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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2014-0102.0A

Z.A.P. DATE: 11.4.14

SUBDIVISION NAME: Picadilly Corner

AREA: 7.93 acres

LOT(S): 2

OWNER/APPLICANT: John Meadows

AGENT: KBGE Engineering
(Jennifer Garcia)

ADDRESS OF SUBDIVISION: 16509 ½ N IH35 Service Rd.

GRIDS: M-39

COUNTY: Travis

WATERSHED: Gilleland Creek

JURISDICTION: 2-Mile
ETJ Limited Purpose

EXISTING ZONING: LI-CO

MUD: N/A

PROPOSED LAND USE: Commercial

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on the Service Road and Picadilly Drive.

DEPARTMENT COMMENTS: The request is for approval Picadilly Corner consisting of 2 commercial lots on 7.93 acres. Water and wastewater will be provided by the Windermere SouthWest Water Company.

STAFF RECOMMENDATION: The staff recommends approval of this plat. This plat meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner
Email address: sarah.sumner@co.travis.tx.us

PHONE: 854-7687

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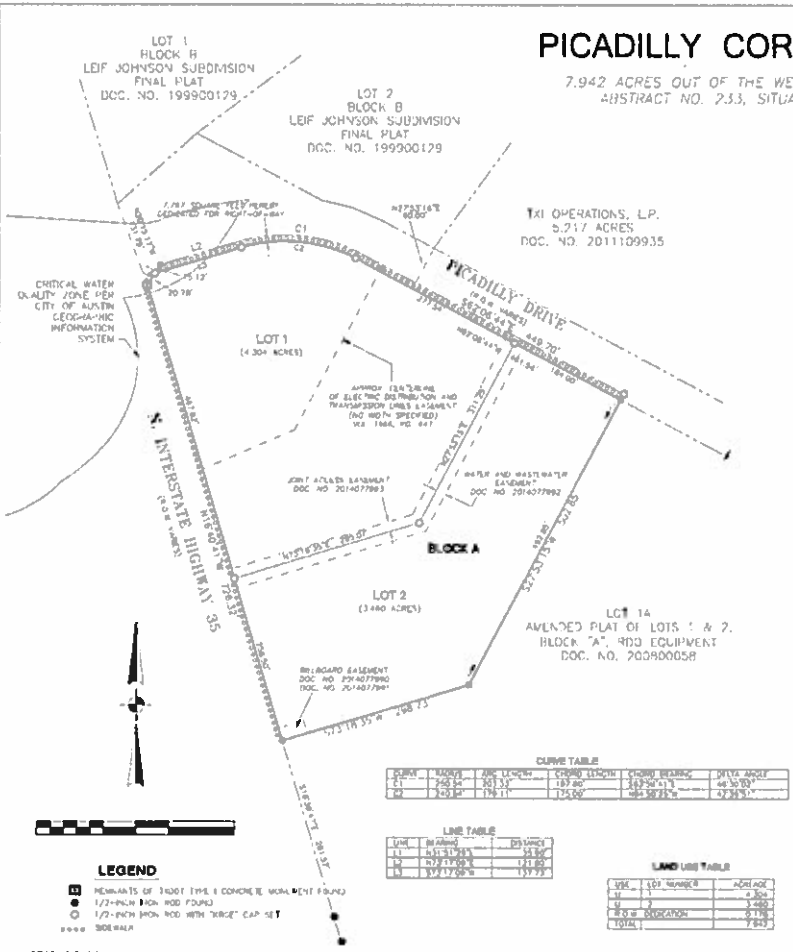
PICADILLY CORNER SUBDIVISION

7.942 ACRES OUT OF THE WESLEY DRUMMOND SURVEY NO. 109,
ABSTRACT NO. 233, SITUATED IN TRAVIS COUNTY, TEXAS

APPROVED BY
JOB NUMBER 258-005
JOB DATE APRIL 2014
SHEET 1 OF 2
SUBMITTAL DATE APRIL 2014
PICADILLY CORNER SUBDIVISION
2.50 ACRES OUT OF THE WESLEY DRUMMOND SURVEY NO. 109, ABSTRACT NO. 233, SITUATED IN TRAVIS COUNTY, TEXAS



VICINITY MAP
NOTES: 1/2" SCALE



TXI OPERATIONS, L.P.
0.217 ACRES
DOC. NO. 2011109935

AMENDED PLAT OF LOTS 1 & 2,
BLOCK "A", RD3 EQUIPMENT
DOC. NO. 200900058

CURVE TABLE

STATION	ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1+00.00	75.00°	143.11'	134.00'	S133°20'17"	46°30'00"
2+00.00	75.00°	143.11'	134.00'	N46°29'53"	47°34'50"

LINE TABLE

LINE	BEARING	LENGTH
1	S133°20'17"	134.00'
2	N46°29'53"	134.00'
3	S71°17'20"W	137.93'

LAND USE TABLE

LINE	LOT NUMBER	ACREAGE
1	1	4.304
2	2	3.480
TOTAL	REGULATORY	7.784
TOTAL		7.784

- NO LOT MAY BE OCCUPIED UNTIL CONNECTION IS MADE TO THE IMPROVED SEWER WATER AND WASTEWATER SYSTEM.
- ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH THE IMPROVED SOUTHWEST WATER COMPANY (SWWC) AND AUSTIN WATER UTILITY BOARD AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO IMPROVED (SWWC) AND AUSTIN WATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE COMPLETED BY IMPROVED SWWC.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND KEPT OPEN.
- NO SIGNAGES, LIGHTS, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS UNLESS AS APPROVED BY THE CITY OF AUSTIN.
- PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- BUILDING SETBACKS SHALL CONFORM TO CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, UTILITY PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PROVIDING OTHER APPROVED METHODS.
- NO SIGNIFICANCE SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE.
- ANY REDUCTION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
- OWNER SHALL HAVE THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO HELP THE UTILITY CLEAR THE UTILITY RIGHT-OF-WAY ALL THE WAY IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INCORPORATED ON 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 PLACE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE CAUSE FOR THE CITY TO REVOKE PERMITS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- LOTS IN THIS SUBDIVISION ARE DESIGNATED FOR NON-RESIDENTIAL USE.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERTAKES AND ACKNOWLEDGES THAT PLAT LOCATION OR REPEATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- PUBLIC SCHEDULES, AS SET BY THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG PICADILLY DR. AT THE TIME THE STREET IS APPROVED WITH CURB AND GUTTER, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SCHEDULES ALONG HWY 35 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SCHEDULES SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SCHEDULES WILL RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE CORRESPONDING UTILITY COMPANY.
- ALL STREETS SHALL BE CONSTRUCTED TO DATE OF AUSTIN STANDARDS, IN CONFORMANCE WITH THE EARLY DEVELOPMENT CODE.
- A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN THE 150' 100-YEAR FLOOD PLAIN.
- THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLANS MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. WATER SYSTEM CONSTRUCTION MAY BE INSPECTED BY THE CITY OF AUSTIN.
- ACCESS IS GRANTED TO THE JOINT ACCESS AGREEMENT RECORDED AS DOCUMENT # 201407780.

LEGEND

- REMAINERS OF 3/8007 TYPE 8 CONCRETE WORKMENT FOUND
- 1/2"-PIN INCH ROD FOUND
- 1/2"-PIN INCH ROD WITH "ORICE" CAP SET
- SIDEWALK

BEARING DATA
TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING LEICA SHAFT WITH REFERENCE NETWORK

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR REPAIRED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES 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 OWNERS OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND 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 OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNERS' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS CONTINGENT UPON THE CITY OF AUSTIN AND TRAVIS COUNTY ACCEPTING THE PUBLIC IMPROVEMENTS AND ISSUING LOTS. THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE AVAILABLE TO COUNTY STANDARDS.

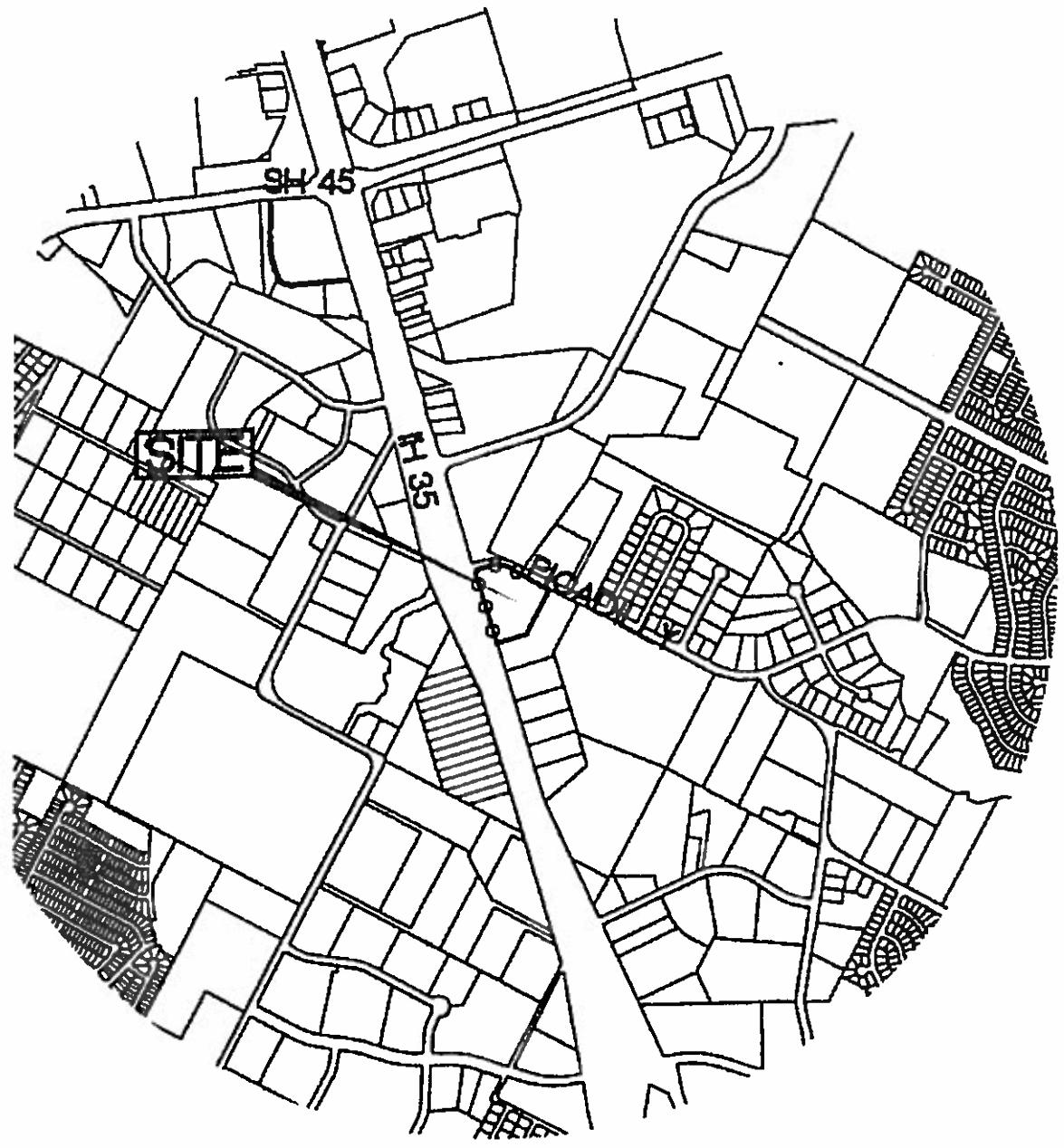
THE APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET WARE SIGNS OR TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT STOP SIGNS, AND YIELD SIGNS,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

kbge
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Picadilly Corner Location Map



VICINITY MAP
NOT TO SCALE