SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0154.01.2A

COMMISSION DATE: May 3, 2022

SUBDIVISION NAME: Interport Section 2C Final Plat

ADDRESS OF SUBDIVISION: 3101 Fallwell Lane (East Highway 71 & Highway 130)

APPLICANT: EP Austin Purchase Company Stoneridge Capital Partners, LTD Village Capital Corporation	AGENT: Dunway/UDG (John Noell, P.E.)
ZONING: LI-PDA	
AREA: 85.22 acres	LOTS: 5

COUNTY: Travis

WATERSHED: Onion Creek JURISDICTION: Full Purpose

DEPARTMENT COMMENTS:

The request is for the approval of Interport Section 2C final plat, comprised of 5 lots on 85.22 acres.

DISTRICT: 2

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions include labeling roads, showing an easement, updating a plat note and posting fiscal. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

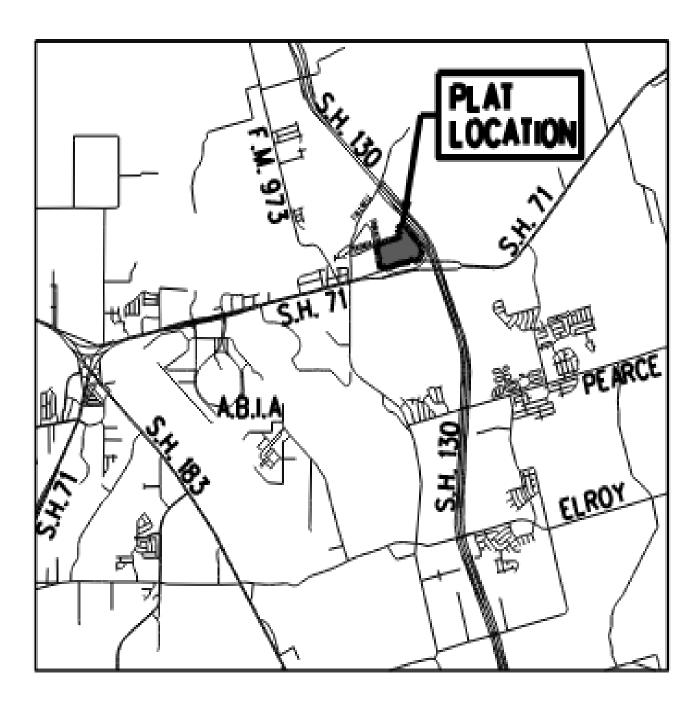
Staff recommends approval of the plat, subject to the conditions listed in the comment report dated April 27, 2022, and attached as Exhibit C.

<u>CASE MANAGER</u>: Cesar Zavala <u>E-mail</u>: <u>cesar.zavala@austintexas.gov</u> **PHONE**: 512-974-3404

ATTACHMENTS

Exhibit A: Vicinity map Exhibit B: Proposed plat Exhibit C: Comment report dated April 27, 2022

EXHIBIT A



INTERPORT SECTION 2C

THE STATE OF TEXAS THE COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS:	THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE DAY OF	GENERAL NOTES: 1. THIS SUBMISSION IS SUBJECT TO THE DEVELOPMENT REGULATIONS OF T
THAT EP AUSTIN PURCHASE COMPANY, LLC A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF 4.320 ACRES OUT OF THAT CERTAIN 106.41 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE	DAT OF 2022.	CITY OF AUSTIN LAND DEVELOPMENT CODE AS MODIFIED BY ORDINANCE 000928-24 & -25, GENERALLY KNOWN AS THE INTERPORT PDA, AS MOD FROM TIME TO TIME. REFERENCE TO CITY AUSTIN STANDARDS REFERS THOSE STANDARDS AS MODIFIED BY THE REFERENCED ORDINANCE.
GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2021009377 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH CHRISTOPHER		2. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUS ZONING ORDINANCE REQUIREMENTS.
WESTPHAL, AUTHORIZED REPRESENTATIVE, AND THAT STONERIDGE CAPITAL PARTNERS, LTD., A TEXAS LIMITED	ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE DAY	3. ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
PARTNERSHIP, BEING THE OWNER OF THREE (3) TRACTS OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS AS FOLLOWS: (1) THAT CERTAIN 1.918 ACRE TRACT AS CONVEYED BY DEED AS RECORDED	OF , 20	4. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQ ALONG ALL STREETS (OLIVARIS BLVD. & DIONDA LANE) AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. PUBLIC SIDEWALKS, BUILT TO OF AUSTIN STANDARDS, ARE REQUIRED ALONG SH 71 AND SH 130 AS SHO BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG
IN DOCUMENT NO. 2009078924 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; (2) THOSE TWO 5.00 ACRE TRACTS, DESCRIBED AS THE "SOUTH AND NORTH	NADIA BARRERA-RAMIREZ, CHAIR DAVID KING, SECRETARY	SH 71 AND SH 130 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN STAGE. THE REQUI
TRACT" AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2009078925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; (3) A 51.443 ACRE REMAINING PORTION OF THAT CERTAIN 130.04 ACRE TRACT AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2005210732 OF	STATE OF TEXAS	SIDEWALKS SHALL BE IN PLACE PRIOR TO LOTS BEING OCCUPIED. FAILURI CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHOLDING CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTION BY THE GOVERNING BODY OR UTILITY COMPANY.
THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH MITCHEL WONG, MANAGER, AND THAT VILLAGE CAPITAL CORPORATION, AN INDIANA COPRORATION, BEING THE OWNER OF THAT CERTAIN 17.539 ACRE TRACT OUT	COUNTY OF TRAVIS	5. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMEN MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2022000738 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,	I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTOMNICATION WAS FILED FOR RECORD IN MY OFFICE	6. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMIT DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
TEXAS, ACTING HEREIN BY AND THROUGH ABIGAIL G. FRANTZ, SENIOR VICE PRESIDENT AND SECRETARY,	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,	7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED THE OWNER OR ASSIGNS.
DO HEREBY SUBDIVIDE 85.220 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:	A.D., ATO'CLOCKM., OF SAID COUNTY AND STATE IN DOCUMENT NUMBEROF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.	8. THE WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER, RECLAIMED, AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL
INTERPORT SECTION 2C AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS	WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE DAY OF, 20, A.D.	RECLAIMED, AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THOSE AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH
AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.		UTILITY CONSTRUCTION. 9. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO CITY OF AUSTIN WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM.
WITNESS MY HAND THIS THE DAY OF, 20, A.D.	DEPUTY, COUNTY CLERK TRAVIS COUNTY, TEXAS	10. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION
CHRISTOPHER WESTPHAL, AUTHORIZED REPRESENTATIVE	TRAVIS COUNTT, TEXAS	IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENT OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOL EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY W
801 CONGRESS AVE., SUITE 300 HOUSTON, TEXAS 77002	APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN,	SUCH CODES AND REQUIREMENTS.
	COUNTY OF TRAVIS, THIS DAY OF, 20, A.D.	11. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSU/ THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANU/
STATE OF 1		12. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRU AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE B
COUNTY OF } BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR	CESAR ZAVALA FOR: J. DENISE LUCAS, DIRECTOR DEVELOPMENT SERVICES DEPARTMENT	MENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPL WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
THE STATE OF, ON THIS DAY DID PERSONALLY APPEAR		13. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF
, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND		HEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OF ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COM
CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.	ENGINEER'S CERTIFICATE: I, JOHN NOELL, P.E. NO. 42657, AM AUTHORIZED UNDER THE LAWS OF THE	WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE 14. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY E
NOTARY PUBLIC - STATE OF DATE	STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING	CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL TH WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FA
	STANDPOINT, AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.	DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION F PROJECT.
WITNESS MY HAND THIS THE DAY OF, 20, A.D.	NO PORTION OF THIS TRACT IS LOCATED WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD HAZARD AREA, AS INDICATED ON FEDERAL FLOOD	15. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARA REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAF
MITCHEL WONG, MANAGER	INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0630L AND PANEL NO. 48453C0610L, DATED 1/22/2020.	AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY ELECTRIC SERVICE UNLESS REQUIRED CLEAR
STONERIDGE CAPITAL PARTNERS, LTD 1009 E. 40th ST., SUITE 200	Con A A A ARALI	ANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO O WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
AUSTIN, TEXAS 78751	JOHN NOELL, P.E. 42657 DUNAWAY/UDG	16. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
COUNTY OF \$	TEXAS FIRM • F-1)14 5707 SOUTHWEST PARKWAY BUILDING -2, SUITE 250	17. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER DIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR	AUSTIN TEXAS, 78735 (512) 306-8252	CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED,, 20 THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES
THE STATE OF, ON THIS DAY DID PERSONALLY APPEAR, KNOWN TO BE THE PERSON WHOSE NAME	No S/ONAL ENGLASS	NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILI MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMEN
IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.		FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO IN THE OFFICAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
NOTARY PUBLIC - STATE OF DATE	SURVEYOR'S CERTIFICATE: I, JOHN NOELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS	18. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTION, OPERALION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/
	TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT, COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER	WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BU NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTU ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS
	25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.	APPROVED BY AUSTIN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS 19. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS,
WITNESS MY HAND THIS THE DAY OF, 20, A.D.	CANN NAAAA	SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT W NOT CROSS LOT LINES.
ABIGAIL G. FRANTZ SENIOR VICE PRESIDENT AND SECRETARY	JOHN NOEL DATE	20. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20070621-027, PRIOR APPROVAL OF A SITE PLAN IN THIS SUBDIVISION.
VILLAGE CAPITAL CORPORATION AN INDIANA COPROPATION	REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2433 TBPLS FIRM No. 10065900	21. VEHICULAR ACCESS TO SH 130 IS SUBJECT TO THE APPROVAL OF THE T DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. LOT 2, BLO PROHIBITED FROM DIRECT DRIVEWAY ACCESS TO SH 130.
STATE OF }	JOHN NOELL	22. THE JOINT USE ACCESS EASEMENT (PRIVATE) SHOWN ON THE FACE OF T PLAT IS RESERVED FOR THE NON-EXCLUSIVE RIGHT FOR VEHICULAR AND
COUNTY OF F BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR	THO SURVE	PEDESTRIAN INGRESS AND EGRESS FOR ALL OF THE OWNERS OF THE PROPERTY CONTAINED ON THIS PLAT, AND THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, AND THEIR TENANTS, EMPLOYEES AND INVITEES, AN
THE STATE OF, ON THIS DAY DID PERSONALLY APPEAR	DUNAWAY/UDG TBPLS 10065900	ALL PUBLIC SERVICE AND EMERGENCY VEHICLES. 23. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSU
, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.		TO THE LAND DEVELOPMENT CODE.
NOTARY PUBLIC - STATE OF DATE	≈DUNAWAV	

B-4

TX Registered Engineering Firm +F-1114 5707 SOUTHWEST PARKWAY BUILDING 2, SUITE 250 AUSTIN, TX 78735 PHONE: 512-306-8252

NERAL NOTES:

THIS SUBMISSION IS SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AS MODIFIED BY ORDINANCE NO. 000928-24 & -25, GENERALLY KNOWN AS THE INTERPORT PDA, AS MODIFIED FROM TIME TO TIME. REFERENCE TO CITY AUSTIN STANDARDS REFERS TO THOSE STANDARDS AS MODIFIED BY THE REFERENCED ORDINANCE.

PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL STREETS (OLIVARIS BLVD. & DIONDA LANE) AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SH 71 AND SH 130 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG SH 71 AND SH 130 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN STAGE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR ASSIGNS.

THE WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER, RECLAIMED, AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER, RECLAIMED, AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

. 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.

. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASE-MENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVER HEAD AND UNDERGROUND ELECTRIC 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.

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 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

THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCE 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 ELECTRIC SERVICE UNLESS REQUIRED CLEAR-ANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUB-DIVISION 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 DOCUMENT NO. IN THE OFFICAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

EACH LOT WITHIN 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 A MANNER THAT WILL NOT CROSS LOT LINES.

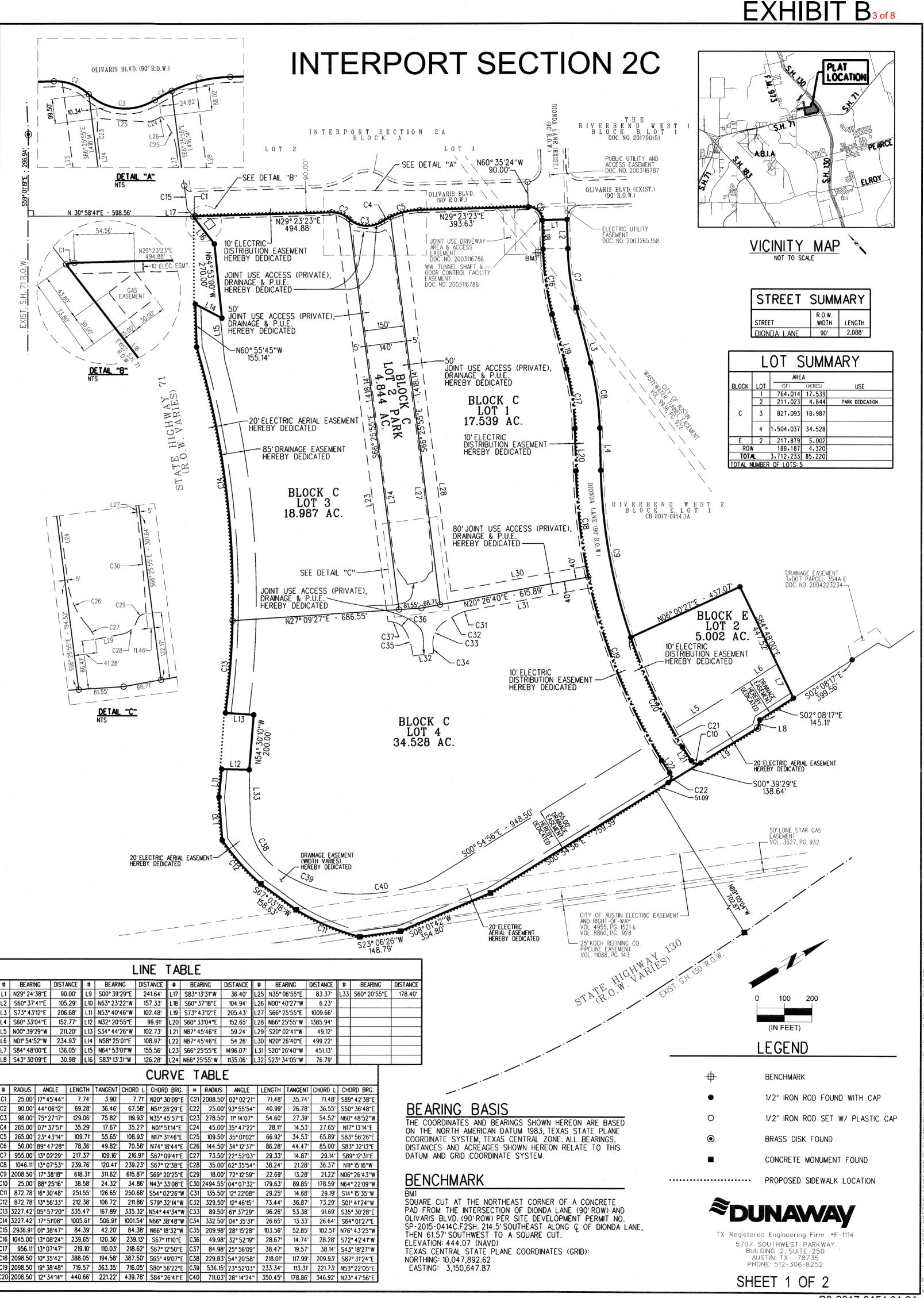
PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20070621-027, PRIOR TO APPROVAL OF A SITE PLAN IN THIS SUBDIVISION.

VEHICULAR ACCESS TO SH 130 IS SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. LOT 2, BLOCK E IS PROHIBITED FROM DIRECT DRIVEWAY ACCESS TO SH 130.

. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

SHEET 2 OF 2

C8-2017-0154.01.2A



LINE TABLE																			
#	BEARI	NG	DIST	ANCE	#	BEARI	NG I	DIS	TANCE	#	1	BEAF	RING	DISTANCE	#	BE	ARING	DISTANCE	#
L1	N29° 24'	38"E	90).00'	L9	S00° 39	29"E	'E 241.64'		L17	S8	S83° 13'31"W		36.40'	L25	N35° 06'55"E		83.37'	L33
L2	S60° 37	'41"E	105	5.29'	L10	N63° 23'	22"₩	157.33' L18		L18	S6	S60° 37'18"E		104.94'	L26	N00° 40'27"W		6.23'	
L3	S73° 43	'12"E	206	5.68'	L11	N53° 40'	46"₩	10	102.48' L19 S		S7	573° 43'12"E		205.43'	L27 S66°		25'55''E	1009.66'	
L4	S60° 33'	04"E	152	.77'	L12	N32° 20'	55"E	1	99.91'	91' L20 S6		60° 33'04"E		152.65'	L28	N66° 25'55"W		1385.94'	
L5	N00° 39'	29"W	21	1.20'	L13	S34° 44'	26"W	10)2.73'	L21	N8	87° 45'46"E		59.24'	L29	S20° 02'41"W		49.12'	
L6	N01º 54'	52''₩	234	.93'	L14	N58° 25	'01"E	10	8.97'	L22	L22 N87° 4		5'46"E 54.26'		L30	N20° 26'40"E		499.22'	
L7	S84° 48'	00"E	136	5.05'	L15	N64° 53	'01''W	15	5.56'	L23	3 S66° 25'55"E		1496.07'	L31	S20° 26'40"W		451.13'		
L8	S43° 30'	09"E	30).98'	L16	S83° 13'	31"W	12	26.28'	L24	N66	6° 25	5'55''₩	1135.06'	L32	S23°.	34'05''W	76.79'	
CURVE TABLE																			
#	RADIUS		GLE	LENG		TANGENT		+	CHORD) BRG		#	RADIUS	ANGLE	L	ENGTH	TANGENT		СНС
C1	25.00'	17° 4			.74'	3.90'	7.7		N20° 3				2008.50			71.48	35.74		
C2	90.00'	1)6'12"		.28'	36.46'	67.5		N51° 2			C22		93° 55'54		40.99'			S50
C3	98.00'	75° 2		129		75.82'	119.9		N35° 4		-	C23	278.50			54.60'	27.39		N60
C4	265.00'				.29'	17.67	35.2	+	N01° 5			C24		' 35° 47'22		28.11	14.53		N17
C5	265.00'				.71'	55.65'	108.9	-+		17° 31'46"E		C25	109.50			66.92'	34.53		S83
C6		89° 4			.36'	49.82'	70.5		N74° 1			C26	144.50			86.28'	44.47		S83
C7		13° 0		217		109.16'	216.9		S67°0			C27		22° 52'03	_	29.33'	14.87		S89
C8	1046.11'			239		120.41	239.2	+	S67° 1			C28		' 62° 35'54		38.24'	21.28		N11
C9	2008.50'				.31'	311.62'	615.8	-+	S69° 2			C29	18.00			22.69'	13.28		N06
C10		88° 2			.58'	24.32'	34.8		N43° 3				2494.55			179.63'	89.85		N64
C11	872.78	16° 3		251		126.65'	250.6		S54°0			C31	135.50			29.25'	14.68		S14
C12	872.78	13° 5		212		106.72'	211.8		S79° 3			C32	329.50			73.44'	36.87		S01
_	3227.42			335.		167.89'	335.3		N54° 4			C33	89.50		_	96.26'	53.38		S35
	3227.42			1005		506.91	1001.5		N66° 3			C34	332.50			26.65'	13.33		S64
C15	2936.91				.39'	42.20'	84.3	+	N66° 18			C35	209.98			103.56'	52.85		N76
C16	1045.00'	13° 0		239		120.36'	239.1		S67° 1			C36	49.98		_	28.67'	14.74		S72
C17	956.11	13° 0			.10'	110.03	218.6		S67° 1			C37		25° 56'09		38.47'	19.57		S43
_	2098.50'	10° 3		388		194.58	387.5		S65° 4			C38		54° 20'58	_	218.01	117.99		S87
C19	2098.50	19° 31	8'48"	719.	57	363.35'	716.0	5	S80° 5	6'22"[E (C39	536.15	23° 52'03	5" 2	33.34'	113.31	221.73	N53

C8-2017-0154.01.2A

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

CASE NUMBER:	C8-2017-0154.01.2A		
REVISION #:	00	UPDATE:	U1
CASE MANAGER:	Cesar Zavala	PHONE #:	512-974-3404

PROJECT NAME:Interport 2 Section 2C Final PlatLOCATION:3101 FALLWELL LN

SUBMITTAL DATE: April 18, 2022 REPORT DUE DATE:May 2, 2022 FINAL REPORT DATE: April 27, 2022

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 **June 6, 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 <u>LURIntake@austintexas.gov</u>) 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:

Planner 1: Chima Onyia Drainage Engineering: Don Heisch Water Quality: Don Heisch 911 Addressing: Jorge Perdomo ATD Engineering: Adrianna Morrow Subdivision: Cesar Zavala



EXHIBIT C

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

- AD1: This plat review is Rejected;
- AD2: Please re-label proposed OLIVARIS BLVD (Proposed) as it reads here
- AD3: Please re-label proposed DIONDA LN (Proposed) as it reads here

NOTE1: Proposed labels help denote roads that are not built as these proposed segments do not appear built in our database nor do they appear built in aerial imagery.

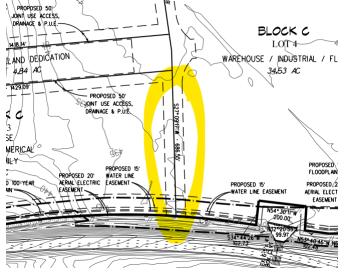
NOTE2: Please avoid punctuation points or marks

§25-4-155

ATD Engineering Review - Adrianna Morrow - 512-974-6403

- ATD 1. Please correctly identify all streets bordering or traversing this subdivision LDC 25-1-83. This applies to SH 130.
 U1: Comment cleared.
- ATD 2. The layout of the proposed plat does not match the approved preliminary plan. Revise the layout to match the preliminary plan, or submit a revision to the preliminary plan. LDC 25-4-59, 25-4-61. All proposed joint use access easements included on the approved preliminary plan must be included in the final plat.

U1: The joint use access easement area shown in the image below from the approved preliminary plan is not included in the submitted final plat. Please revise.



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.

DE 1. U1 Comment Cleared.

DE 2. U1 Comment Cleared.

DE 3. Submit a fiscal estimate for the construction of the ponds per LDC 25-1-112.

U1 Comment Pending: Revise fiscal estimate. Fiscal estimates for the ponds serving Olivaris Boulevard shall be included with Interport 2 Section 2A. Fiscal estimates are not needed for the ponds serving Dionda Lane per the approved Preliminary Plan.

- DE 4. U1 Comment Cleared.
- DE 5. U1 Comment Cleared.
- DE 6. U1 Comment Cleared.

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

All comments cleared.

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

Update 1:

PR1. This reviewer has researched and reviewed the case with others. The previous preliminary plan had some area designated as parkland (e.g. Section 2C, Block C, lot 2). Fiscal was posted for 15.84 acres of parkland on the Colorado River as part of Site Plan for Colorado Creek Apartment Homes (SP-2015-0414C.F2.SH). It appears that this land has not yet been dedicated, therefore there is no surplus credit available for subdivisions or site plans. At such a time that land is dedicated and terms of the Fiscal Surety Memo fulfilled, fiscal can be released and there will be surplus credit available (4.37 acres).

U1: Parkland along the Colorado River will be dedicated as part of the final plat, north of Dionda Lane. Comment cleared.

PR2. Parkland Early Determination (PED #1287) states that land will be required at the time of subdivision, and includes 118 acres south of Dionda Lane. Because of a Chapter 245 determination, the subdivision will be reviewed with the 2007 parkland ordinance calculations. Because the preliminary plan includes designated parkland for this subdivision, PARD will require land with this final plat. PARD is open to discussion if the applicant has a different proposal.

U1: Parkland requirements are deferred to the time of site plan. Comment cleared.

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- PR3. Parkland dedication is required per Chapter 25-1, Article 14 (Parkland Dedication) of the City Code for this project. Show the property proposed to be dedicated parkland. Label Block C, Lot 2 as "Park." Contact the PARD reviewer for further discussion.
 - U1: Thank you for adding label. Comment cleared.
- PR4. Add the following note to the plan:

Parkland dedication is required per City Code §25-1-601, as amended, prior to approval of a final plat in this subdivision. The area to be dedicated is shown on this final plat as Block C, Lot 2.

U1: Note #20 is sufficient. "Parkland Dedication is required per Ordinance 20070621-027, prior to approval of a site plan in this subdivision." Comment cleared.

PR5. Provide a map and table showing the area of parkland dedication that is in the following categories: (A) 25-year floodplain, (B) critical water quality zone, 100-year floodplain, or CEF buffer NOT in 25-year floodplain, (C) land in other easements, and (D) land unencumbered by the above mentioned restrictions.

U1: This table (e.g. with access and utility services) will be required with the site plan that will be requesting credit for the parkland. Please prepare and include this table with the site plan submittal. Comment cleared.

PR6. Please indicate whether there is a unit count or estimate. Code states that if number is not known, 24 units per acre is assumed (25-1-601(G)). Once calculations are made for estimated units and parkland credit, additional fees may apply.

U1: Parkland dedication is deferred to the time of site plan. Comment cleared.

Subdivision Review - Cesar Zavala - 512-974-3404

SR 1. – SR 13. Comments Cleared.

SR 14. Verify that the lot(s) meet the Hazardous Pipeline requirements listed in <u>LDC 25-4-134</u>. Update 1: Is the pipeline considered a hazardous pipeline? If yes, add the following note to the plat as listed in the LDC 25-4-134 (G) & (H):

A person who seeks to convey a lot containing a restricted pipeline area shall, before title is transferred, deliver to the proposed grantee a document describing the restricted pipeline area, the limitations on its development, and the name and address of the pipeline owner or operator. This comment can be cleared informally.

After all comments are addressed, the following items are needed for the approval and recording of the plat.

- Mylars with original signatures and legible seals/stamps. The county recording office will not accept mylars that have faded signatures or blurry stamps.
- Original tax certificates showing zero tax balances.
- Documents to record with the plat, such as easements or construction agreements.
- A check payable to the Travis County Clerk's office to record the plat and tax certificates. If other documents will be recorded with the plat, contact this reviewer to verify recording fees.

Water Quality Review - Don Heisch - (512) 978-1736 - Don.Heisch@austintexas.gov

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.

DE 7. U1 Comment Cleared.

DE 8. U1 Comment Cleared.

DE 9. Submit a fiscal estimate for the construction of water quality improvements per LDC 25-1-112. **U1 Comment Pending:** Revise fiscal estimate. Fiscal estimates for the ponds serving Olivaris Boulevard shall be included with Interport 2 Section 2A. Fiscal estimates are not needed for the ponds serving Dionda Lane per the approved Preliminary Plan. Also, update fiscal pond descriptions. These descriptions are not consistent with the drainage and water quality plans provided. It is unclear where Pond A, B, and C are located.

DE 10. U1 Comment Cleared.

End of Master Comment Report