**SUBDIVISION REVIEW SHEET**

**CASE NO:** C8-2010-0027 **PC DATE:** June 8, 2010

**SUBDIVISION NAME:** Mueller Section V, Block 59, Preliminary Plan

**AREA:** 3.388 Acres **LOTS:** 49

**APPLICANT:** City of Austin (Pam Hefner) **AGENT:** Bury & Partners (David Miller)

**ADDRESS OF SUBDIVISION:** 3600 Manor Road

**GRIDS:** K25, L24, L25 **COUNTY:** Travis

**WATERSHED:** Boggy/Tannehill Branch **JURISDICTION:** Full Purpose

**EXISTING ZONING:** PUD

**PROPOSED LAND USE:** Mixed residential

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS**

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

**NEIGHBORHOOD PLAN:**

RMMA

**DEPARTMENT COMMENTS:**

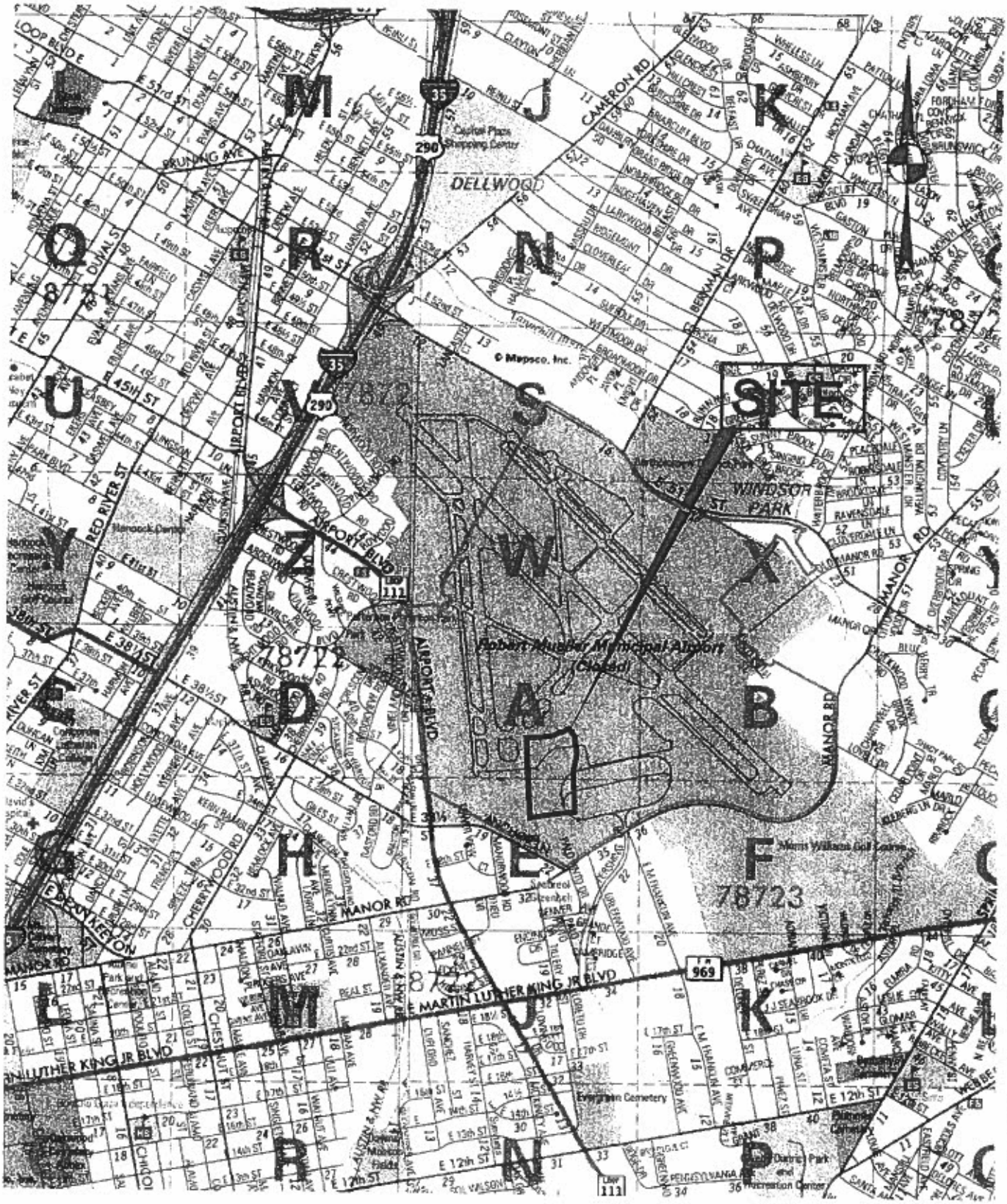
The request is for approval of the above referenced preliminary plan. The proposed preliminary plan covers approximately 3.388-acres of land previously platted under the Mueller Section 5 Subdivision. The area of the proposed plan consists of one block, 50 proposed lots and approximately 1.057-acres of right-of-way. The Mueller Section V, Block 59 will be developed based on the TND model, in compliance with the Mueller PUD zoning ordinance. There are 48 lots proposed for single-family yard house as defined in the PUD. These lots are accessed via an alley and all have frontage on a common green space lot. The additional proposed right-of-way seeks to extend Threadgill Street from Antone Street to Tom Miller Street. The City of Austin will provide water service and wastewater service as well as electric service. The developer is responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:**

The staff recommends approval of the preliminary plan. The plat meets all applicable State and City of Austin LDC requirements.

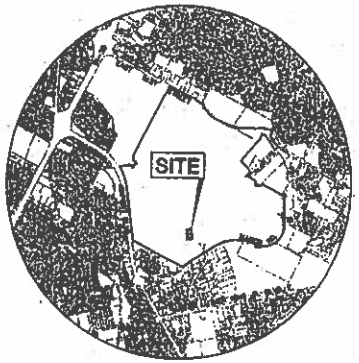
**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Don Perryman **PHONE:** 974-2786
**e-mail:** don.perryman@ci.austin.tx.us




Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
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| FILE: G:\1400\38\Final Plat\140038EXH01 | PROJECT No.: 1400-38.10 | SCALE: N.T.S. |
|---|---|---|




VICINITY MAP
N.T.S.

SHEET INDEX

| SHEET NO. | DESCRIPTION |
|---|---|
| 01 | COVER SHEET |
| 02 | PRELIMINARY PLAN GENERAL NOTES |
| 03 | PRELIMINARY PLAN |

# MUELLER - SECTION V, BLOCK 59
# RESUBDIVISION PRELIMINARY PLAN


OWNER: CITY OF AUSTIN
301 WEST SECOND STREET
AUSTIN, TEXAS 78701-2943
(512) 974-3511

DEVELOPER: CATELLUS AUSTIN, LLC
4550 MUELLER BOULEVARD
AUSTIN, TEXAS 78723
(512) 703-9200

ENGINEER: BURY+PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011


**FLOODPLAIN INFORMATION:**

NO PORTIONS OF THIS SITE ARE LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0480H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

**WATERSHED STATUS:**

THIS SITE IS LOCATED IN THE TANNEHILL WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED BY THE CITY OF AUSTIN. THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

**LEGAL DESCRIPTION:**

A PORTION OF LOT 1, BLOCK 59 OF MUELLER SECTION 5 SUBDIVISION WHICH IS 37.770 ACRE TRACT OF LAND OUT OF THE THOMAS HANKINS SURVEY AND THE JC HARRELSON SURVEY, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO THE CITY OF AUSTIN BY THE DEEDS OF RECORD IN VOLUME 428, PAGE 244, VOLUME 851, PAGE 328, VOLUME 906, PAGE 288, VOLUME 664, PAGE 283, VOLUME 2171, PAGE 358, VOLUME 2171, PAGE 361, VOLUME 2175, PAGE 123, VOLUME 1178, PAGE 344, VOLUME 3692, PAGE 443, AND VOLUME 3330, PAGE 1286 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF VACATED MOLDEN STREET AND A PORTION OF VACATED OLD MANOR ROAD, HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT CODE.

**NOTES:**

WATER QUALITY AND DETENTION REQUIREMENTS WERE DESIGNED AND BUILT UNDER SUBDIVISION CONSTRUCTION PLAN PERMIT NUMBER C8-04-0043.01.2B (MUELLER SECTION V).


Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
PH. (512)328-0011 Fax (512)328-0325
TBPE Registration Number F-1058
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SUBDIVISION NO. : C8-2010-0027

ADDRESS : 3600 MANOR ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

SUBMITTAL DATE : MARCH 12, 2010

SUBMITTED BY : _____ 03.26.10
DAVID A. MILLER, P.E. DATE
BURY+PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

I, DAVID A. MILLER, P.E., AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PRELIMINARY PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 2001, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED SAID. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

NOTE:
APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THE THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OF PROPERTY.

FILE : G:\1400\38\Preliminary Plan\1400382VR01

# MUELLER - SECTION V, BLOCK 59
# RESUBDIVISION PRELIMINARY PLAN

## GENERAL NOTES

1. THIS SUBDIVISION SHALL CONFORM WITH THE CITY OF AUSTIN P.U.D. ZONING ORDINANCE, DOC. # 2006042J-087. ANY REFERENCE TO CITY OF AUSTIN STANDARDS REFERS TO THOSE STANDARDS AS MODIFIED BY THE BEFORE-REFERENCED ZONING ORDINANCE.
2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOGGY CREEK AND TANNEHILL BRANCH WATERSHEDS, BOTH BEING CLASSIFIED AS URBAN WATERSHEDS BY THE CITY OF AUSTIN.
3. NO LOTS IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
4. THE WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER UTILITY DEPARTMENT FOR REVIEW. THE CITY MUST APPROVE THE CONSTRUCTION.
5. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
6. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
7. PUBLIC SIDEWALKS ARE REQUIRED ALONG ALL INTERNAL STREETS AND THE SUBDIVISION SIDE OF MANOR ROAD, AND EAST 51ST STREET, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. PRIOR TO CONSTRUCTION, EXCEPT FOR 3 STACKED AND DETACHED SINGLE FAMILY RESIDENTIAL, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN (LDC CHAPTER 25-5-1).
10. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY OR 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.
11. THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF AND THAT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF WATERSHED THAT ARE WITHIN THE LIMITS OF STUDY OF THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL NUMBER 48453C0480H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.
12. CONSTRUCTION IN THE FLOOD PLAIN WILL BE RESTRICTED WITH NATIVE MATERIALS.
13. BUILDING SETBACK REQUIREMENTS SHALL COMPLY WITH THOSE SET FORTH IN CITY OF AUSTIN P.U.D. ZONING ORDINANCE, DOC. # 2006042J-087.
14. ROADWAY DESIGN SHALL COMPLY WITH P.U.D. ZONING ORDINANCE, DOC. # 2006042J-087, AND THE MUELLER DESIGN BOOK.
15. DEVELOPMENT DISPOSED AND INTENDED TO SHALL COMPLY WITH THOSE SET FORTH IN THE LAND USE PLAN FOR THE P.U.D. ZONING ORDINANCE, DOC. # 2006042J-087.
16. FILING AND EXCAVATION SHALL COMPLY WITH THE PROCEDURE SET FORTH IN THE P.U.D. ZONING ORDINANCE, DOC. # 2006042J-087.
17. PRIOR TO THE RECORDING OF THE FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 25-1-110 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, OR BY USE OF A FISCAL POSTING CREDIT SHALL AS APPROVED BY THE SITE-IN CONNECTION, WITH A "MASTER DEVELOPMENT AGREEMENT FOR THE MUELLER PLANNED UNIT DEVELOPMENT PROJECT FOR THE FOLLOWING IMPROVEMENTS:
   A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR ALL PROPOSED STREETS ALL STREETS LISTED IN THE STREET INFORMATION TABLE EXCEPT FOR EXISTING ADJACENT STREETS.
   B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (I.E. EROSION AND REVEGETATION CONTROLS, DETENTION, CHANNEL WORK, PIPE IN EASEMENT, DETENTION, WATER QUALITY (WQPS, ETC.) AS IS REQUIRED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: ALL STREETS LISTED IN THE STREET INFORMATION TABLE EXCEPT FOR EXISTING ADJACENT STREETS.
18. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDING 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.
19. PRIOR TO CONSTRUCTION OF LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RUNOFF, RUN-OFF SHALL BE HELD TO THE AMOUNT CREATED BY POND(S) OR OTHER APPROVED METHODS.
20. EASEMENTS TO PROVIDE PUBLIC SERVICE TO THE LOTS WILL BE CREATED BY THE OWNER AS NEEDED AT THE TIME OF FINAL PLAT.
21. OWNER'S ENGINEER SHALL PROVIDE A CONSTRUCTION COST ESTIMATE FOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS AT THE TIME OF SUBDIVISION IMPROVEMENT CONSTRUCTION PLAN SUBMITTAL. OWNER SHALL POST THE SUBDIVISION ENGINEERING REVIEW FEE PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
22. ELECTRIC AND TELECOMMUNICATION EASEMENTS WILL BE DEDICATED AT TIME OF FINAL PLAT.
23. VEHICULAR ACCESS TO SINGLE FAMILY AND MEDIUM-HOUSE LOTS WILL BE IN ACCORDANCE WITH THE CITY OF AUSTIN P.U.D. ZONING ORDINANCE, DOC. # 2006042J-087.
24. PARKING MODIFICATIONS WILL BE ASSIGNED DURING FINAL PLATTING PROCESS IN COORDINATION WITH THE PUBLIC WORKS DEPARTMENT OF THE CITY OF AUSTIN AND WILL BE INCORPORATED IN THE CONSTRUCTION PLANS, AS REQUIRED BY THE CITY OF AUSTIN P.U.D. ZONING ORDINANCE, DOC. # 2006042J-087.
25. NONE OF THE PROPERTY CONTAINED WITHIN THIS SUBDIVISION IS WITHIN THE 100 YEAR FLOODPLAIN AS DEFINED BY THE CITY OF AUSTIN ORDINANCE NO. 20070913-089.
26. NO BUILDING OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR PLACED IN A DRAINAGE EASEMENT OR WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN, EXCEPT BY WRITTEN PERMIT. FENCES, BUILDINGS, SIGNS, PAINTED CURB, OR ANY OTHER OBJECT THAT IS DETERMINED BY CASE A TRAFFIC HAZARD IS PROMOTED AND MAY BE REMOVED BY THE CITY OF AUSTIN AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENTS AT ALL TIMES.
27. NONCONFORMING SIGNS MAY BE USED SUBJECT TO THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN P.U.D. ZONING ORDINANCE, DOC. # 2006042J-087 AND THE MUELLER P.U.D. CRITERIA MANUAL.

## STANDARD PLAT NOTES

1. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL ENTER INTO A MASTER DEVELOPMENT AGREEMENT WITH THE CITY FOR THE MUELLER PLANNED UNIT DEVELOPMENT PROJECT AND/OR ANY SIMILAR AGREEMENT CREATED IN CONNECTION WITH SUCH MASTER DEVELOPMENT AGREEMENT, MUST MAINTAIN ALL RETENTION-BASINS AND "ALL WATER QUALITY CONTROL FACILITIES" LOCATED IN AN OPEN SPACE LAND USE AREA AT MUELLER IN ACCORDANCE WITH CITY STANDARDS, INCLUDING BUT NOT LIMITED TO, MAINTENANCE OF VEGETATION AND TRASH MANAGEMENT, SILT AND DEBRIS REMOVAL, OTHER LONG TERM FUNCTIONALITY, AND STRUCTURAL INTEGRITY.
2. ENVIRONMENTAL CONTROLS AND REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
3. ALL ON-SITE WASTEWATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND MUST BE INSPECTED BY THE CITY OF AUSTIN PRIOR TO BACKFILLING OF TRENCHES. ALL ON-SITE WASTEWATER SYSTEMS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.

## STREET INFORMATION

| NAME OF STREET | R.O.W. WIDTH | PAVEMENT WIDTH | CROSS-SECTION | SIDEWALK | CLASSIFICATION SECTION TYPE |
|---|---|---|---|---|---|
| THREADGILL STREET | 60' | 37' B-B | 2 LANE, CURB & GUTTER | ABUTS PL | NEIGHBORHOOD CONNECTOR STREET (H) |
| ALLEY | 28' | 15' | 1 LANE, VALLEY SECTION | NONE | RESIDENTIAL ALLEY |

## BENCHMARKS:

BM #1: COTTON SPINDLE SET IN A POWER POLE ±330' NORTH OF WILLOW BOULEVARD ON THE EAST SIDE OF AIRPORT BOULEVARD.
ELEV.=686.19'

BM #2: COTTON SPINDLE SET ON 1 POWER POLE ON AN ISLAND ON AIRPORT BOULEVARD, ±100' NORTH OF WILLOW BOULEVARD.
ELEV.=673.15'

## LAND USE TABLE

| LAND USE | LOTS | AREA (AC) |
|---|---|---|
| SINGLE FAMILY/DUPLEX HOUSE | 40 | ±.370 |
| OPEN SPACE | 3 | 8.345 |
| RIGHT-OF-WAY | 1 | 41.198 |
| ALLEY | - | 0.339 |
| TOTAL | | 3.380 |

1. ALL LAND USES SHALL COMPLY UNLESS OTHERWISE SPECIFIED.
2. LAND USE TABLE SUBJECT TO CHANGE IN FINAL PLAN.

## PROJECT INFORMATION

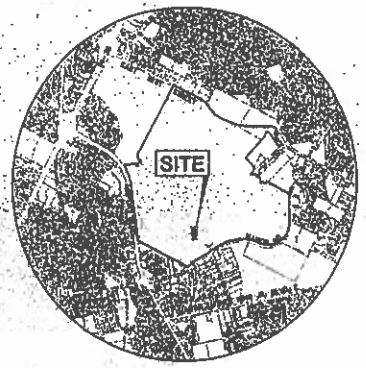
LEGAL DESCRIPTION: 97.229 ACRE TRACT OF LAND OUT OF THE THOMAS HAWKINS SURVEY NO. 1 AND THE JC HARRELSON SURVEY, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO THE CITY OF AUSTIN BY THE DEEDS OF RECORD IN VOLUME 3398, PAGE 144, VOLUME 5851, PAGE 2096, VOLUME 5851, PAGE 2081, VOLUME 5851, PAGE 2113, VOLUME 2113, PAGE 2351, VOLUME 2171, PAGE 2171, PAGE 223, VOLUME 2172, PAGE 343, VOLUME 2998, PAGE 483, AND VOLUME 3330, PAGE 286 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS; ALSO BEING A PORTION OF VACATED HOLLY STREET AND A PORTION OF VACATED DOS MANOR ROAD; HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT CODE.

WATERSHED STATUS: THIS SITE IS LOCATED IN THE TANNEHILL BRANCH AND BOGGY CREEK WATERSHEDS, WHICH ARE CLASSIFIED AS URBAN WATERSHEDS BY THE CITY OF AUSTIN. THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

SUBMITTAL DATE: MARCH 11, 2010
BPI JOB NUMBER: 1400-38

I, DAVID A. MILLER, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THE PRELIMINARY PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 2001, AS AMENDED, AND IN SUFFICIENT AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DAVID A. MILLER, P.E.
TEXAS REGISTRATION NUMBER: 90235
BURY + PARTNERS, INC. TBPE NO. F-1048




VICINITY MAP
N.T.S.

OWNER: CITY OF AUSTIN
301 WEST SECOND STREET
AUSTIN, TEXAS 78701-3913
(512) 974-3311

DEVELOPER: CAPELLUS AUSTIN, LLC
1550 MUELLER BOULEVARD
AUSTIN, TEXAS 78723
(512) 703-9200

ENGINEER: BURY + PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

PROPOSED USE: SINGLE FAMILY

## STREET CROSS-SECTION

| ROADWAY TYPE | ROW | NO. OF LANES | CURB BASE | SIDEWALK* | PAVING F-F | PARKING | BIKE LANES | STREET CLASSIFICATION FOR PAVEMENT DESIGN ONLY |
|---|---|---|---|---|---|---|---|---|
| NEIGHBORHOOD CONNECTOR H | 60' | 2 | 12" | YES | 36', 37' | 2 SIDES | NO | RESIDENTIAL COLLECTOR |
| ALLEY | 15' | 1 | 2.5' | NO | 15' | NONE | NO | LOCAL |

*ALL SIDEWALKS SHALL HAVE A MINIMUM 5' WIDTH.

1. CONSTRUCTION OF CUL-DE-SACS IS DISCOURAGED. SHOULD A TEMPORARY CUL-DE-SAC BE REQUIRED FOR CONSTRUCTION PURPOSES, THE DESIGN REQUIREMENTS CONTAINED IN THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL SECTION 1.3.2. SHOULD BE FOLLOWED.
2. STREET CROSS-SECTIONS MAY BE MODIFIED WITH THE APPROVAL OF BOTH WATERSHED PROTECTION AND DEVELOPMENT REVIEW AND TPSD.

Bury+Partners
(Engineering Consultants)
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel 512.328.0011 Fax 512.328.0325
Registration No. F-1048

PRELIMINARY PLAN
GENERAL NOTES

MUELLER

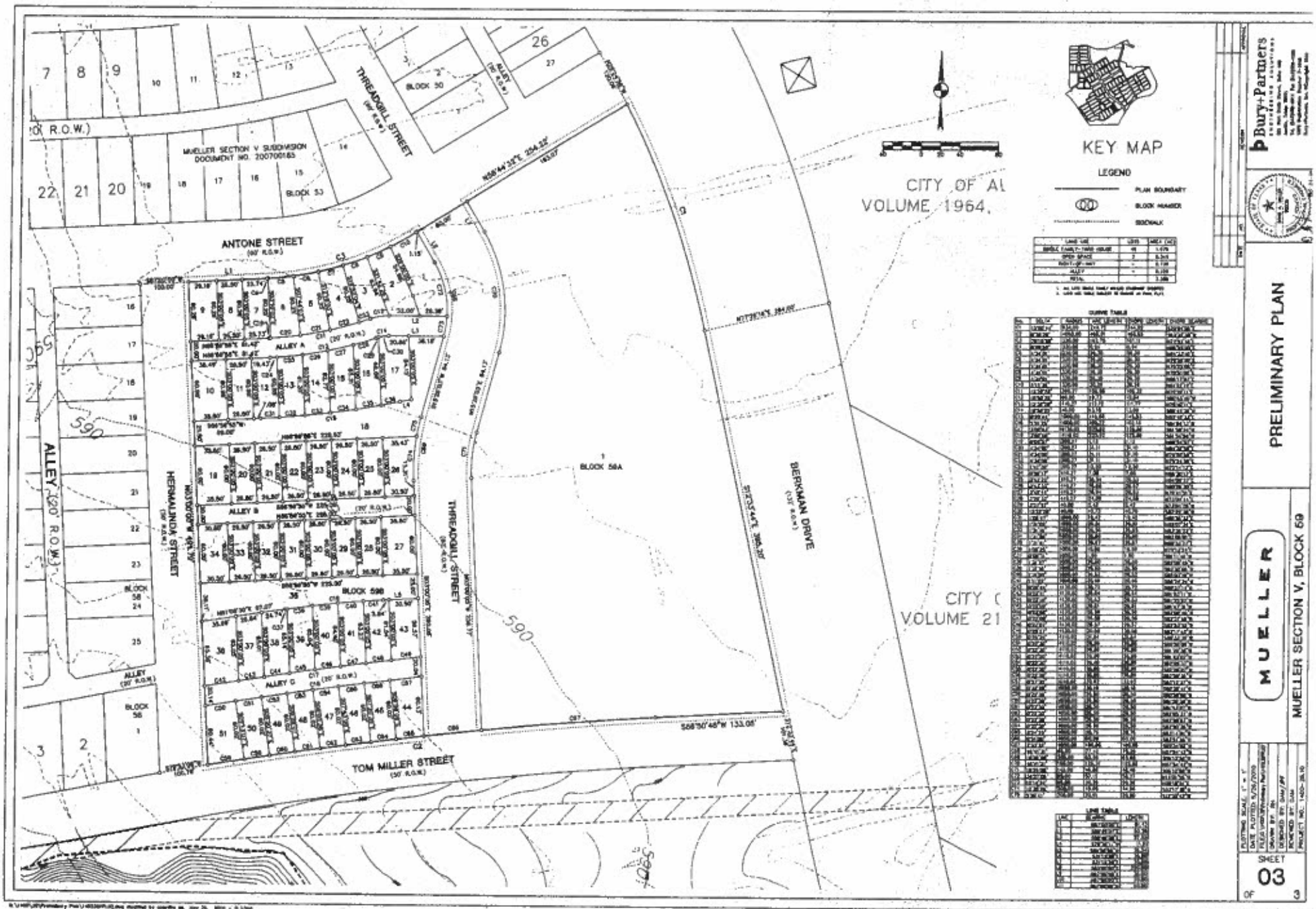
MUELLER SECTION V, BLOCK 59

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: 3/25/2010
FILE: V:\MUELLER\Resubdivision Plans\V59SUBPLN.dwg
DRAWN BY: BH
DESIGNED BY: DAM/JSF
REVIEWED BY: DAM
PROJECT NO.: 1400-38.10

SHEET
02
OF 3

V:\MUELLER\V Preliminary Plan\V59SUBPLN.dwg modified by sparkins on Mar 25, 2010 - 8:37am

C8-2010-0027




Bury+Partners

PRELIMINARY PLAN

MUELLER

MUELLER SECTION V, BLOCK 59

SHEET 03 OF 3

C8-2010-0027