

C16
/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0136.0A

Z.A.P. DATE: September 3, 2013

SUBDIVISION NAME: BeaconridgeV Lot 14 Blk C Tract 1A Blk A Meadowcreek Sec One Lot 12; Amended Plat

AREA: 4.2235 acres

LOT(S): 2

OWNER/APPLICANT: (Larry Chabira)

AGENT: Land Answers, Inc.
(Jim Wittliff)

ADDRESS OF SUBDIVISION: 7506 Shadywood Dr

GRIDS: MG15

COUNTY: Travis

WATERSHED: South Boggy Creek

JURISDICTION: Full-Purpose

EXISTING ZONING:

MUD: N/A

NEIGHBORHOOD PLAN:

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

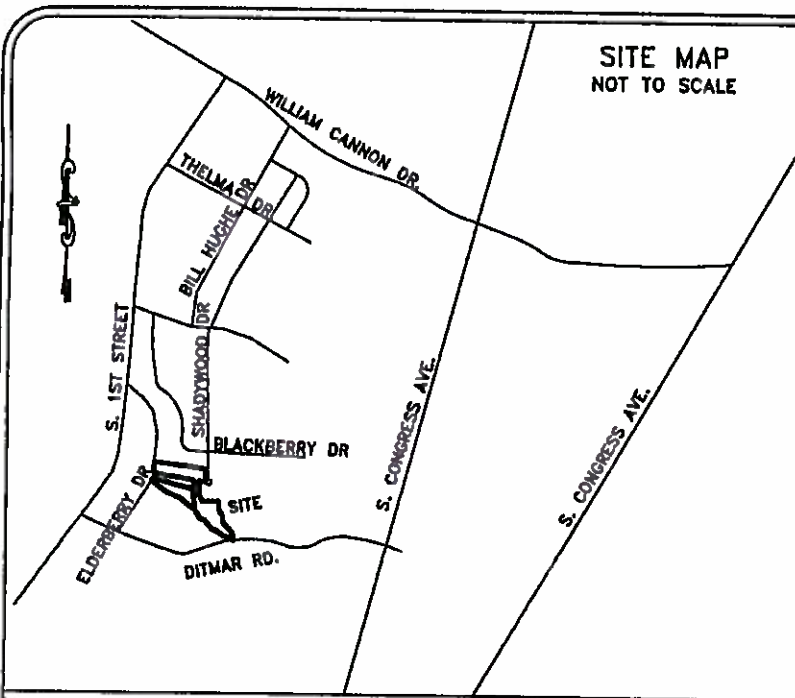
VARIANCES: None

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

DEPARTMENT COMMENTS: The request is for approval of the BeaconridgeV Lot 14 Blk C Tract 1A Blk A Meadowcreek Sec One Lot 12; Amended Plat. The proposed plat is composed of 2 lots on 4.2235 acres.

STAFF RECOMMENDATION: The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION / ZONING AND PLATING ACTION:



SITE MAP
NOT TO SCALE

REPLAT OF THE
BEACONRIDGE V.
SECTION ONE, AN

C16
2
ELDERBERRY DRIVE
(50' R.O.W.)

ZAP
#10996838

(R-237.95
L-149.87
M25-207
R-1 C-1

GENERAL NOTES

- 1) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- 2) 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 THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY.
- 3) BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 4) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 5) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 6) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

GENERAL NOTES CONT.

- 12) THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL. REVEGETATION AND TREE PROTECTION, IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY 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. THIS AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 13) THIS SITE IS LOCATED WITHIN THE BOGGY CREEK WATERSHED WHICH IS CLASSIFIED AS SUBURBAN AND SHALL BE MAINTAINED IN CONFORMANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE.
- 14) ON THE ORIGINAL MEADOWCREEK — SECTION ONE SUBDIVISION PLAT. TRACT 1-A WAS LABELED AS A HOMEOWNERS RECREATION AREA.
- 15) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. EACH LOT WILL PROVIDE ITS OWN DETENTION AND WATER QUALITY.
- 16) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT