

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2018-0213.2A

Planning Commission DATE: September 13, 2022

SUBDIVISION NAME: Longview, Phase 2 - Final Plat

AREA: 55.891 Acres

LOT(S): 155 Total Lots

OWNER/APPLICANT: WKH Communities LLC
(Michael Slack)

AGENT: Peloton Land Solutions.
(Justin Lange)

ADDRESS OF SUBDIVISION: Kellam Road

GRIDS: Q-23

COUNTY: Travis

WATERSHED: Dry Creek East

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single-Family (Small Lot), Open Space, Drainage, Right-of-Way, Water Quality

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal and boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a final plat located in the county and in the City of Austin’s 2 Mile ETJ. This is considered a small lot subdivision as per Title 30-2-232 Subdivision Regulations. The plat is composed of 155 total lots on 55.891 acres. The proposed subdivision includes 147 single-family lots, and 8 Open Space, Drainage, and Water Quality lots. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. “Other” can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district. The closes school is

the Del Valle High School located on Ross Road. The closes fire station is EDS #11 located on FM 812.

ISSUES:

Staff has not received any inquiries from anyone on this proposed subdivision.

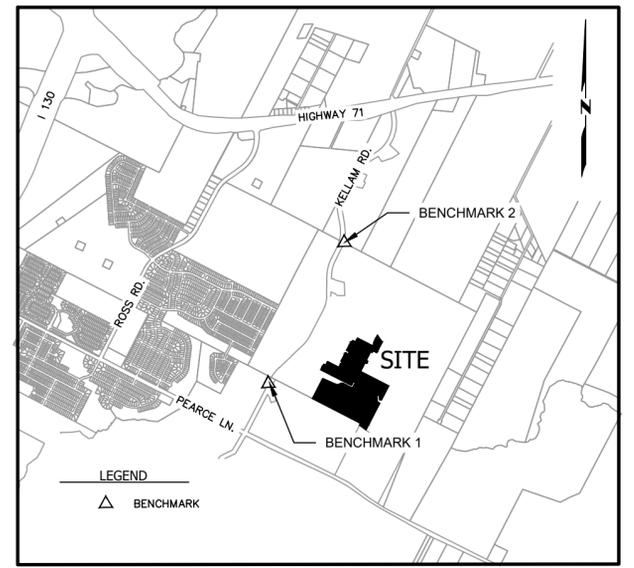
STAFF RECOMMENDATION: This final plat is recommended with conditions as it will meet all applicable state, county, and City of Austin Title 30 – Land Development Code requirements once applicant has satisfied all remaining comments identified on the case manager report. (see attached). This plat is subject HB3167.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga/Sue Welch
Email address: joe.arriaga@traviscountytx.gov

PHONE: 854-7562

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS:



VICINITY MAP
(NOT TO SCALE)

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF THE LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

THAT WLH COMMUNITIES - TEXAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF A 212.636 ACRE TRACT OF LAND (PART 1) DESCRIBED IN A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NO. 2019197507 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 55.891 ACRES PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"LONGVIEW, PHASE 2"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

WLH COMMUNITIES - TEXAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: MICHAEL SLACK
VP, LAND DEVELOPMENT
810 HESTERS CROSSING, SUITE 235
ROUND ROCK, TX 78681

THE STATE OF _____ :
COUNTY OF _____ :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL SLACK, V.P. OF LAND DEVELOPMENT OF WILLIAM LYON HOMES, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY NAME AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE _____ COUNTY,

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, JUSTIN LANGE, P.E., 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 RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 500-YEAR FLOODPLAIN, AS DEFINED IN THE DCM PRIOR TO ATLAS 14 CHANGES, IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #485300640K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY #481026.

CERTIFIED TO THIS THE 30TH DAY OF MARCH, 2022, A.D.



Justin D. Lange
REGISTERED PROFESSIONAL ENGINEER
NO. 110057 - STATE OF TEXAS
PELTON LAND SOLUTIONS, INC.
TX FIRM NO. 12207
4214 MEDICAL PARKWAY
SUITE 300
AUSTIN, TEXAS 78756
PHONE: (512)831-7700

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, ROBERT E. HYSMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING JANUARY, 2019.

CERTIFIED TO THIS THE 30TH DAY OF MARCH, 2022, A.D.



Robert E. Hysmith
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5131 - STATE OF TEXAS
PELTON LAND SOLUTIONS, INC.
TBPLS FIRM NO. 10194108
4214 MEDICAL PARKWAY
SUITE 300
AUSTIN, TEXAS 78756
PHONE: (512)831-7700

COMMISSIONERS COURT

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION HERewith. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, REBECCA GUERERRO, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2022, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 2022, A.D.

REBECCA GUERERRO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, REBECCA GUERERRO, 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 _____, 2022, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 2022, A.D., AT _____ O'CLOCK _____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2022, A.D.

REBECCA GUERERRO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 2022.

NADIA BARRERA-RAMIREZ
CHAIRPERSON

DAVID KING
SECRETARY

JOLENE KIOLBASSA
VICE-CHAIRPERSON

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS. THIS THE _____ DAY OF _____, 2022.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO (2) MILE ETJ OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 2022.

PLAT NOTES

- 1. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 2. ALL STREETS, DRAINAGE, AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 3. 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.
- 4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 5. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN 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 UTILITY CONSTRUCTION.
- 6. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
- 7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 8. 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 OVERHEAD 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 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 9. 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 (10) FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRIC 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.
- 10. 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 COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 11. 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 AND TRAVIS COUNTY. 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.
- 12. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY OR CITY OF AUSTIN.
- 13. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY OR CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- 14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 15. BY APPROVING THIS PLAT, THE CITY OF AUSTIN, TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR 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.

16. PUBLIC SIDEWALK BUILT TO CITY OF AUSTIN STANDARDS IS REQUIRED AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK(S) MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. VERIFICATION LETTER THAT SIDEWALKS MEET ADA REQUIREMENTS WILL BE REQUIRED.

17. THE 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 TRAVIS COUNTY AND THE CITY OF AUSTIN, DATED _____. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THE SUBDIVISION BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

18. A 15-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS PROVIDED ALONG GILWELL DRIVE AND SWEDISH FARMS TERRACE RIGHT-OF-WAY LINES. A 5-FOOT LANDSCAPE EASEMENT OVERLAPS WITH THE FIRST 5- FEET OF THIS P.U.E. ONLY UTILITY COMPATIBLE TREES ARE ALLOWED AND NO PERMANENT STRUCTURES ASIDE FROM UTILITIES ARE ALLOWED IN DEDICATED EASEMENT. A 10-FOOT P.U.E. IS PROVIDED ALONG ALL OTHER PROPOSED RIGHT-OF-WAY.

19. FOR HOMEOWNERS'S ASSOCIATION BYLAWS REFERENCE DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

20. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT.

21. WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF AUSTIN.

22. ALL RESIDENTIAL SINGLE FAMILY LOTS IN THIS SUBDIVISION COMPLY WITH CHAPTER 30-2-232 OF THE CITY CODE OF ORDINANCES FOR SMALL LOTS.

23. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TITLE 30-2-232 OF THE CITY CODE OF ORDINANCES.

24. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.

25. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY BONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

26. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

27. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE 500-YEAR FLOODPLAIN, AS DEFINED IN THE DCM PRIOR TO ATLAS 14 CHANGES, AS SHOWN ON THE FACE OF THE PLAT.

28. THE 500-YR AND 100-YR FEMA AND/OR COA 500-YR FULLY DEVELOPED FLOODPLAIN, PRIOR TO ATLAS 14 REQUIREMENTS, IS CONTAINED WITHIN DRAINAGE EASEMENTS, AS SHOWN HEREON.

29. ACCESS TO THE FOLLOWING LOTS SHALL BE PROHIBITED FROM:

BLOCK	LOT	ACCESS PROHIBITED FROM
31	13, 6	EDNA MAXINE WALK
31	1, 18	GILWELL DRIVE
43	6, 13	GILWELL DRIVE
43	1, 18	MATTEROD DRIVE
52	23	MATTEROD DRIVE
52	27	AXEL JOHANSON DRIVE
53	5, 16	MATTEROD DRIVE
53	1, 20	AXEL JOHANSON DRIVE

30. ALL DRAINAGE LOTS/EASEMENTS MUST COMPLY WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL TO BE SUFFICIENT WIDTH TO PROVIDE CONTINUOUS ACCESS FOR THE OPERATION, MAINTENANCE, OR REPAIR OF A DRAINAGE FACILITY OR CONVEYANCE OF STORMWATER. A MINIMUM OF 25 FEET IN WIDTH FOR AN OPEN DRAINAGE SYSTEM, OR A MINIMUM OF 15 FEET IN WIDTH FOR AN ENCLOSED DRAINAGE SYSTEM.

31. A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTION TO KELLAM ROAD.

32. AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

33. SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS, WHICH EXTEND BEYOND THE RIGHT-OF-WAY.

34. A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 15 FEET OF A RESIDENTIAL STRUCTURE.

35. WITH THE EXCEPTION OF THE FOLLOWING LOTS ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY USE: LOTS 25, 44-BLOCK 26, LOT 25-BLOCK 31, LOT 25-BLOCK 43, LOT 42-BLOCK 52, LOTS 29, 30-BLOCK 53, LOT 33-BLOCK 45.

36. ALL PROPOSED STREETS ARE TO BE PUBLIC, ALL JOINT USE ACCESS DRIVEWAYS ARE TO BE PRIVATE.

37. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP, MAINTENANCE, AND PAYMENT OF TAXES FOR THE FOLLOWING LOTS: LOT 44-BLOCK 26, LOT 25-BLOCK 26, LOT 33-BLOCK 45.

38. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP, MAINTENANCE, AND PAYMENT OF TAXES FOR ALL THE FOLLOWING JOINT USE ACCESS EASEMENT LOTS: LOT 25-BLOCK 31, LOT 43-BLOCK 25, LOT 42-BLOCK 52, LOT 29-BLOCK 53, LOT 30-BLOCK 53.

39. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.

40. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS ASSIGNS.

41. 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 OBJECT, 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.

42. 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.

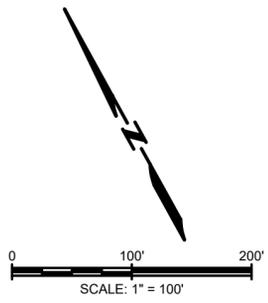


LONGVIEW, PHASE 2

TRAVIS COUNTY, TEXAS

JOB #:	WLH18001	SHEET 2 OF 6
TECHNICIAN:	A. ROMERO	
SURVEYOR:	R. HYSMITH	
DATE:	FEBRUARY 2022	
REVISIONS:	MARCH, 2022	

PART 1
212.636 AC.
WLH COMMUNITIES - TEXAS LLC
DOC. #2019197507
O.P.R.T.C.T.



LEGEND

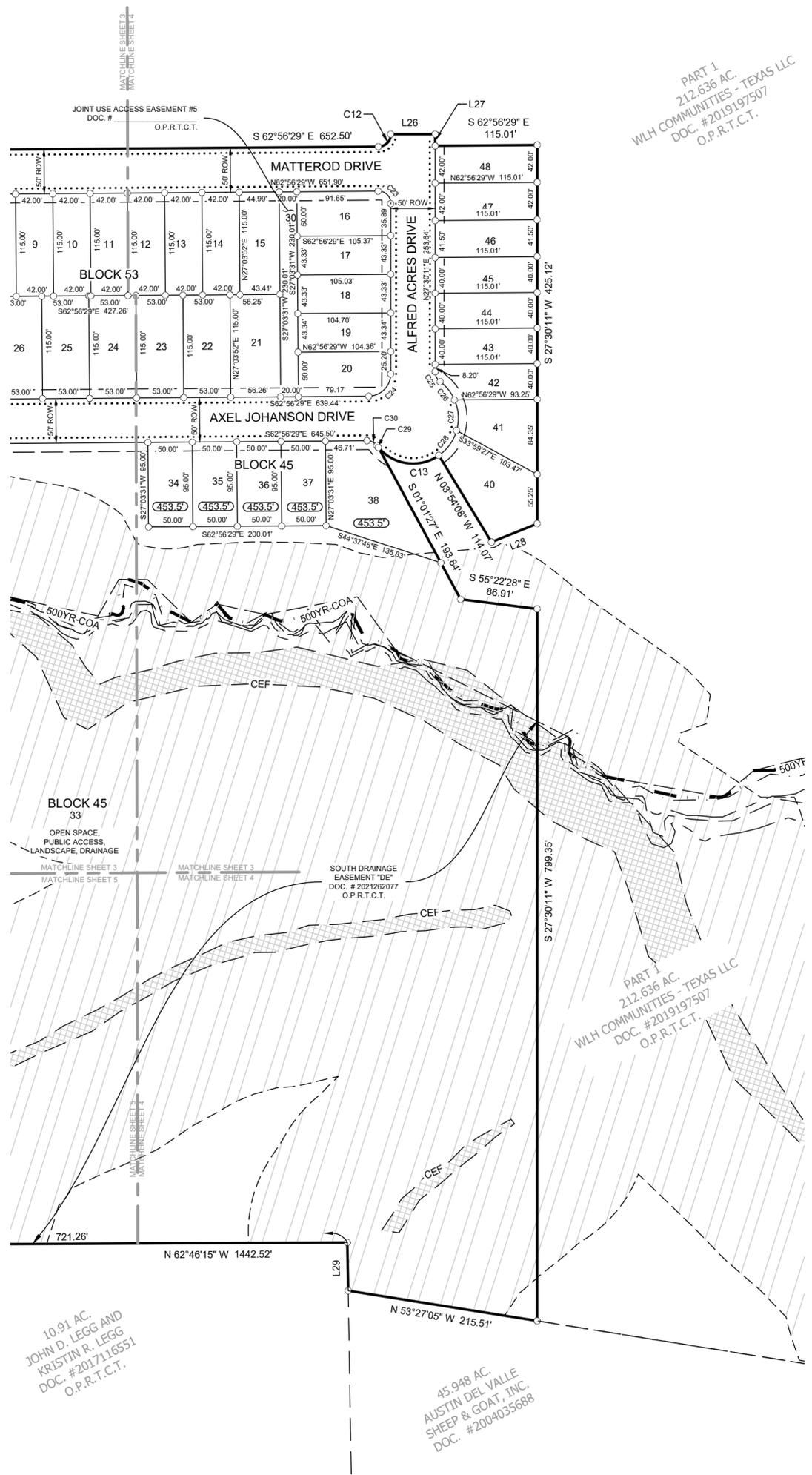
- CONCRETE MONUMENT SET
- BENCHMARK
- 5/8" IRON ROD WITH CAP FOUND STAMPED
- "PELTON BOUNDARY"
- 5/8" IRON ROD WITH CAP SET STAMPED
- "PELTON BOUNDARY"
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PROPOSED SIDEWALK
- C.O.A. 25-YEAR FLOODPLAIN
- C.O.A. 100-YEAR FLOODPLAIN
- C.O.A. 500-YEAR FLOODPLAIN/DRAINAGE EASEMENT "DE"
- FEMA 100-YEAR FLOODPLAIN
- FEMA 500-YEAR FLOODPLAIN
- ADJOINER PROPERTY
- PUBLIC UTILITY EASEMENT (PUE)
- LANDSCAPE EASEMENT
- CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE
- WETLAND CRITICAL ENVIRONMENTAL FEATURE (CEF)
- MINIMUM FINISHED FLOOR ELEVATION M.S.L.

Line #	Direction	Length
L1	N88° 20' 59"E	108.08'
L2	N27° 03' 31"E	37.94'
L3	S83° 19' 49"E	58.86'
L4	N73° 58' 04"E	49.79'
L5	N27° 03' 31"E	128.48'
L6	N62° 56' 29"W	54.23'
L7	S27° 03' 31"W	115.00'
L8	N27° 03' 31"E	115.00'
L9	N62° 56' 29"W	20.00'
L10	S27° 03' 31"W	115.00'
L11	N25° 44' 54"E	50.02'
L12	S62° 56' 29"E	15.50'
L13	N27° 03' 31"E	50.00'
L14	N62° 57' 21"W	24.06'
L15	S62° 56' 11"E	72.01'
L16	N27° 02' 40"E	65.00'
L17	N62° 56' 11"W	71.99'
L18	S62° 58' 21"E	15.00'
L19	N27° 03' 31"E	50.00'
L20	N26° 54' 23"E	37.20'

Line #	Direction	Length
L21	S27° 03' 31"W	50.00'
L22	N62° 56' 29"W	33.00'
L23	S62° 56' 11"E	33.00'
L24	S27° 03' 49"W	65.00'
L25	N62° 56' 11"W	33.00'
L26	S62° 29' 49"E	50.00'
L27	S27° 30' 11"W	13.00'
L28	N84° 25' 01"W	55.40'
L29	N26° 26' 41"E	54.12'

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	445.00'	17.46'	2°14'55"	S67° 03' 16"E	17.46'
C2	1264.45'	55.05'	2°29'41"	S63° 33' 54"E	55.05'
C3	14.00'	21.99'	90°00'49"	N17° 56' 51"W	19.80'
C4	14.00'	21.99'	90°00'18"	N72° 03' 40"E	19.80'
C5	14.00'	21.99'	89°59'42"	N17° 56' 20"W	19.80'
C6	14.00'	21.99'	89°59'41"	N72° 03' 24"E	19.80'
C7	50.00'	48.46'	55°32'04"	N00° 51' 39"W	46.59'
C8	14.00'	21.99'	89°59'39"	S72° 03' 42"W	19.80'
C9	14.00'	21.99'	90°00'03"	S17° 56' 09"E	19.80'
C10	14.00'	21.99'	89°59'57"	S72° 03' 51"W	19.80'
C11	14.00'	21.99'	90°00'21"	S17° 56' 18"E	19.80'
C12	14.00'	21.88'	89°33'21"	N72° 16' 51"E	19.72'
C13	51.00'	75.17'	84°26'39"	N55° 09' 55"W	68.54'
C14	445.15'	23.21'	2°59'17"	S64° 26' 09"E	23.21'
C15	14.00'	21.99'	90°00'21"	N17° 56' 18"W	19.80'
C16	14.00'	21.99'	89°59'57"	N72° 03' 51"E	19.80'
C17	14.00'	21.99'	90°00'03"	N17° 56' 09"W	19.80'
C18	14.00'	21.99'	89°59'39"	N72° 03' 42"E	19.80'
C19	14.00'	21.99'	90°00'21"	N17° 56' 18"W	19.80'
C20	14.00'	21.99'	89°59'39"	S72° 03' 42"W	19.80'

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C21	14.00'	21.99'	89°59'39"	N72° 03' 42"E	19.80'
C22	14.00'	21.99'	90°00'21"	S17° 56' 18"E	19.80'
C23	14.00'	22.10'	90°26'39"	N17° 43' 09"W	19.88'
C24	25.00'	39.08'	89°33'21"	N72° 16' 51"E	35.22'
C25	14.00'	12.98'	53°07'48"	N00° 56' 16"E	12.52'
C26	51.00'	26.34'	29°35'47"	N10° 49' 44"W	26.05'
C27	51.00'	35.00'	39°19'18"	N23° 37' 48"E	34.32'
C28	51.00'	35.00'	39°19'18"	N62° 57' 07"E	34.32'
C29	51.00'	2.79'	3°07'55"	S11° 22' 38"E	2.79'
C30	14.00'	12.98'	53°07'48"	N36° 22' 34"W	12.52'



10.91 AC.
JOHN D. LEGG AND
KRISTIN R. LEGG
DOC. #2017116551
O.P.R.T.C.T.

45.948 AC.
AUSTIN DEL VALLE
SHEEP & GOAT, INC.
DOC. #2004035688

PART 1
212.636 AC.
WLH COMMUNITIES - TEXAS LLC
DOC. #2019197507
O.P.R.T.C.T.

BENCHMARKS:

BENCHMARK NO. 1:
LORA ALUM DISC STAMPED AAB 11 LOCATED ON THE WEST SIDE OF KELLAM ROAD, APPROX. 1482' NORTH OF PEARCE LANE, 5.2' WEST OF THE WEST EDGE OF A CONCRETE SIDEWALK, 2.2' EAST OF A ROW FENCE AND 21' SOUTH OF A CULVERT.
ELEVATION = 458.91'

BENCHMARK NO. 2:
1/2" IRON ROD FOUND ON THE EAST SIDE OF KELLAM ROAD, APPROX. 3850' SOUTH OF HIGHWAY 71, 10.5' NORTH OF A DRIVEWAY, 2.0' NORTH OF A PROPERTY FENCE AND 11.4' EAST OF THE KELLAM ROAD ROW FENCE.
ELEVATION = 493.09'

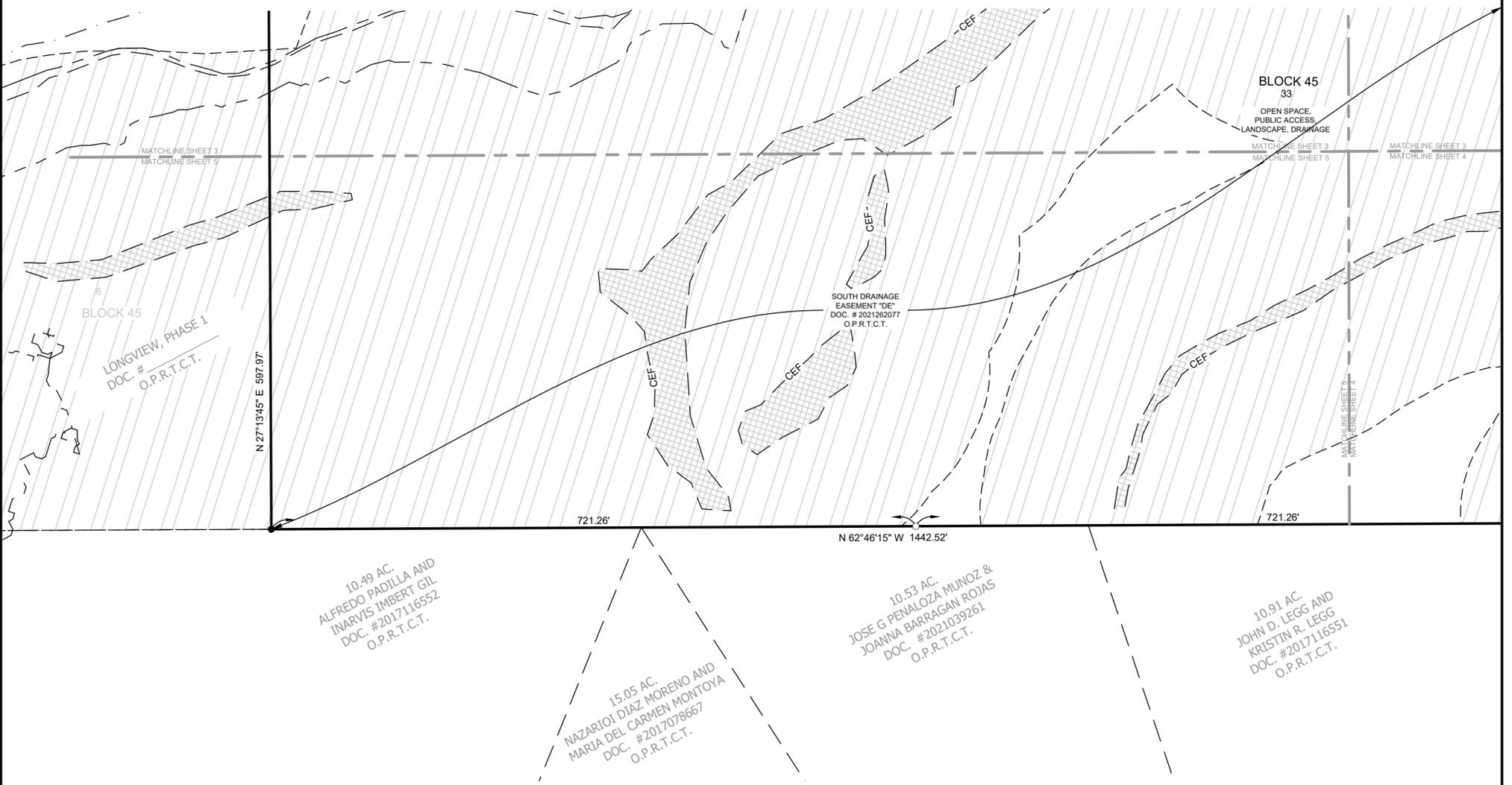
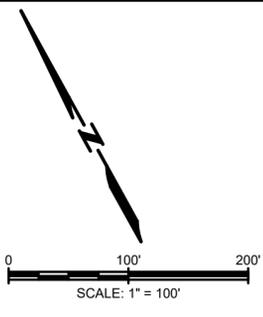
PELTON
LAND SOLUTIONS
4214 Medical Parkway, Ste. 300 | Austin, TX 78756 | 512-831-7700
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LONGVIEW, PHASE 2

TRAVIS COUNTY, TEXAS

JOB #:	WLH18001
TECHNICIAN:	A. ROMERO
SURVEYOR:	R. HYSMITH
DATE:	FEBRUARY 2022
REVISIONS:	MARCH, 2022

SHEET
4 OF 6



STREET TABLE							
STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	CROSS SECTION	SIDEWALK	CLASSIFICATION	DESIGN SPEED
AXEL JOHANSEN DRIVE	1,619.4'	50'	28' F-F	2 LANE, C & G	4'	LOCAL	30 M.P.H.
MATTEROD DRIVE	1,263.1'	50'	28' F-F	2 LANE, C & G	4'	LOCAL	30 M.P.H.
SWEDISH FARM TERRACE	920.0'	63'	28' F-F	2 LANE, C & G	6'	LOCAL	30 M.P.H.
EDNA MAXINE WALK	614.0'	50'	28' F-F	2 LANE, C & G	4'	LOCAL	30 M.P.H.
ALFRED ACRES DRIVE	347.3'	50'	28' F-F	2 LANE, C & G	4'	LOCAL	30 M.P.H.
GILWELL DRIVE	556.9'	65'	38' F-F	2 LANE C & G	10' & 6'	RESIDENTIAL COLLECTOR	35 M.P.H.
TOTAL LENGTH OF PROPOSED ROADWAY - 5,320.7'							

OWNER/SUBDIVIDER: WLH COMMUNITIES – TEXAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 810 HESTERS CROSSING RD, SUITE 234
 ROUND ROCK, TX 78681
 PHONE: 512-953-4133

ACREAGE: 55.891 AC.

SURVEY: JOSE ANTONIO NAVARRO GRANT, ABSTRACT No. 18

SURVEYOR: PELOTON LAND SOLUTIONS, INC.
 4214 MEDICAL PARKWAY
 SUITE 300
 AUSTIN, TEXAS 78756
 PHONE: 512-831-7700

ENGINEER: PELOTON LAND SOLUTIONS, INC.
 4214 MEDICAL PARKWAY
 SUITE 300
 AUSTIN, TEXAS 78756
 PHONE: 512-831-7700

LINEAR FOOTAGE OF PUBLIC STREETS: 5,320.7'

NUMBER OF LOTS: 147 SINGLE FAMILY RESIDENTIAL LOTS
 5 OPEN SPACE, PUBLIC ACCESS & LANDSCAPE
 2 OPEN SPACE, PUBLIC ACCESS, LANDSCAPE & DRAINAGE
 1 OPEN SPACE, PUBLIC ACCESS, LANDSCAPE, DRAINAGE & WATER QUALITY
 155 TOTAL

TOTAL ACREAGE OF NON- RESIDENTIAL LOTS 32.366 ACRES

LEGEND	
	CONCRETE MONUMENT SET
	BENCHMARK
	5/8" IRON ROD WITH CAP FOUND STAMPED "PELOTON BOUNDARY"
	5/8" IRON ROD WITH CAP SET STAMPED "PELOTON BOUNDARY"
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS	
	PROPOSED SIDEWALK
	C.O.A. 25-YEAR FLOODPLAIN
	C.O.A. 100-YEAR FLOODPLAIN
	C.O.A. 500-YEAR FLOODPLAIN/DRAINAGE EASEMENT "DE"
	FEMA 100-YEAR FLOODPLAIN
	FEMA 500-YEAR FLOODPLAIN
	ADJOINER PROPERTY
	PUBLIC UTILITY EASEMENT (PUE)
	LANDSCAPE EASEMENT
	CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE
	WETLAND CRITICAL ENVIRONMENTAL FEATURE (CEF)
	MINIMUM FINISHED FLOOR ELEVATION M.S.L.

BASIS OF BEARINGS
 ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203). DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.99997 EXACTLY.

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LONGVIEW, PHASE 2 TRAVIS COUNTY, TEXAS

JOB #:	WLH18001
TECHNICIAN:	A. ROMERO
SURVEYOR:	R. HYSMITH
DATE:	FEBRUARY 2022
REVISIONS:	MARCH, 2022

SHEET
 5 OF 6

BEING A 1.111 ACRE TRACT OF LAND LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 18, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 212.636 ACRES (PART 1) CONVEYED TO WLH COMMUNITIES - TEXAS LLC BY WARRANTY DEED DATED DECEMBER 16, 2019 AND RECORDED IN DOCUMENT NO. 2019197507, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), SAID 1.111 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" SET IN THE NORTH EASTERLY LINE OF SAID PART 1, FROM WHICH A 5/8-INCH IRON ROD WITH TRAVIS COUNTY ALUMINUM CAP FOUND FOR AN INTERIOR CORNER OF SAID PART 1, SAME BEING ON THE EASTERLY LINE OF KELLAM ROAD (RIGHT-OF-WAY VARIES), BEARS NORTH 65°03'19" WEST A DISTANCE OF 1150.16 FEET; (GRID COORDINATES: N=10,036,419.54, E=3,160,367.27)

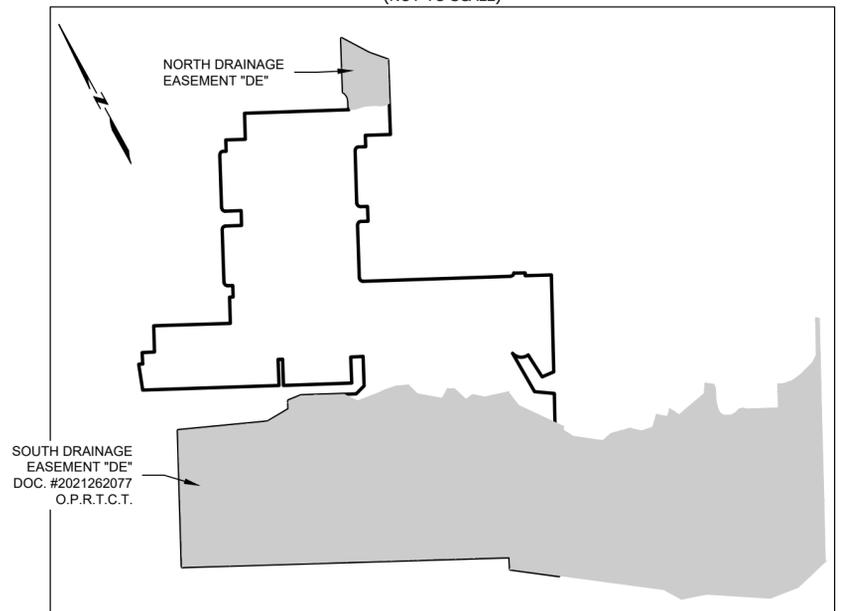
THENCE, ALONG THE NORTH LINE OF SAID PART 1 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 33°07'46" EAST, A DISTANCE OF 137.46 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" SET FOR CORNER;
2. SOUTH 41°52'12" EAST, A DISTANCE OF 86.81 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" SET FOR CORNER;

THENCE, DEPARTING THE NORTH LINE OF SAID PART 1, OVER AND ACROSS SAID PART 1 THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. SOUTH 26°54'24" WEST, A DISTANCE OF 191.88 FEET TO A CALCULATED POINT;
2. NORTH 83°32'33" WEST, A DISTANCE OF 17.70 FEET TO A CALCULATED POINT;
3. NORTH 79°43'17" WEST, A DISTANCE OF 9.91 FEET TO A CALCULATED POINT;
4. NORTH 63°26'06" WEST, A DISTANCE OF 17.89 FEET TO A CALCULATED POINT;
5. NORTH 56°18'36" WEST, A DISTANCE OF 14.42 FEET TO A CALCULATED POINT;
6. NORTH 63°26'06" WEST, A DISTANCE OF 44.72 FEET TO A CALCULATED POINT;
7. NORTH 77°00'19" WEST, A DISTANCE OF 53.37 FEET TO A CALCULATED POINT;
8. NORTH 62°40'15" WEST, A DISTANCE OF 18.64 FEET TO A CALCULATED POINT;
9. NORTH 07°36'53" EAST, A DISTANCE OF 14.67 FEET TO A CALCULATED POINT;
10. NORTH 26°54'23" EAST, A DISTANCE OF 22.96 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" SET FOR THE BEGINNING OF A CURVE THE LEFT;
11. ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 48.46 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00°51'39" WEST, 46.59 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON BOUNDARY" SET AT THE END OF SAID CURVE;
12. NORTH 26°54'23" EAST, A DISTANCE OF 234.32 FEET TO THE POINT OF BEGINNING, CONTAINING 1.111 ACRES OF LAND, MORE OR LESS.

DRAINAGE EASEMENT "DE" KEY MAP
(NOT TO SCALE)



CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8J-2018-0213.2A
REVISION #: 00 UPDATE: U0
CASE MANAGER: Joe Arriaga PHONE #: 512-854-7562

PROJECT NAME: Longview Phase 2
LOCATION: 6001-1/2 KELLAM RD

SUBMITTAL DATE: August 15, 2022
REPORT DUE DATE: September 6, 2022
FINAL REPORT DATE: September 7, 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. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is November 15, 2022.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 30-1-119):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake. Please submit 1 copies of the plans and 1 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1.

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1 : Sophia Briones
Site Plan Plumbing : Juan Beltran

Travis Co. Subdivision Review - Sue Welch for Joe Arriaga - 512-854-7562

1. Please continue to work with the final Joint Access Easement documents for final review by City legal and County staff. Approved and recorded easements, properly annotated on the final plat (or recorded and annotated concurrent with the recordation of the final plat subject to approval of Travis County Subdivision Reviewer) will be required prior to making the final plat file complete. Please clarify if the lots with JUE are restricted from access to the adjoining streets. 30-1-113
2. Provide the signed Travis County Subdivision Agreements as requested – on 8/12/2022: Per Engineer of Record Justin Lange, P.E., these signed documents will be provided with the formal submittal for technical review. *This will be required to have a separate agenda request for Court approval.* 30-1-113
3. Prior to recordation of this plat, provide documentation that approval have been received for the required traffic mitigations in the agreement with Travis County *per agreement with Court.* Provide a status of these requirements.
4. Prior to recordation of the final plat – provide the receipt for that parkland fees have been paid. Add a note to the plat that fee-in-lieu have been paid for 147 units. 30-1-113
5. Add Longview Phase 1 recording information – Phase 1 must be out of alternative fiscal and recorded, prior to recordation of this plat. 30-1-113
6. Could not locate a benchmark on the plat. 30-1-113
7. Prior to final plat recordation, the applicant must provide a copy of the Homeowner's Document/Declaration of Covenants and Restrictions. Show instrument number on plat. (Required for SF-4A small lot subdivisions) 30-2-232/ 30-1-113
8. Verify approval from TCFMO is for the plat, not the preliminary plan. 30-1-113
9. Provide current tax certificates showing all taxes have been paid for 2021. 30-1-113
10. Please remove note #40 – isn't this a repeat of note #14?
11. Approval of the plat expires on the 90th day after the approval date if the single office has not certified that the applicant has posted fiscal security. 30-2-84

Electric Review - Andrea Katz - Andrea.Katz@austinenergy.com

EL 1. Please remove landscape easement that overlaps PUE or separate into two separate easements

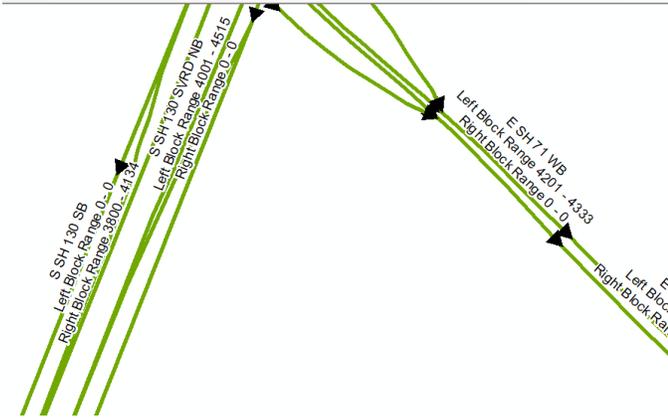
911 Addressing Review - Janny Phung - janny.phung@austintexas.gov

AD1: This plat review is rejected for the following:

AD2: Please remove all forms of punctuation after abbreviating street types or directional including streets in the vicinity map

AD3: Please update label to read as follows **S SH 130** the directional S must be included in the vicinity map

AD3: Please update label to read as follows **E SH 71** the directional E must be included in the vicinity map



AD4: **SWEDISH FARMS TER** is the correct street name for this project

NOTE: Punctuation or diacritical marks cause confusion for first responders

NOTE: E SH 71 is incorrectly labeled as HIGHWAY 71

NOTE: S SH 130 is incorrectly labeled as I 130

NOTE: If you are changing the name of SWEDISH FARMS TER then a street name change must be requested

The standards applied to all new street names in Travis County can be found at this link:

http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

NOTE: After this plat has been Recorded, please submit your request for addresses by using the link below.

<https://subdivisionaddressrequest.azurewebsites.net/>

Addressing Management Services has up to 15 working days to complete the assignment of addresses for a recorded plat.

§30-2-155

End of Comment

Flood Plain Review - Zach Kretsch - 512-974-3363

DATE REVIEWED: 9/1/2022
UPDATE # U0

General notes: As mentioned in the CC comment document and expired plats, a project assessment will be required prior to subdivision construction plans to review modifications proposed within the floodplain. The floodplain has NOT been reviewed extensively with the preliminary plans based on the latest comments from the preliminary plan. See the comments below.

Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions zach.kretsch@austintexas.gov.

FP1: The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code.

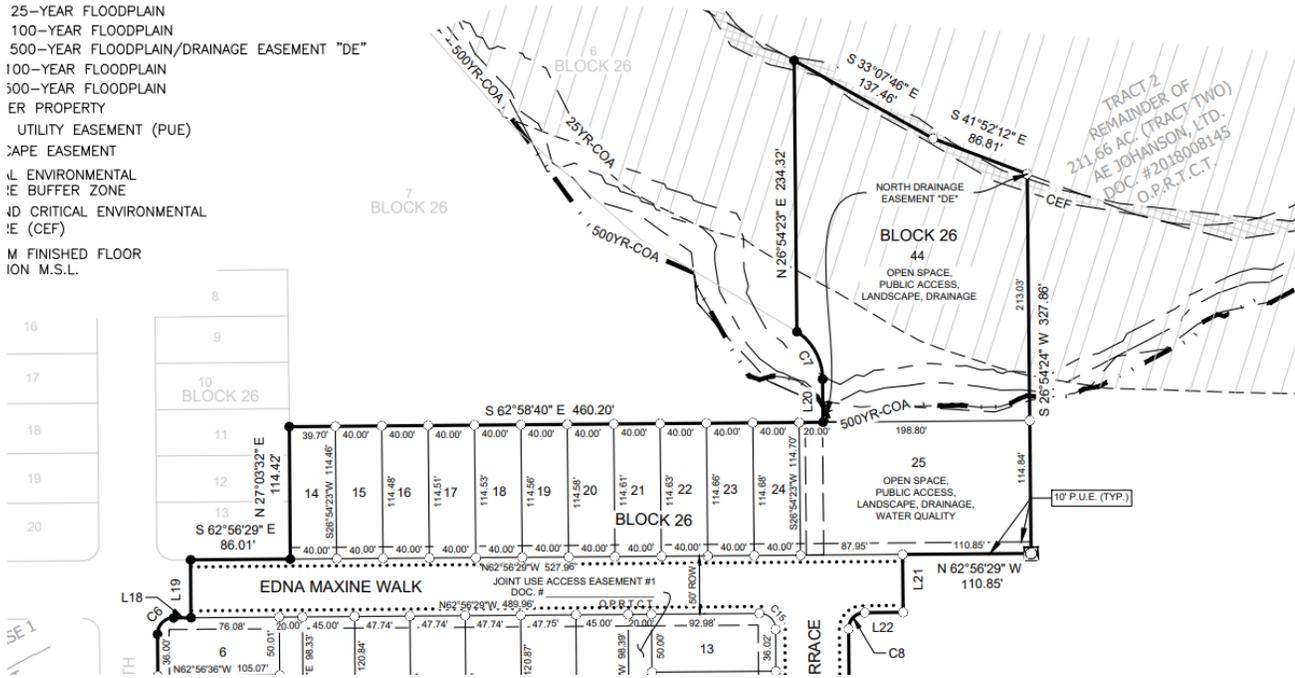
30-4-33 – Floodplain Maps, Delineation, and Depiction
30-4-152 – Dedication of Easements and Rights-of-Way

FP2: The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Please provide documentation demonstrating this or provide requisite easement. Comment to remain open until easement has been recorded.

FP3: It appears from property profile that there is FEMA A zone on your lots which is not shown. Please delineate the FEMA Floodplain on plat. If property profile is incorrect, please provide exhibit showing that current FEMA A zone is contained to proposed Drainage Easement. If FEMA current Floodplain is NOT contained to drainage easement, please follow instructions in LDC 25-7-33E/30-4-33E. See the screenshots below.



MARK
 RON ROD WITH CAP FOUND STAMPED
 ON BOUNDARY
 RON ROD WITH CAP SET STAMPED
 ON BOUNDARY
 PL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 SED SIDEWALK
 25-YEAR FLOODPLAIN
 100-YEAR FLOODPLAIN
 500-YEAR FLOODPLAIN/DRAINAGE EASEMENT "DE"
 100-YEAR FLOODPLAIN
 300-YEAR FLOODPLAIN
 ER PROPERTY
 UTILITY EASEMENT (PUE)
 APE EASEMENT
 ENVIRONMENTAL
 E BUFFER ZONE
 ID CRITICAL ENVIRONMENTAL
 E (CEF)
 M FINISHED FLOOR
 ION M.S.L.



PARD / Planning & Design Review - Justin Stewart - 512-974-9475

Update: 0

PR 1: Parkland dedication is required per Section 30-2-213 of the City Code. COA is nearest park provider and we will require parkland. Please contact this reviewer as soon as possible to discuss which land is needed. You should have completed a Parkland Early Determination letter prior to submittal. Thank you.

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. Please demonstrate that runoff from all new impervious cover will be routed to the proposed water quality pond.

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

Wetlands Biologist Review - Hank Marley - hank.marley@austintexas.gov

No comments at this time.

Travis Co. Transportation Review - Teresa Calkins - 512-854-7569

Travis County Engineering Review
Teresa Calkins, P.E.
September 7, 2022

Transportation:

TR 1. Title 30 Section § 30-3-161 and by reference the Transportation Criteria Manual. Your JUAЕ documents have been forwarded to Travis County legal staff for review. Please also provide directly to Annette Bogusch at the City of Austin, copying me. Copies of recorded JUAЕ documents, or executed documents ready for recordation with the final plat, will be required prior to approval of the final plat at Commissioners Court.

TR 2. Title 30 Section § 30-3-161 Fiscal Surety
Please confirm that the developer proposes to utilize alternative fiscal for this final plat, as Phase 1 is still under alternative fiscal. It would be necessary for the Phase 1 Final Plat to be either accepted and recorded, or full fiscal posted for Phase 1, in order for Phase 2 to be allowed to post full fiscal.

Drainage:

DR 1. Title 30 Section § 30-4-31 and by reference the Drainage Criteria Manual. Your memorandum is noted explaining that the 500 year storm precipitation data (DCM?) was utilized as a stand-in for Atlas 14 prior to the release of Atlas 14 precipitation data (i.e., a rainfall depth of 13.5 inches was utilized compared to an Atlas-14 100yr depth of 12.80 inches. Please clarify as well that Atlas 14 precipitation data has been utilized for the design of the storm drainage system for Longview Phase 2, as well as for the staging in detention ponds, where utilized, for events smaller than the 500 year event referenced in your memo.

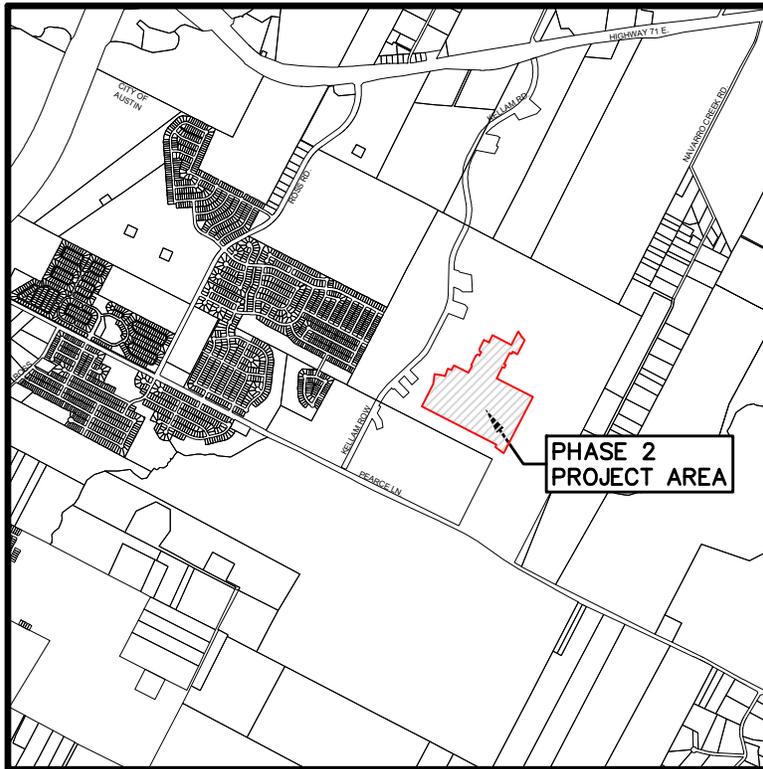
DR 2. Note: Please clear the comments provided by the City of Austin Floodplain Reviewer addressing floodplain delineation and drainage easements related to this final plat.

DR 3. Title 30 Section § 30-2-132 - EASEMENTS AND ALLEYS
Please confirm any easements that encumber the area of the final plat that will be vacated prior to the recordation of the final plat. If any easements are proposed to be vacated concurrently with the recordation of the final plat, please provide the completed vacation documents ready for recordation. Otherwise, show and label any separate instrument easements that exist within or adjacent to the boundaries of the final plat.

Site Plan Plumbing - Juan Beltran - 512-972-2095

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **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.**

END OF REPORT



LOCATION MAP EXHIBIT LONGVIEW PHASE 2

AUSTIN, TRAVIS COUNTY, TEXAS
NOT TO SCALE

