

SUBDIVISION REVIEW SHEET

CIB

CASE NO.: C8-2014-0069.0A

ZAP DATE: July 7, 2015

SUBDIVISION NAME: Linger Lane Waste Facility No. 1

AREA: 7.23 acres

LOTS: 2

APPLICANT: Wastewater Residuals (Cary Juby)

AGENT: Brushy Creek Engineering
(Tara Bonds)

ADDRESS OF SUBDIVISION: 800 Linger Lane

GRIDS: M20 & M21

COUNTY: Travis

WATERSHED: Colorado River

JURISDICTION: Full Purpose

EXISTING ZONING: LI

COUNCIL DISTRICT: 3

LAND USE: Industrial

NEIGHBORHOOD PLAN: none

SIDEWALKS: Sidewalks will be constructed along Ed Bluestein Blvd. (US. HWY 183)

DEPARTMENT COMMENTS: The request is for the approval of the final plat for Linger Lane Wastewater Facility No. 1. The plat consists of 2 lots on 7.23 acres. This plat is being reviewed by the Commission because a Service Extension Request (SER) is required to extend water and wastewater utilities to this site. The proposed lots comply with zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat. The plat meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:

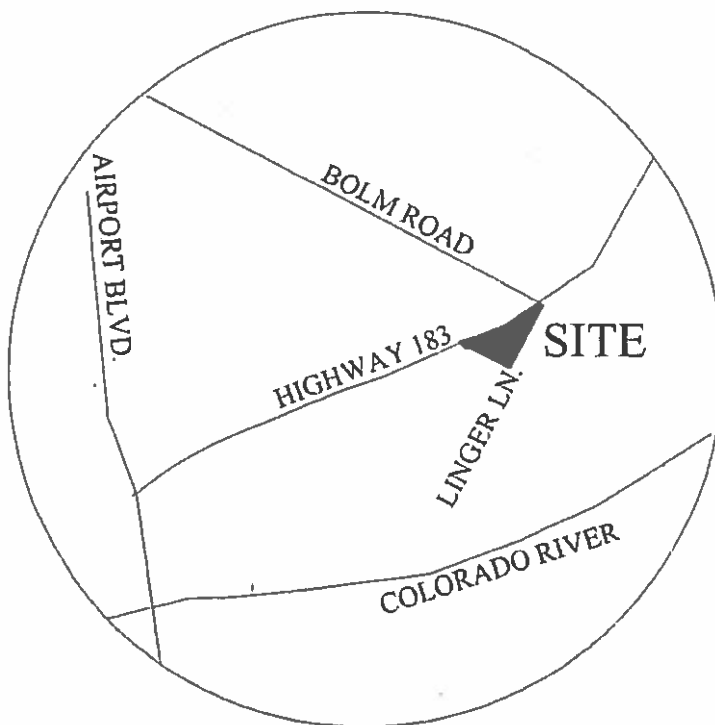
CASE MANAGER: Steve Hopkins

PHONE: 512-974-3175

E-mail: steve.hopkins@austintexas.gov

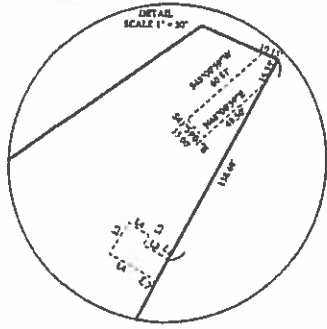
C19
2

AREA MAP



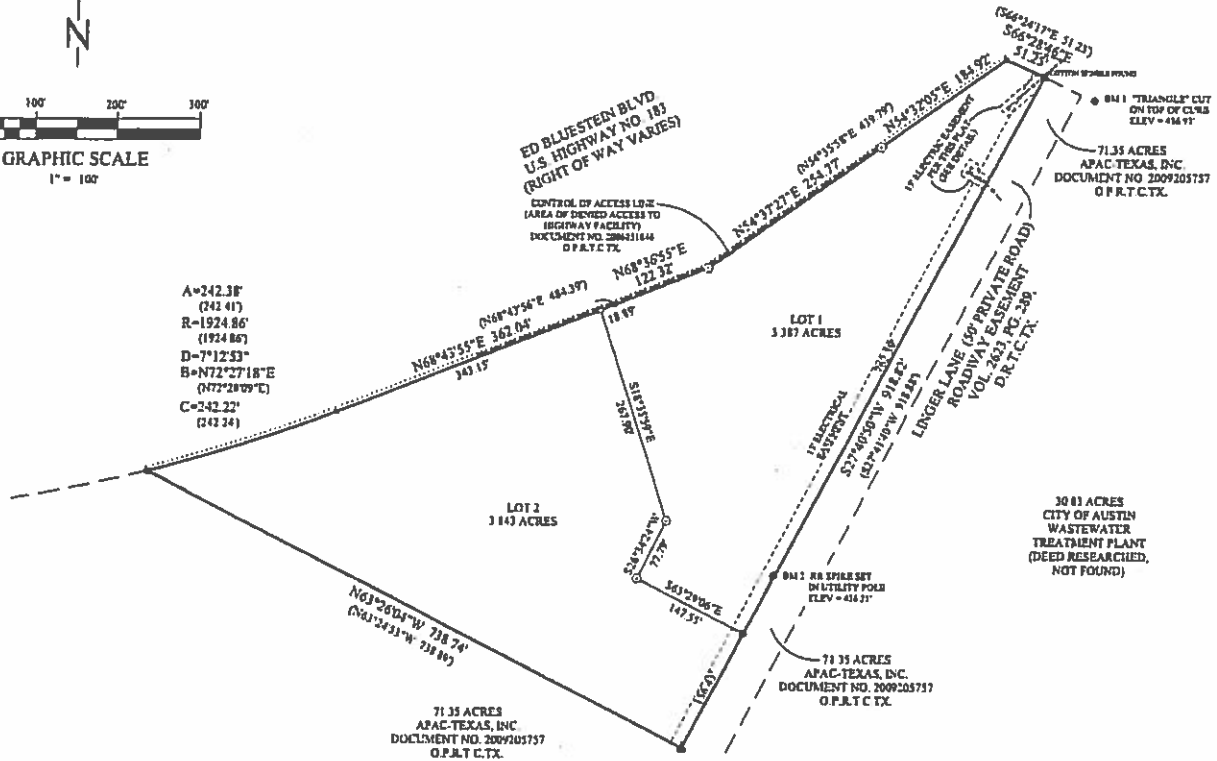
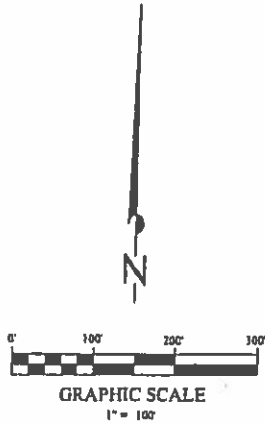
1" = 2500'

J.C. TANNEHILL LEAGUE,
 ABSTRACT NO. 22,
 TRAVIS COUNTY, TEXAS
 MARCH 2015



LINE	BEARING	DISTANCE
L1	S02°11'11"W	2.61'
L2	S44°22'11"W	13.51'
L3	N01°02'11"E	8.89'
L4	N81°09'09"W	11.00'
L5	S21°09'09"W	12.17'
L6	S41°12'11"E	28.27'
L7	S42°01'11"E	7.62'

C1813

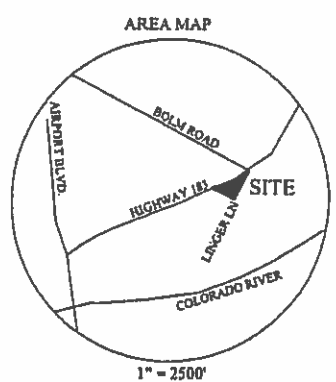


A=242.31'
 (242.41)
 R=1924.86'
 (1924.86)
 D=7°12'53"
 B=N72°27'18"E
 (472°28'09"E)
 C=242.22'
 (242.24)

71.35 ACRES
 APAC-TEXAS, INC.
 DOCUMENT NO. 2009205757
 O.P.R.T.C.T.X.

30.83 ACRES
 CITY OF AUSTIN
 WASTEWATER
 TREATMENT PLANT
 (DEED RESEARCHED,
 NOT FOUND)

- LEGEND**
- 1/2 INCH IRON ROD FOUND
 - TYPE II (RELEASE DECK) HIGHWAY MONUMENT FOUND
 - ▲ "MAG" NAIL FOUND
 - COTTON SPINDLE WITH "DELTA SURVEY" WASSER SET (UNLESS NOTED OTHERWISE)
 - 1/2 INCH IRON ROD W/ PLASTIC "DELTA SURVEY" CAP SET
 - IRON ROD WITH "CORB" CAP FOUND
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.M. ELEVATION BENCHMARK
 - D.E. DRAINAGE EASEMENT
 - P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - D.R.T.C.T.X. DEED RECORDS, TRAVIS COUNTY, TEXAS
 - SIDEWALK



USE	AREA (SF)	AREA (AC)	# OF LOTS
INDUSTRIAL LOTS	314,952	7.23	2
ROW	0	0	
TOTAL	314,952	7.23	
TOTAL OVERALL	314,952	7.23	2

ROW LINEAR FOOTAGE: 0'

BEARING BASIS, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/1149M

Delta Survey Group, Inc.

4213 Brodie Lane, Ste. 102, Austin, Tx. 78745
 Office: (512) 282-5200 Fax: (512) 282-7230
 TBL'S Firm No. 10004700

LINGER LANE WASTE FACILITY NO. 1

SHEET
 1
 OF
 2

CASE NO. C8-2014-0069.0A

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT WASTEWATER RESIDUALS MANAGEMENT, L.L.C., HAVING ITS HOME OFFICE LOCATED IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH CARY D. JUBY, OWNER OF 7.13 ACRES IN THE J. C. TANNERHILL SURVEY, ABSTRACT NUMBER 22, IN TRAVIS COUNTY, TEXAS, CONVEYED TO WASTEWATER RESIDUALS MANAGEMENT, L.L.C. AND DESCRIBED IN DOCUMENT NUMBER 201324111 OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 7.13 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

LINGER LANE WASTE FACILITY NO 1

AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED

WITNESS MY HAND THIS ___ DAY OF _____, 20__

WASTEWATER RESIDUALS MANAGEMENT, L.L.C.

BY: CARY D. JUBY
WASTEWATER RESIDUALS MANAGEMENT, L.L.C.
14926 RR 620 N
AUSTIN, TEXAS 78727

THE STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ___ DAY OF _____, 20__ BY CARY D JUBY IN THE CAPACITY OF OWNER.

NOTARY PUBLIC STATE OF TEXAS

PRINTED/TYPED NAME OF NOTARY

MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS.

I, JOHN BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 23, OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

-- PRELIMINARY -- NOT FOR RECORDATION

JOHN BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS
THE ___ DAY OF _____, 20__

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ___ DAY OF _____, 20__ A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ___ DAY OF _____, 20__

_____, CHAIRPERSON _____ SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, 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 _____, 20__ A.D. AT ___ O'CLOCK ___ M. AND DULY RECORDED ON THE ___ DAY OF _____, 20__ A.D. AT ___ O'CLOCK ___ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF _____, 20__ A.D.

DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

_____, DEPUTY

FILED FOR RECORD AT ___ O'CLOCK ___ M., THIS THE ___ DAY OF _____, 20__ A.D.

DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

_____, DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS

THAT I, AARON B. PESER, A LICENSED PROFESSIONAL ENGINEER, LICENSED BY THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AND THAT IT MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF AUSTIN, TEXAS

DATE _____

AARON B. PESER, PE
PROFESSIONAL ENGINEER
No. 93959 STATE OF TEXAS
BAUSIHY CREEK ENGINEERING, L.L.C.
P.O. BOX 1001
ROUND ROCK, TEXAS 78680
FDIN No. 11374

PLAT NOTES

- NO LOT SHALL NOT BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEMS
- ALL WATER AND WASTEWATER IMPROVEMENTS SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER DESIGN CRITERIA AND SPECIFICATIONS. ALL PLANS MUST BE PRESENTED TO THE AUSTIN WATER AND WASTEWATER UTILITY DEPARTMENT FOR REVIEW AND APPROVAL. ALL CONSTRUCTION MUST BE PRESENTED TO THE CITY OF AUSTIN
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- THE OWNERS 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 THE 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
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY ONE LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED BY THE CITY OF AUSTIN
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WASTE AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK COMPLIANCE WITH CHAPTER 23-8, SUBCHAPTER B OF 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 OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 23-4 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY ADDITIONAL PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY
- THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER IMPROVEMENTS
- EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL AND THE LAND DEVELOPMENT CODE
- LOT 1 AND 2 OF 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.
- LINGER LANE IS A PRIVATE DRIVE. LAND FOR THIS ROADWAY WAS CONVEYED TO CAPTOL AGGREGATES, INC. JUNE 17, 1963, TO ALLOW ACCESS TO THE PROPERTY SOUTH OF THIS SITE PER DEED RECORDED IN VOLUME 2621, PAGES 289-292 OF THE TRAVIS COUNTY DEED RECORDS. THE OWNER DOES NOT HAVE THE LEGAL AUTHORITY TO DEDICATE ANY PORTION OF LINGER LANE AS PUBLIC RIGHT OF WAY.
- 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 APPURTANCES. 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 THE AUSTIN WATER UTILITY.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE.
- 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. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1 AND 2 REQUIRE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- THE OWNER 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 COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ED BLUESTEIN AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG ED BLUESTEIN ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. 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.

ACCORDING TO THE P.E.M.A. MAPS No. 48453C4701 & 48453C8101, DATED AUGUST 18, 2014, THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING AREAS

OTHER FLOOD AREAS-

ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

Delta Survey Group, Inc.

8213 Brodie Lane Ste. 102 Austin, Tx. 78745
office: (512) 282-5200 fax: (512) 282-5230
TBLS Firm No 10004700

LINGER LANE WASTE FACILITY NO. 1

SHEET
2
OF
2

CASE NO. C8-2014-0069.0A