

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2020-0188.0A

COMMISSION DATE: February 15, 2022

SUBDIVISION NAME: 1940 Webberville Road

ADDRESS: 1940 Webberville Road

APPLICANT: Enge Xing (1940 Webberville Road, LLC)

AGENT: Alberto Gutierrez (Southwest Engineers, Inc.)

ZONING: SF-3-NP (single family residence)

NEIGHBORHOOD PLAN: MLK-183

AREA: 1.008 acres (43,908 sf)

LOTS: 6

COUNTY: Travis

DISTRICT: 1

WATERSHED: Fort Branch

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along Webberville Road.

VARIANCE: N/A

DEPARTMENT COMMENTS:

The request is for the approval of 1940 Webberville Road Subdivision, comprised of 6 lots on 1.008 acres (43,908 sf).

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 dated February 11, 2022, and attached as Exhibit C.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

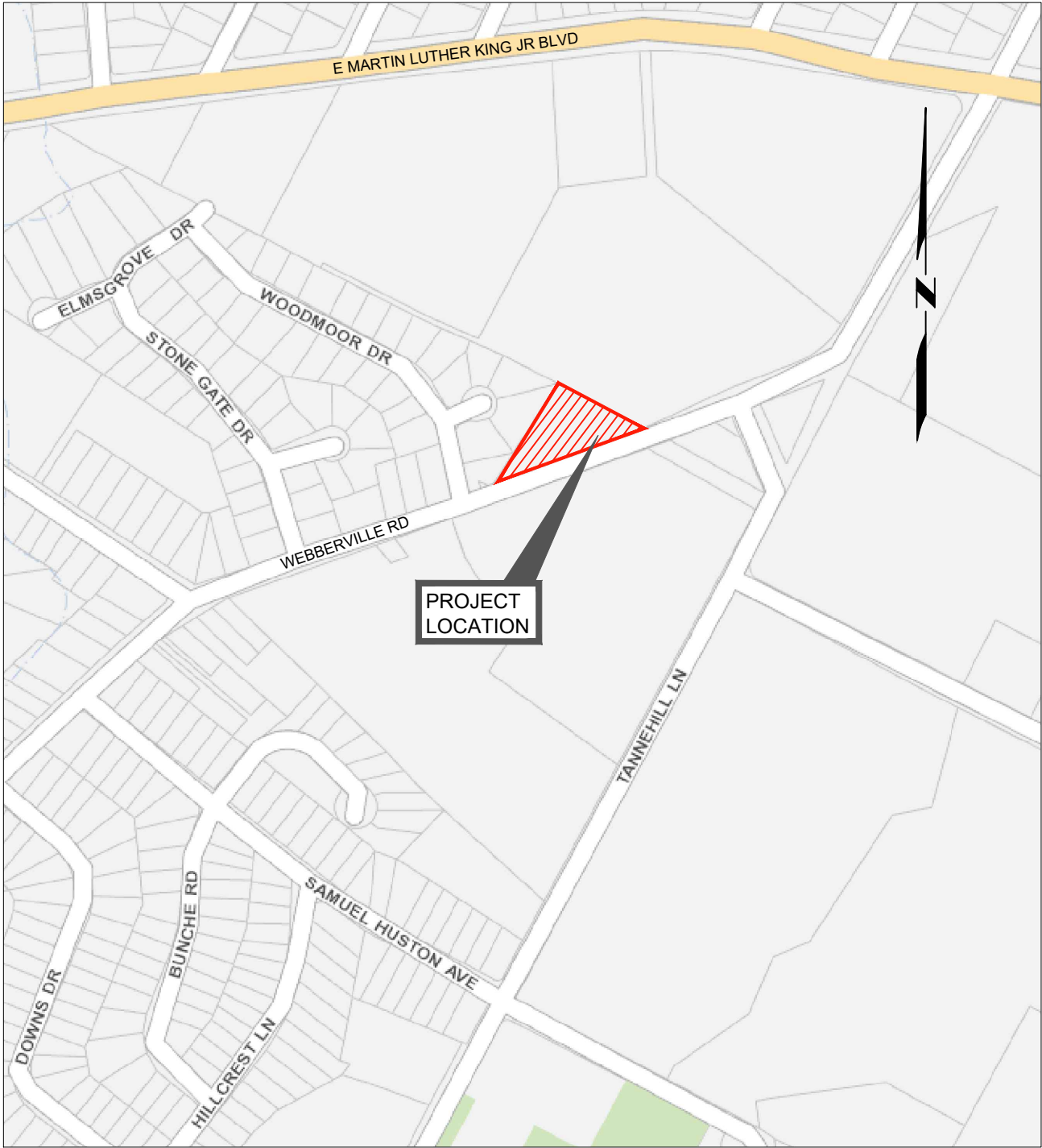
E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

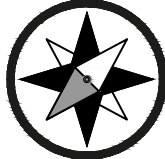
Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated February 11, 2022



Southwest Engineers



Civil
Environmental
Planning

TBPE No.: 1909
www.swengineers.com

205 Cimarron Park Lp.
Suite B
Buda, Texas 78610
(512) 312-4336

LOCATION MAP

1940 WEBBERVILLE ROAD SUBDIVISION
1940 WEBBERVILLE ROAD
AUSTIN, TX 78721
1940 WEBBERVILLE RD, LLC

Date: 05/06/2020
File: Exhibit
Scale: N.T.S.
Tech: LS
Project No.: 0690-004-19

1940 WEBBERVILLE

Exhibit B

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT, 1940 WEBBERVILLE ROAD, LLC, OWNERS OF 1.005 ACRES OF LAND (CALLED 1.008 ACRES) SITUATED IN THE I.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2019187862 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THIS 1.008 ACRES, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

1940 WEBBERVILLE

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

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20__ A.D.

MEMBER
1940 WEBBERVILLE ROAD, LLC
3300 BEE CAVES ROAD, SUITE 650-181
AUSTIN, TX 78746

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SWORN AND SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

EXPIRATION DATE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 20__ A.D.

CHAIR

SECRETARY

CITY COUNCIL APPROVAL:

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20__ A.D.

CHAIRPERSON, CITY COUNCIL

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20__ A.D.

DON PERRYMAN, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS

THAT I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATES 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., IN DOCUMENT NO. _____, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS

I, PAUL VIKTORIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SUBDIVISION 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 48453C0470K, DATED JANUARY 6, 2016.

PAUL VIKTORIN, PE 66879
SOUTHWEST ENGINEERS
205 CIMARRON PARK LOOP, SUITE B
BUDA, TEXAS 78620
FIRM NO. 1909

DATE

SURVEYOR'S CERTIFICATION:

I, WILLIAM R. HERRING, 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 SURVEYING 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 UNDER MY SUPERVISION.

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

WILLIAM R. HERRING, RPLS NO. 6355 - STATE OF TEXAS
WHITECAP SURVEY COMPANY, LLC
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512)808-0102

DATE

WHITECAP
—SURVEY COMPANY—

WHITECAP SURVEY COMPANY, LLC
TBPELS FIRM NO. 10194424
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.COM

LOT SUMMARY TABLE		
LOT	ACREAGE	LAND USE
1	0.202	RESIDENTIAL
2	0.153	RESIDENTIAL
3	0.195	RESIDENTIAL
4	0.184	RESIDENTIAL
5	0.176	RESIDENTIAL

EAGLE'S POINT (SUBD.)
DOCUMENT NO. 200300262
OPRTCTX

SEE DETAIL "A"

RESUBD. OF LOTS 45, 46 & 47
STONE GATE
VOL. 28, PG. 7
PRTCTX

DRAINAGE EASEMENT

LOT 3
0.195 AC.
(8,502 SQ.FT.)

LOT 4
0.184 AC.
(7,994 SQ.FT.)

LOT 5
0.176 AC.
(7,650 SQ.FT.)

LOT 2
0.153 AC.
(6,646 SQ.FT.)

LOT 1
0.202 AC.
(8,810 SQ.FT.)

WEBBERVILLE ROAD
(VARIABLE WIDTH ROW)

PROTESTANT EPISCOPAL
CHURCH COUNCIL OF THE
DIOCESE OF TEXAS
CALLED 20 518 AC.
DOCUMENT NO. 2001041460
OPRTCTX

- LEGEND**
- 1/2" IRON ROD W/ "RPLS 4267" CAP FOUND
 - 5/8" IRON ROD W/ "WHITECAP SURVEY" CAP SET
 - ⊗ 3/4" IRON PIPE FOUND
 - SQUARE BOLT FOUND
 - RAILROAD SPIKE FOUND
 - JUAE JOINT USE ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - DAE DRAINAGE ACCESS EASEMENT
 - SIDEWALK
 - ADJOINER TRACT BOUNDARY
 - - - EASEMENT / BUILDING SETBACK LINE
 - ___ SUBJECT TRACT BOUNDARY
 - PLAT RECORDS TRAVIS COUNTY, TX
 - OPRTCTX OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX

LOT 44
STONE GATE
VOL. 20, PG. 50
PRTCTX

PLAT NOTES:

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) CENTRAL ZONE. UNITS = US SURVEY FEET.
2. THIS SITE LIES WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48453C0470K, DATED JANUARY 6, 2016.
3. THIS SITE LIES WITHIN THE LIMITS OF THE CITY OF AUSTIN.
4. THE LOT OWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS.
5. ALL STREETS, DRAINAGE, SIDEWALK, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
6. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: WEBBERVILLE 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 GOVERNING BODY OR UTILITY COMPANY.
7. A CITY OF AUSTIN SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION TO THOSE INDICATED, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN 10 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 OF THIS PROJECT.
9. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES 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 THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
10. 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.
11. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
12. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO THE LAND DEVELOPMENT CODE.

PLAT NOTES (CONT.):

13. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE.
14. ALL BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
15. 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 CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
16. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ALL EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESSES 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.
17. THE WATER AND WASTEWATER UTILITY SYSTEM SERVICE 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 THE 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.
18. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
19. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
20. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR ____ DWELLING UNITS DUE TO SF-3 ZONING.
21. 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.
22. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNERS/DEVELOPERS EXPENSE.
23. 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.
24. 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.
25. THE DEVELOPER MUST ERECT SIGNS INDICATING "PRIVATE DRIVEWAY" AT THE DRIVEWAY ENTRANCE.
26. MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
27. ALL VEHICLES SHALL BE PARKED OFF OF THE JOINT USE DRIVEWAY SURFACE AND PUBLIC UTILITY EASEMENT, EXCEPT FOR INDIVIDUAL LOT DRIVEWAYS.

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



CASE NUMBER: C8-2020-0188.0A
REVISION #: 00 UPDATE: U0
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: 1940 Webberville Road Subdivision
LOCATION: 1940 WEBBERVILLE RD

SUBMITTAL DATE: January 17, 2022
REPORT DUE DATE: February 11, 2022
FINAL REPORT DATE: February 11, 2022

STAFF REPORT: 1 DAY HAS BEEN ADDED TO THE UPDATE DEADLINE

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 **April 18, 2022**. 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 (512-974-1770 or LURIntake@austintexas.gov) 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.

IMPORTANT NOTICE: the City of Austin Mayor and Travis County Judge COVID orders that suspended deadlines are set to end on March 1, 2022. Unless this deadline is extended, applications or determinations will begin expiring again on or after March 2, 2022. Please review the coversheet of the most recent staff report to find the expiration date. FYI: Preliminary Plan and Final Plat applications expire after 90 days and Subdivision Construction Plans expire after 1 year unless the application has been approved.

REVIEWERS:

Planner 1 : Cindy Edmond
AW Utility Development Services : Derek Tucker
Drainage Engineering : Kyle Virr
Subdivision : Nicholas Coussoulis
Plumbing for Site Plan: Cory Harmon

Electric : Cody Shook
ATD Engineering : Lee Miller
PARD / Planning & Design : Scott Grantham
Water Quality : Kyle Virr

Electric Review - Cody Shook - Cody.Shook@austinenergy.com

EL 1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Fifteen foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to street R.O.W. along Webberville Rd and along western lot line of this site to protect existing overhead electric facilities. Show the easement(s) on the face of the plat.

EL 2. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Ten foot electric distribution, electric telecommunications, and electric fiber easement is required along the eastern lot line of this site. Show the easement(s) on the face of the plat.

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

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

§25-4-155

ATD Engineering Review - Lee Miller - 512-974-6472

ATD 1. A joint-use driveway used as alternative access for a single-family residential use may serve not more than eight dwelling units. LDC 25-6-451(C). Provide a plat not restricting the number of dwelling units accessing the single joint use access easement driveway.

ATD 2. If more than 3 residences are served by a single joint use driveway, the following requirements shall apply:

- The developer must post fiscal surety for the construction of the driveway prior to plat approval and must construct the driveway during construction of the streets within the subdivision, or within the term of the fiscal instrument if no streets are constructed within the subdivision.

- 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 joint access easement must be dedicated as a public utility easement and may be required to be dedicated as a drainage easement. The access agreement must include a clause indicating that the driveway may be use by public service personnel and equipment for servicing public utilities.

-If the developer does not use a restrictive covenant to require homeowners to park all vehicles off the joint use driveway surface, then the joint use driveway surface must be at least 24 feet wide. Otherwise, the driveway surface may be no less than 20 feet wide.

-The developer must erect signs indicating "private driveway" at the driveway entrance. LDC30-3-161; TCM, 5.3.1.H

ATD 3. Show a survey tie across all existing streets bordering or traversing this subdivision and show the entire right-of-way for Webberville Rd. to verify right-of-way width. LDC 25-4-131.

ATD 4. Please remove "for street purposes" from the label in the hatched dedication area.

Drainage Engineering Review - Kyle Virr - 512-974-2538
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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 engineers.

DE1: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.

DE2: Engineer's seal, signature and date required [LDC 25-7-62].

DE3: Add the following Floodplain Note [LDC 25-7-152]:

"The 100 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) 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 Insurance Administration FIRM panel # _____, dated _____ for _____ (name of city of county)."

This must be certified by registered professional engineer.

DE4: DCM 2.4.2 states that "sound engineering judgement should be used to determine a flow path representative of the drainage area." Please justify the proposed condition flow path and how it is "representative" of the proposed drainage condition.

DE5: Please provide plans and details for the proposed detention pond to demonstrate plans comply with all requirements on ECM 1.2.4 (E).

DE6: Please add the peak flows leaving the detention pond for each of the storm events to the summary table to demonstrate compliance with DCM 1.2.2(D) which states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events."

DE7: DCM 1.2.3 (C) states, "If a development is located within 550 feet of an existing storm drain system, the developer shall provide all the necessary infrastructure designed in accordance

with the criteria in this manual to connect appropriately to the storm drain system." Please provide information to verify compliance.

DE8: If the applicant desires to participate in the Regional Stormwater Management Program (RSMP), please request participation at RSMP@austintexas.gov and copy this reviewer. A feasibility meeting will be set; please include this reviewer.

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

Update 0:

- PR1. The parkland dedication and park development fee is required (City Code §25-1-601) and must be paid prior to approval. Due to SF-3 zoning, the fee for 10 units must be paid because each lot is large enough for a two-family residential use. Invoices will be issued with the next update.
- PR2. Add the following note to the plat:
A fee-in-lieu of parkland dedication and park development has been paid for 10 units due to SF-3 zoning.

Subdivision Review - Nicholas Coussoulis - nicholas.coussoulis@austintexas.gov

- SR 1. Update the lot summary table to include lot acreage, square footage and totals, also include the right-of-way dedication on the table. 25-1-83
- SR 2. Remove the 25 foot setback line from inside the lots. 25-1-83
- SR 3. Include clear annotation for the drainage easement area with arrows demonstrating the boundaries of the easement. 25-1-83
- SR 4. Verify that the scale on the plat measures correctly. 25-1-83
- SR 5. Delete notes #3, #7 and #13. 25-1-83
- SR 6. If fiscal is required replace Note #11 with the following note. 25-1-83, 25-4-38, 25-4-84 or 30-1-113, 30-2-38, 30-2-84
"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 _____ County, Texas."
- SR 7. Verify if notes #23, 24 and 25 are applicable to the plat, contact the City of Austin Transportation Department reviewer to determine if the notes are needed on the plat. 25-1-83
- SR 8. Revise the owner's dedication block as follows: 25-1-83 (or 30-1-113) and TX LGC 212.004(c)
That (owner) being the owner of that certain (acreage) tract of land out of the (survey/abstract) situated in _____ County, Texas, as conveyed by deed as recorded in Document No. (XX) of the official public records of _____ County, Texas, does hereby subdivide (XX) acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

TITLE OF SUBDIVISION

And do hereby dedicate to the public, the use of the streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

SR 9. Provide the printed name of the person that will be signing the plat. 25-1-83

SR 10. Revise the Land Use Commission approval block as follows 25-1-83 (or 30-1-113):

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the _____ day of _____ 20__.

Chair

Secretary

SR 11. Remove the City Council approval block. 25-1-83

SR 12. Insert the following note above the City of Austin approval block:

The following note is required to be placed on the plat by the County: 25-1-83; 30-1-113 : "This subdivision plat is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____ 20__."

SR 13. Please revise the following administrative approval block: 25-1-83, 30-1-113

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20__, AD.

Cesar Zavala for:
Denise Lucas, Director
Development Services Department

SR 14. Modify the recordation block as shown: 25-1-83, 30-1-113

STATE OF TEXAS

COUNTY OF TRAVIS

I, Rebecca Guerrero, 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., 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 the office of the county clerk, this the ____ day of _____ 20__, A.D.

Deputy, County Clerk
Travis County, Texas

SR 15. The site contains existing structures.

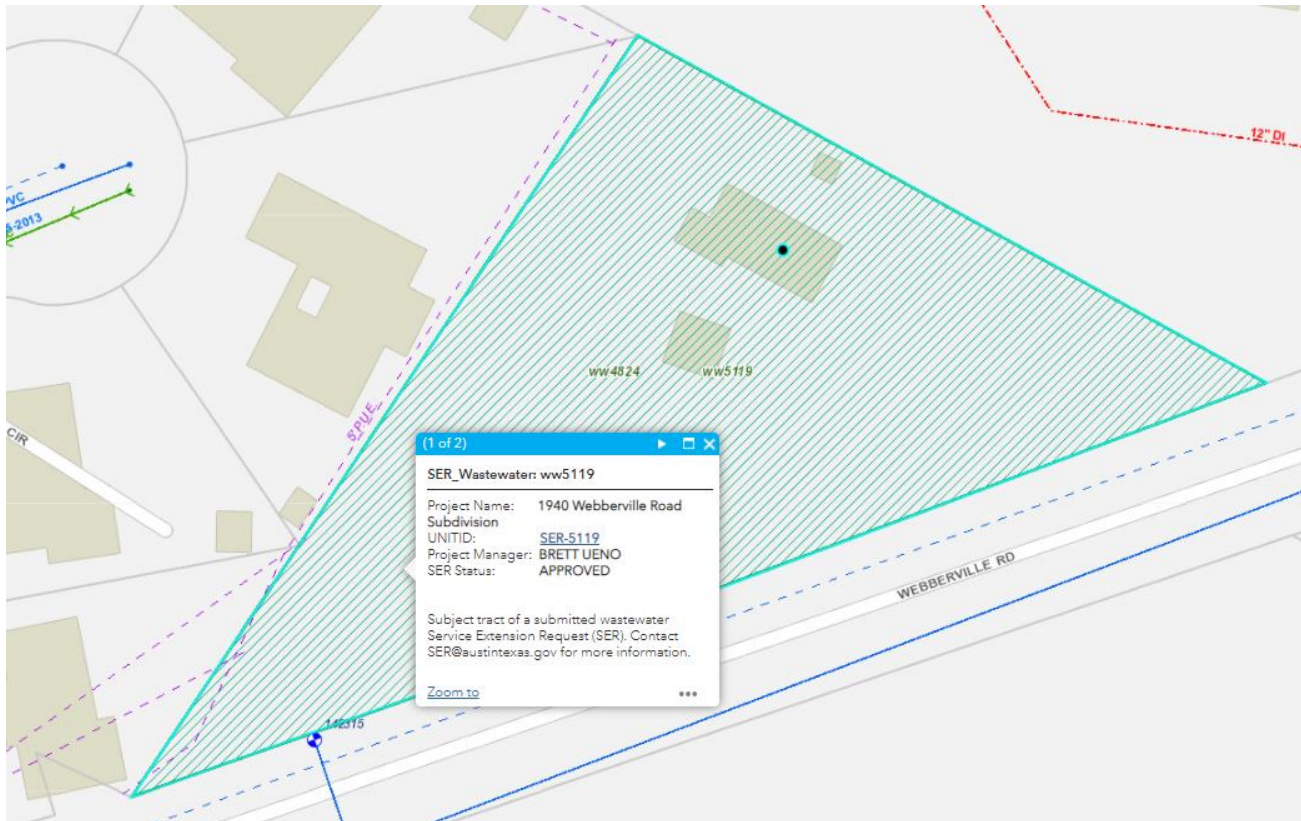
- a. If the structures will be removed or demolished, the plat can be approved, but will not be recorded until the structures are demolished. The plat must be recorded no later than 80 business days after approval. 25-1-83
- b. if the structures will remain, submit a scaled drawing that shows the existing structures and the new lot lines. The structures must meet setbacks from the new lot lines, and the new lots must comply with any applicable impervious cover (IC) and building cover (BC) limits. Include calculations for IC and BC. 25-1-83; 25-2-492

SR 16. Add Case # in the bottom right hand corner of each sheet, C8-2020-0188.0A . 25-1-83 or 30-1-113

AW Utility Development Services - Derek Tucker - 512-972-0077

AW1. LDC 25-4-132; LDC 25-6-155, 171, 292; TCM 2.3.2:

Names, locations and dimensions of public rights-of-way, alleys, joint use driveways and easements within 150' of the subdivision, the names, locations and dimensions of private rights-of-way, alleys, joint use driveways and easements bordering or affecting the subdivision, and a statement describing the purpose for each public or private dedication. The holder of each easement must be shown for subdivisions in the ETJ in Travis County.



AW2. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

REPLACE NOTE 17 WITH THE FOLLOWING:

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.

AW3. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: The proposed subdivision is currently served 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 any future water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

AW4. Uniform Plumbing Code:

Obtain copies of your current tap records from the AW TAPs office at (512)-972-0000 and contact Cory Harmon (or his designee) at (512)-974-2882 or Cory.Harmon@austintexas.gov to determine if any non-compliant tap or private plumbing violations will be created by the proposed subdivision and obtain his approval. Written approval from Mr. Harmon will be required for successful plat release.

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.

Water Quality Review - Kyle Virr - 512-974-2538

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 engineers.

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

WQ4: Provide the base, redeveloped, and new impervious cover square footage as per the applicable section of ECM 1.9.2. Clearly identify these areas separately with appropriate shading and labeling for each category of impervious cover. This information is necessary to verify the values given in the ECM Appendix T application, "Request for Fee-in-Lieu of Water Quality Controls."

END REPORT