453C0605J, DATED JANUARY 6, 2016.
18. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL (ECM).

19. 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 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.
20. THE LOTS IN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THE RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
21. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25–13) AS AMENDED.
22. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN–OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT(S) \_\_\_\_\_ BLOCK(S) \_\_\_\_\_ REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
23. WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
24. EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS AND PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.
25. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET.
26. A FEE–IN–LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 8 DWELLING UNITS DUE TO SF–3 ZONING.
27. THIS SUBDIVISION IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
28. EXTENDED OR OBSTRUCTED FIRE ACCESS SHALL BE MITIGATED WITH AN AFD APPROVED SPRINKLER SYSTEM FOR BUILDINGS ON LOTS 3 AND 4.
29. ACCESS TO LOTS 1, 2, 3, AND 4 SHALL BE THROUGH JOINT USE ACCESS EASEMENT ONLY.
30. FOR MAINTENANCE OF THE DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT #\_\_\_\_\_, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
31. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION THEODORE LOW HEIGHTS, RECORDED IN VOL. 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, SHALL APPLY TO THIS RESUBDIVISION PLAT.
32. A VARIANCE TO SECTION 25–4–175(2), OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE PLANNING COMMISSION ON \_\_\_\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AD.

FAYEZ KAZI, CHAIR

YVETTE FLORES, SECRETARY

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, ACTING DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS §§  
COUNTY OF TRAVIS §§

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_ O’CLOCK \_\_ M AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_ O’CLOCK \_\_.M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

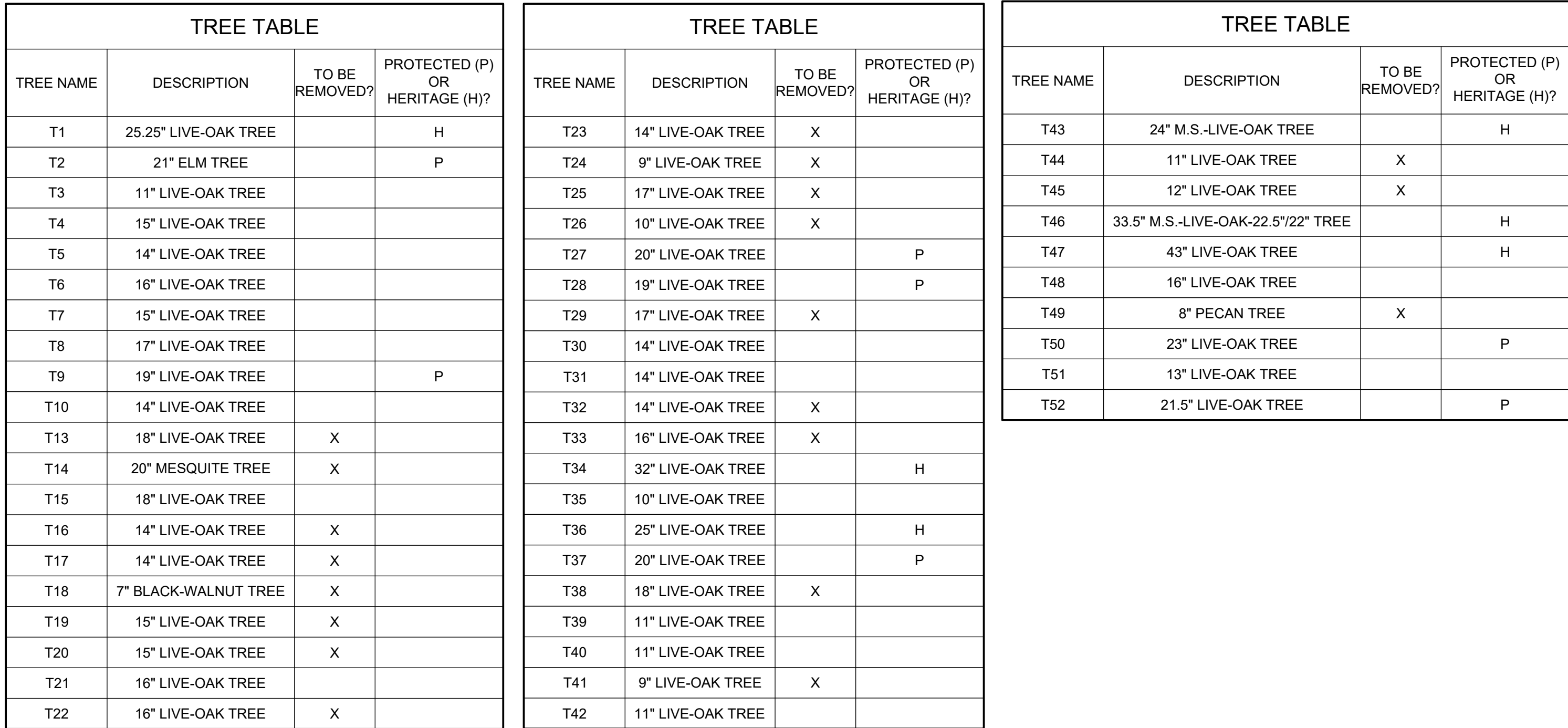
BY: \_\_\_\_\_  
DEPUTY

THE MOORE GROUP

Engr. Firm Reg. #249  
TLSF #10058800

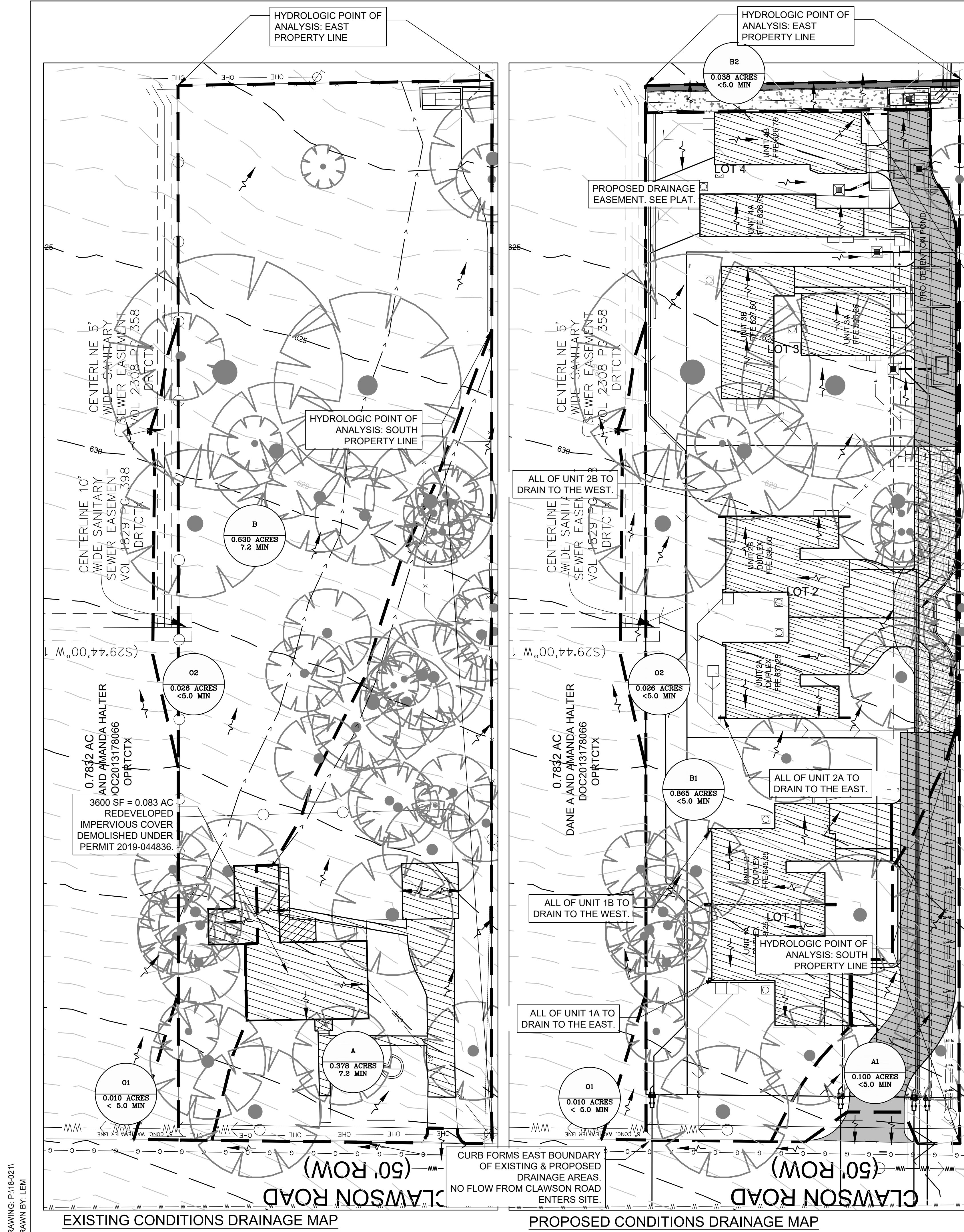
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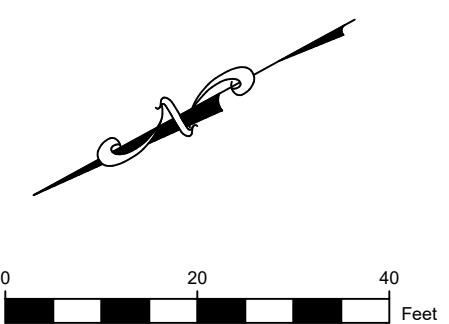


\*HERITAGE TREES SHADED IN PLAN VIEW.  
\*\*SURVEY DATE: 07/06/18



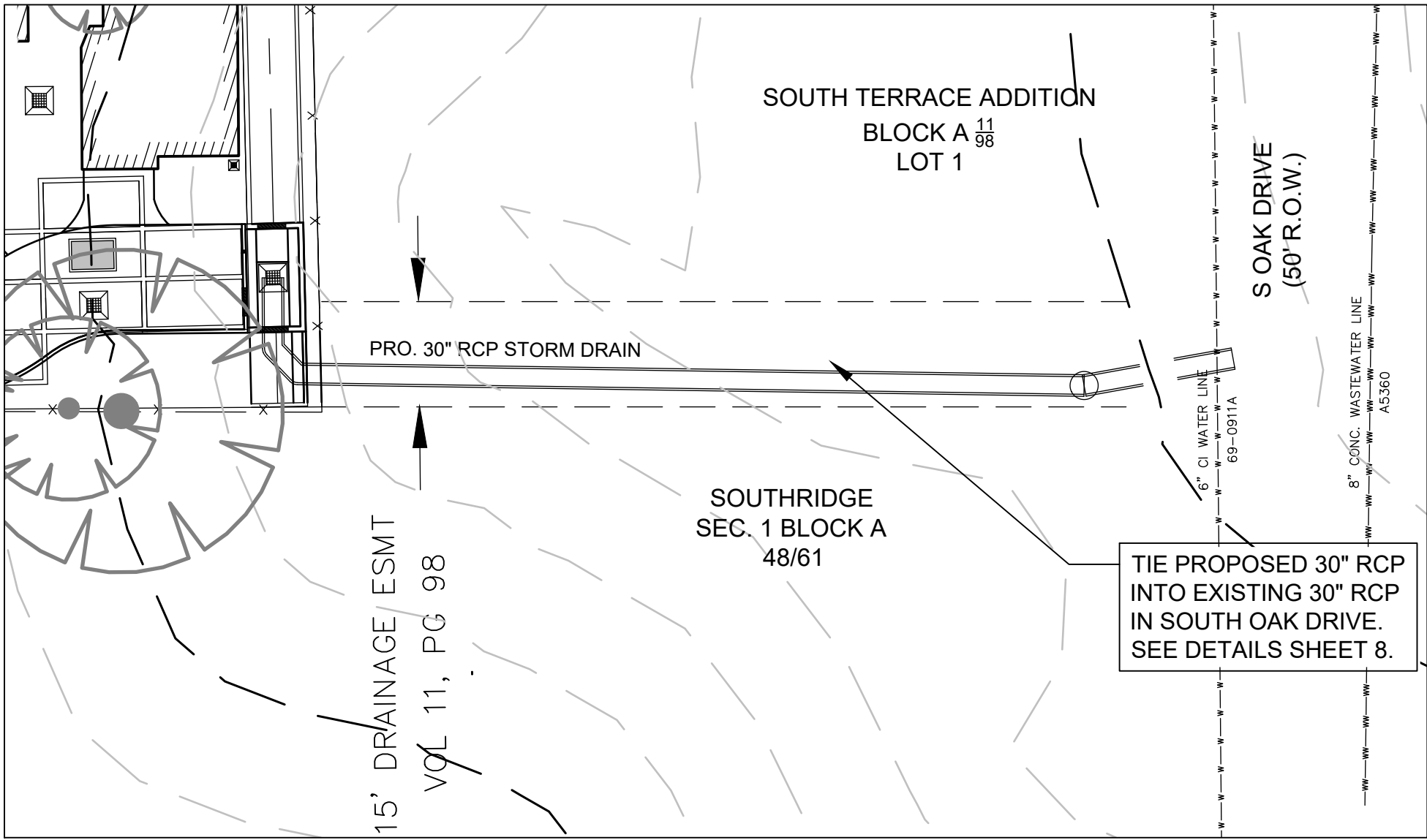


SUMMARY OF EXISTING & PROPOSED PEAK FLOWS									
	Subbasin	Area (sq-mi)	Time of Concentration (min)	Imp. Cov. (%)	Comp. Curve Number	Peak Flow (cfs)			
						2 Year	10 Year	25 Year	100 Year
Offs.	O1	1.56035E-05	5.00	45.0	90.3	0.03	0.05	0.07	0.09
	O2	4.04256E-05	5.00	45.0	90.3	0.07	0.13	0.17	0.23
Ex.	A	0.0005910	7.24	21.0	86.9	0.84	1.76	2.30	3.18
	B	0.0009875	7.34	1.3	84.2	1.25	2.79	3.68	5.16
	Junction-B	N/A	N/A	N/A	N/A	1.34	2.96	3.91	5.47
Proposed.	A1	0.0001570	5.00	60.9	92.5	0.28	0.53	0.67	0.91
	B1	0.0013518	5.00	3.3	84.5	1.90	4.06	5.32	7.42
	B2	0.0000599	5.00	0.0	84.0	0.08	0.18	0.23	0.33
	Junction-B	N/A	N/A	N/A	N/A	1.03	2.51	3.51	4.75
	RES-1	N/A	N/A	N/A	N/A	0.98	2.41	3.37	4.55
Peak Flow Decrease South Property Line						0.56	1.23	1.62	2.26
Peak Flow Decrease East Property Line						0.31	0.45	0.40	0.72
Percent Peak Flow Reduction to South Property Line						67.0%	70.0%	70.7%	71.3%
Percent Peak Flow Reduction to East Property Line						25.1%	16.3%	10.8%	13.9%



- LEGEND**
- PROPERTY BOUNDARY
  - LOT BOUNDARY
  - DRAINAGE BOUNDARY
  - CONCRETE OR PAVERS
  - ASPHALT
  - REDEVELOPED & NEW IMPERVIOUS COVER
  - LOW-IMPACT PERVIOUS PAVERS
  - MINOR CONTOUR
  - MAJOR CONTOUR
  - TIME OF CONCENTRATION PATH
  - FLOW ARROW
  - EASEMENT

- NOTES:**
- NO RESIDENCES CURRENTLY EXIST ON SITE. THE EXISTING RESIDENCE SHOWN ON THIS SHEET WAS DEMOLISHED UNDER PERMIT NUMBER 2019-044836. THE DEMOLISHED RESIDENCE IS SHOWN ON THIS SHEET AND INCLUDED IN IMPERVIOUS COVER CALCULATIONS TO ACCOUNT FOR DRAINAGE CONDITIONS EXISTING ON THE SITE BEFORE DEMOLITION. THE DEMOLISHED RESIDENCE WAS CONSTRUCTED IN 1949.



TIME OF CONCENTRATION CALCULATIONS									
Subbasin/Segment		Flow Type	Length	Slope	2-yr 24-hr rainfall	Surface Type	Manning's Roughness	Time (min)	
Offsite	O1	LESS THAN 5 MINUTES							
	O2	LESS THAN 5 MINUTES							
Existing	A	1 SCS Sheet Flow	100.00'	10.56%	3.440"			0.230	6.84
		2 SCS Shallow Concentrated Flow	103.86'	7.20%		Unpaved			0.40
								Total	7.24
	B	1 SCS Sheet Flow	100.00'	12.11%	3.440"			0.230	6.47
		2 SCS Shallow Concentrated Flow	222.55'	7.04%		Unpaved			0.87
								Total	7.34
Proposed	A1	LESS THAN 5 MINUTES							
	B1	LESS THAN 5 MINUTES							
	B2	LESS THAN 5 MINUTES							

Drawn: MSM  
Checked: MSM  
Approved: ECM  
Date: \_\_\_\_\_

TEXAS REGISTERED  
ENGINEERING FIRM #249

THE MOORE GROUP

ENGINEERING & PLANNING  
SURVEYING

1030 Glenview Dr.  
Austin, Texas 78703  
Ph: (512) 442-0377  
Fax: (512) 442-7857

FIONN SUBDIVISION  
SUBDIVISION CONSTRUCTION PLANS  
3205 CLAWSON RD, AUSTIN, TEXAS 78704

EXISTING & PROPOSED DRAINAGE PLAN

SHEET NO. 4

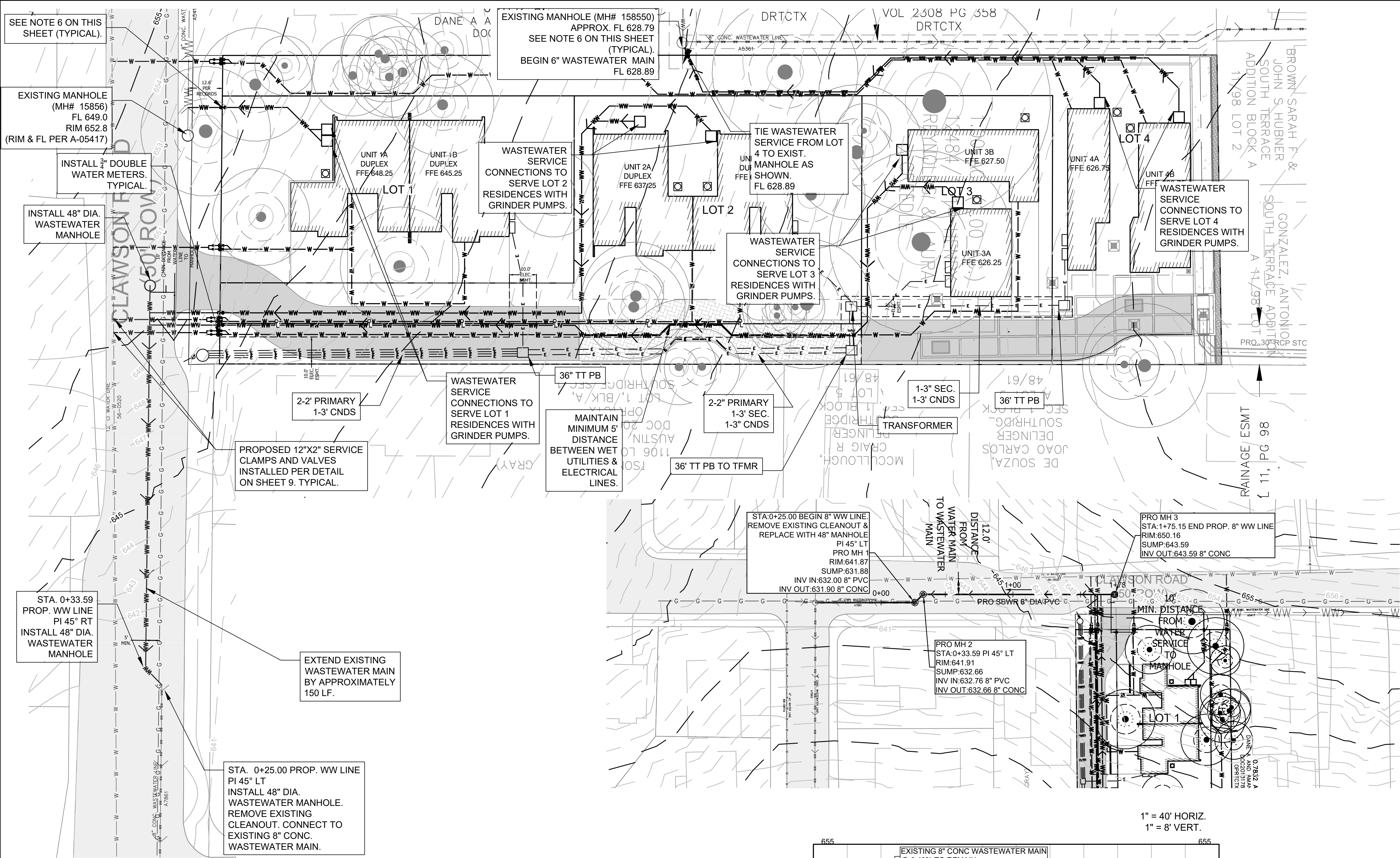
RECORD

REVISIONS

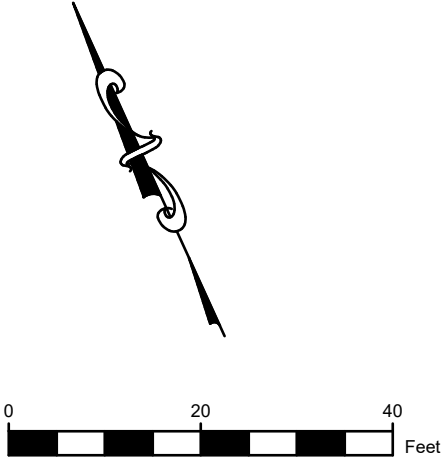
DATE

No.



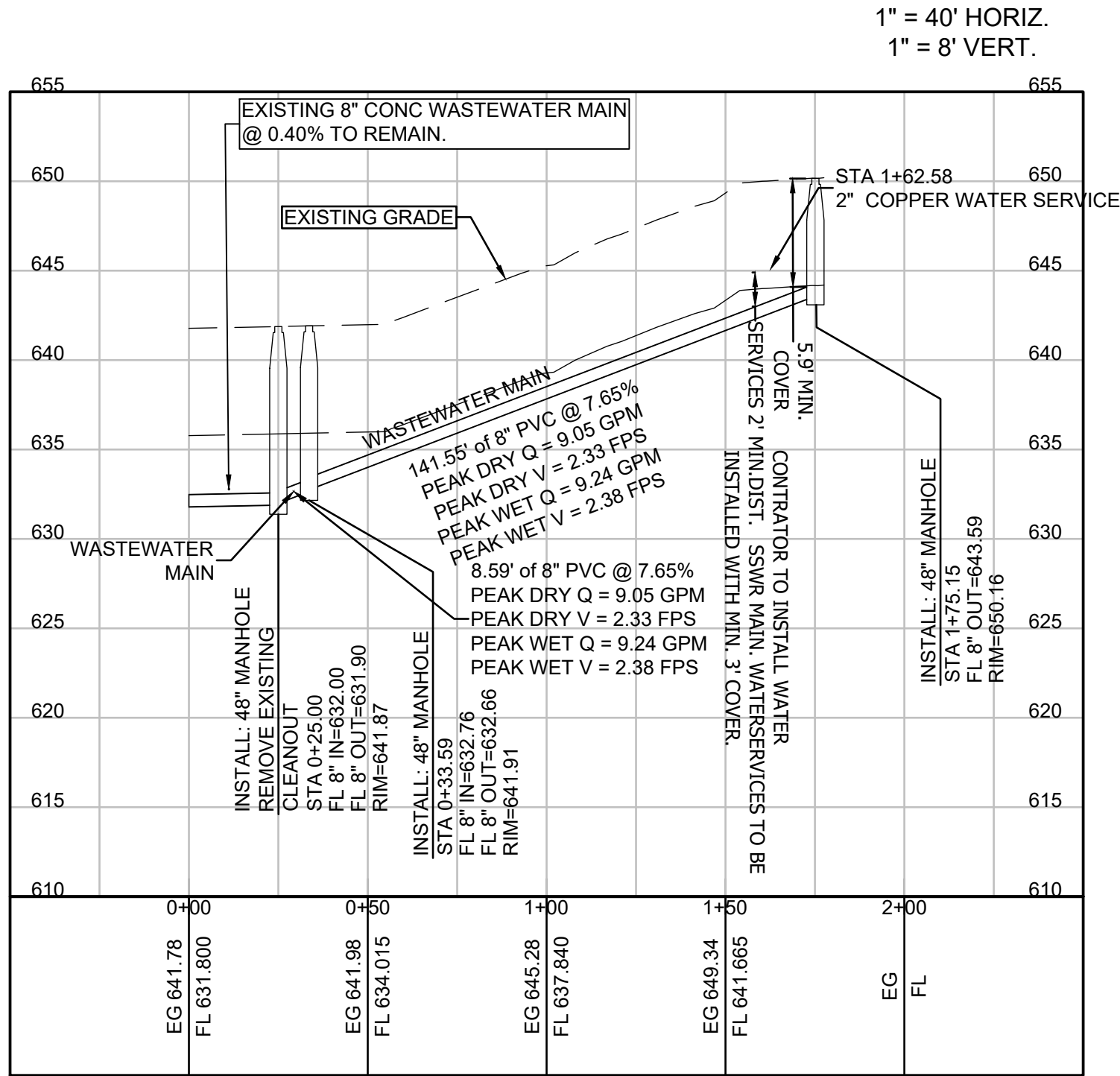


- LEGEND
- PROPERTY BOUNDARY
  - EASEMENT
  - EXISTING OVERHEAD ELECTRIC
  - PROPOSED ELECTRICAL LINE
  - EXISTING ASPHALT PAVEMENT
  - LOW-IMPACT PERVIOUS PAVERS
  - MINOR CONTOUR
  - MAJOR CONTOUR
  - EXISTING WATER LINE
  - EXISTING WASTE WATER LINE
  - PROPOSED WATER LINE
  - PROPOSED WASTE WATER LINE
  - EXISTING GAS LINE



NOTES:

- 1) ALL TRENCHES WITHIN FULL CRITICAL ROOT ZONES OF ALL PRESERVED TREES ARE TO BE DUG VIA AIR SPADE.
- 2) ALL PROPOSED WATER SERVICE LINES TO BE 2" COPPER
- 3) ALL PROPOSED WASTEWATER SERVICE LINES DRAINING BY GRAVITY TO BE 6" PVC.
- 4) ALL PROPOSED PRIVATE FORCE MAIN WASTEWATER LINES TO BE 2" PVC.
- 5) WASTEWATER MAIN EXTENSION IN RIGHT-OF-WAY TO BE 8" SDR 26 PVC PIPE.
- 6) WHERE WASTEWATER FORCE MAINS ENTER THE RIGHT-OF-WAY OR A PUBLIC UTILITY EASEMENT INTO GRAVITY FLOW, INSTALL TWO CLEANOUTS. ONE INSIDE RIGHT-OF-WAY OR EASEMENT AND ONE INSIDE THE PRIVATE PROPERTY.



MSM	MSM	ECM		RECORD
Drawn:	Checked:	Approved:	Date:	REVISIONS
				No.
TEXAS REGISTERED ENGINEERING FIRM #249				DATE
THE MOORE GROUP				
ENGINEERING & PLANNING				
1000 Cuernameda Dr. Austin, Texas 78733				
FIONN SUBDIVISION PLANS SUBDIVISION CONSTRUCTION PLANS 3205 CLAWSON RD, AUSTIN, TEXAS 78704				
UTILITY PLAN				
SHEET NO. 8				
OF 13 SHEETS				



