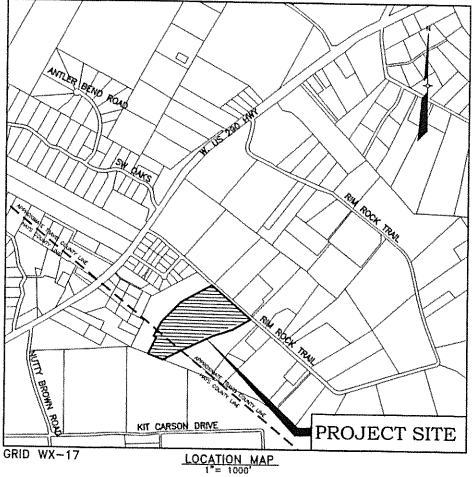


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0110**ZAP DATE:** August 16, 2016**SUBDIVISION NAME:** Breakwater Preliminary Plan**AREA:** 26.88 acres**LOTS:** 23**APPLICANT:** Jonathon Chang**AGENT:** Cuatro Consultants
(Hugo Elizondo)**ADDRESS OF SUBDIVISION:** 11825 Rim Rock Trail**GRIDS:** WX17**COUNTY:** Travis & Hays**WATERSHED:** Bear Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** n/a**DISTRICT:** n/a**LAND USE:** Residential**VARIANCES:** none**SIDEWALKS:** Sidewalks will be constructed along Rim Rock Trail, Seawall Drive and Pier Court.**DEPARTMENT COMMENTS:** The request is for the approval of the Breakwater Preliminary Plan, comprised of 23 lots on 26.88 acres. The site is in the 5-mile ETJ in Travis and Hays Counties. The proposed lots comply with the requirements of Title 25 and Title 30 of the Austin Land Development Code.**STAFF RECOMMENDATION:** The staff recommends approval of the preliminary plan. The preliminary plan 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

BREAKWATER SUBDIVISION PRELIMINARY PLAN TRAVIS COUNTY, TEXAS



STREET INVENTORY					
CLASSIFICATION	STREET NAME	R.O.W.	PAVEMENT	4' SIDEWALK	CL LENGTH
LOCAL STREET	SEAWALL DRIVE	60'	24"	--	1,204'
LOCAL STREET	PIER COURT	60'	24"	--	219'

REVISIONS:

NO.	DESCRIPTION	REVISIONS/ CORRECTIONS				APPROVAL/ DATE	DATE DAMAGED
		REVISION (IN WORDS)	TOTAL NO. REVISIONS	NET CHANGE (SQ. FEET)	TOTAL SITE IMP. COVER (M.R.) %		
NO.							

PROJECT DATA:

SUBDIVISION PLAT NUMBER: _____

SUBMITTAL DATE: MARCH, 2015

PROJECT ADDRESS: 11825 RIM ROCK TRAIL

ZONING: N/A

USE: SINGLE FAMILY RESIDENTIAL

RELATED CASES:

LEGAL DESCRIPTION:

BEING A 26.88 ACRE TRACT OF LAND HAVING PORTIONS IN TRAVIS COUNTY AND HAYS COUNTY, TEXAS, BEING OUT OF THE WILLIAM S. HOLTON, SURVEY NO. 57, AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO 11825 BREAKWATER, LP, RECORDED IN DOCUMENT NO. 201503065, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARKS:

GENERAL NOTES:

- THIS PRELIMINARY PLAN IS LOCATED WITHIN THE SLAUGHTER AND BEAR CREEK WATERSHED, WHICH IS IN THE BAYLOR SPRINGS ZONE AND EDWARDS AQUIFER CONTRIBUTING ZONE. NO PORTION OF THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- EROSION CONTROL MEASURES ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY CONSTRUCTION, PURSUANT TO §§15.05, 16.01, AND 16.02, AND ENVIRONMENTAL CONTROL MEASURES PURSUANT TO §§16.03, 16.04, AND 16.05. EROSION CONTROL MEASURES WILL BE CONSTRUCTED USING CITY OF AUSTIN DESIGN STANDARDS. ALL GREYWATER WILL BE PAVED WITH AGGREGATE CONCRETE PAVEMENT TO BE FINISHED.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE WEST TRAVIS COUNTY PUBLIC UTILITY AUTHORITY WATER MAIN AND AN ON SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY OR HAYS COUNTY.
- PROPERTY OWNERS SHALL PROVIDE FOR ADEQUATE EASEMENTS AND/OR STORM DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT INFRINGE UPON ACCESS BY GOVERNMENTAL AUTHORITIES AND/OR STORM DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS FOR THIS PROJECT SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNEE. ALL NON-RESIDENTIAL LOTS ARE TO BE MAINTAINED BY THE HOSEAUD BY ANY DEVIATION FROM THE CITY'S SUCH DEVIATIONS HAVE BEEN SPECIFICALLY IDENTIFIED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE LIABILITY TO KEEPIFY IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC SAFETY, HEALTH, WELFARE OR PROPERTY.
- A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT ADJACENT TO THE R.O.W. SHALL BE INDICATED ON THE FINAL PLAN.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 3D-1112 AND SEC. 3D-1123 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SEWER/WATER, WATER SPLY AND WASTE WATER COLLECTION, FOR THE FOLLOWING STREETS: SEAWALL DRIVE, PIER COURT.
- FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS SUBDIVISION:
 - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS AS DETERMINED FROM TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON UNDISTURBED AREAS INCLUDING THE FOLLOWING STREETS: SEAWALL DRIVE, PIER COURT.
 - HOWEVER SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150) TO THE EDGE OF PAVEMENT OF ANY INTERSECTING ARTERIAL STREET. NO IMPROVEMENT SHALL BE CONSTRUCTED CLOSER THAN 50 FEET (50) TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
 - AT THE TIME OF THE RECORDING OF ANY FINAL PLAT OF THIS PRELIMINARY PLAN, A DECLARATION OF CONFORMANCE WITH THE CITY OF AUSTIN'S COMMUNITY DEVELOPMENT REGULATIONS FOR RECORDING IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 - AT THE TIME OF FINAL PLAT, THE CITY OF AUSTIN SHALL BE ADVISED BY POSTCARD AT THE CITY OF AUSTIN THAT THIS PRELIMINARY PLAN IS BEING FILED FOR APPROVAL BY THE CITY OF AUSTIN. PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN. A TRAVIS COUNTY OF HAYS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 - PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. MANUAL RUN OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PAVING OR OTHER APPROVED METHODS.
 - NO PORTION OF THE TRACT WITHIN THE BOUNDARIES OF THE HOSEAUD PLAN OF ANY WATERWAY ADMINISTRATION FROM PARCELA #283001039, DATED SEPTEMBER 2, 2003 FOR HAYS COUNTY, TEXAS.
 - THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN WATER UTILITY CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
 - RESIDENTIAL WATER MAINS SHALL BE CONFORMANCE WITH THE CITY OF AUSTIN WATER UTILITY CRITERIA.
 - INDIVIDUALS ELECTRIC COOPERATIVE (I.E.C.) HAS THE RIGHT TO PRINTS AND FOR REMOVE TREES, SHRUBS AND OTHER OBSTRUCTIONS TO THE RIGHT NECESSARY TO THE BOUNDARIES CLEAR, P.E.C. WILL PERFORM ALL THESE WORKS IN COMPLIANCE WITH ACCEPTED STANDARDS.
 - THE OWNER'S DEVELOPMENT OF THIS SUBDIVISION LOT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN'S DESIGN STANDARDS. IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES, THERE SHALL BE PROVIDED ACCESS AND ACCESS ARE AS REQUIRED. PROVIDE ELECTRIC SERVICE TO THE BUILDING.
 - THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY EROSION CONTROL, SLOTTED AND TIED TEMPORARY EROSION CONTROL, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE TRIMMING AND TREE REMOVAL THAT IS WITHIN THE FIRST 10 FEET OF THE CENTER LINE OF THE PROPERTY LINE WITHIN THE LIMITS OF CONSTRUCTION SHALL BE TO THIS PROJECT. THE OWNER SHALL INCLUDE P.E.C. AND TREE REMOVAL COST ESTIMATE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, P.E.C. AND TREE REMOVAL COST ESTIMATE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, P.E.C. TO OVERHEAD POWER LINES AND EQUIPMENT. ACCESS BARRIER WILL NOT BE REMOVED UNTIL THE NATIONAL ELECTRICAL SAFETY CODE CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
 - NO EROSION CONTROL SHALL BE CONSTRUCTED UNTIL THE LANDOWNER/DEVELOPER FORWIFE.
 - PARCELA#283001039 WILL BE TO THE CITY OF AUSTIN FOR TITLE 30 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION.
 - PARCELA#283001039 WILL BE TO THE CITY OF AUSTIN FOR TITLE 30 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE HOSEAUD PLAN OF ANY WATERWAY ADMINISTRATION FROM PARCELA #283001039, DATED SEPTEMBER 2, 2003 FOR HAYS COUNTY, TEXAS, THE IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE BOUNDARY ROADWAY IS RESULT IN THE WITHDRAWAL OF ALL RIGHTS OF CONSTRUCTION FROM THE BOUNDARY ROADWAY ANY CONSTRUCTION BY THE GOVERNING BODY OR UTILITY COMPANY.
 - LOTS WITH LESS THAN 100 FEET OF STREET FRONTAGE WILL BE REQUIRED TO HAVE A HOUST UTILITY DRIVEWAY.
 - THIS PROJECT IS WITHIN THE BOUNDARIES OF AUSTIN INDEPENDENT BONES, DISTRICT 10B.
 - THIS PROJECT LIES WITHIN THE EMERGENCY SERVICE DISTRICT #1 FOR HAYS COUNTY, TEXAS AND EMERGENCY SERVICE DISTRICT #1 FOR TRAVIS COUNTY, TEXAS.

SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	PRELIMINARY PLAN
EXHIBIT 1	DRAINAGE AND WATER QUALITY PLAN
EXHIBIT 2	EROSION/SEDIMENTATION CONTROL PLAN
EXHIBIT 3	TREE INVENTORY AND PROTECTION PLAN
EXHIBIT 4	BOUNDARY SURVEY

SUBMITTED BY:

OWNER:

CHARLES M. HOLLERBOK
11825 BREAKWATER, LP
106 FOX GLEN CIRCLE
IRVING, TEXAS 75062
(469) 556-0627

DEVELOPER:

11825 BREAKWATER, LP
106 FOX GLEN CIRCLE
IRVING, TEXAS 75062
(469) 556-0627

SURVEYOR:

I HEREBY CERTIFY THAT ALL SURVEYING RELATED REQUIREMENTS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATORY AUTHORITIES IN ACCORDANCE WITH CHAPTER 30, SUBDIVISION REGULATIONS OF THE CITY OF AUSTIN AND TRAVIS COUNTY.

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1460
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
2205 STORECREST PATH
NEW BRAUNFELS, TEXAS 78130

CIVIL ENGINEER:

I HEREBY CERTIFY THAT ALL ENGINEERING RELATED REQUIREMENTS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATORY AUTHORITIES IN ACCORDANCE WITH CHAPTER 16, SUBDIVISION REGULATIONS OF THE CITY OF AUSTIN AND TRAVIS COUNTY.

HUGO ELIZONDO, JR., P.E. #69781
CIATRO CONSULTANTS, LTD. 1766
F.M. ROAD 907, SUITE B, BUENA
TEXAS 77610 (817) 312-5040 (612)
312-5399 FAX

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY ZONING & PLANNING COMMISSION ON _____
UNDER SECTION _____ OF CHAPTER _____ OF THE AUSTIN CITY CODE
EXPIRATION DATE: 6:00:00 PM, _____, CASE MANAGER: STEVE HOPKINS.
PROJECT EXPIRATION DATE: 6:00:00 PM, _____
PRELIMINARY EXTENT ON _____
PRELIMINARY EXTENT ON _____
I, ROSEY GONZALEZ, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT _____ APPROVED ON _____
FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____
PRELIMINARY EXTENT ON _____
PRELIMINARY EXTENT ON _____
Final Plats must be recorded by the Project Expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits or Notice of Construction must also be approved by the Project Expiration Date.

REVISIONS:

NO.	DESCRIPTION	DATE

CIENIT:

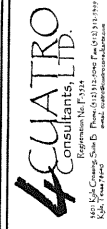
NO.	DESCRIPTION	DATE

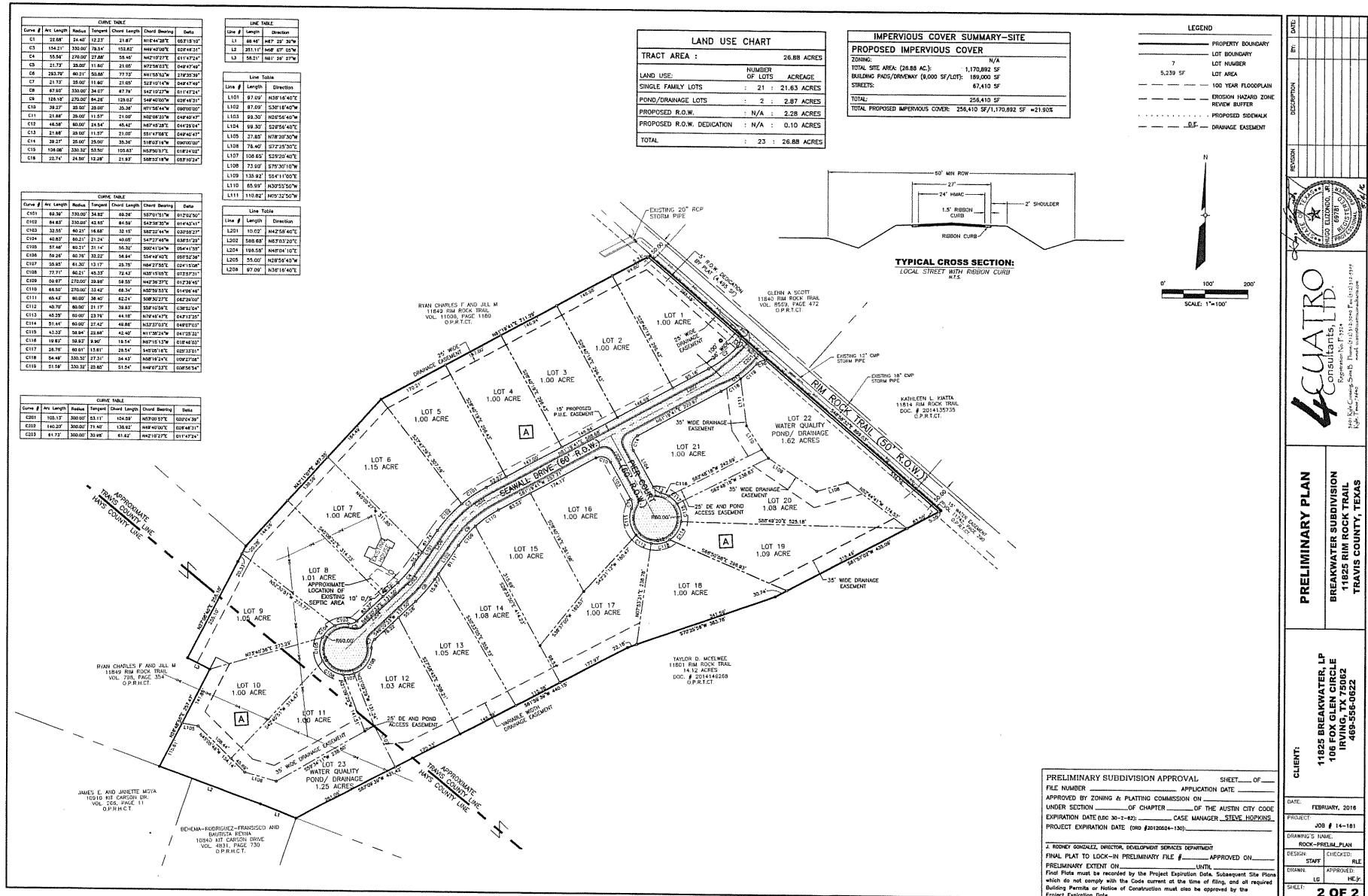
11825 BREAKWATER, LP
106 FOX GLEN CIRCLE
IRVING, TX 75062
469-556-0622

CIENIT:

NO.	DESCRIPTION	DATE

11825 BREAKWATER, LP
106 FOX GLEN CIRCLE
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469-556-0622





CBJ-2015-0110



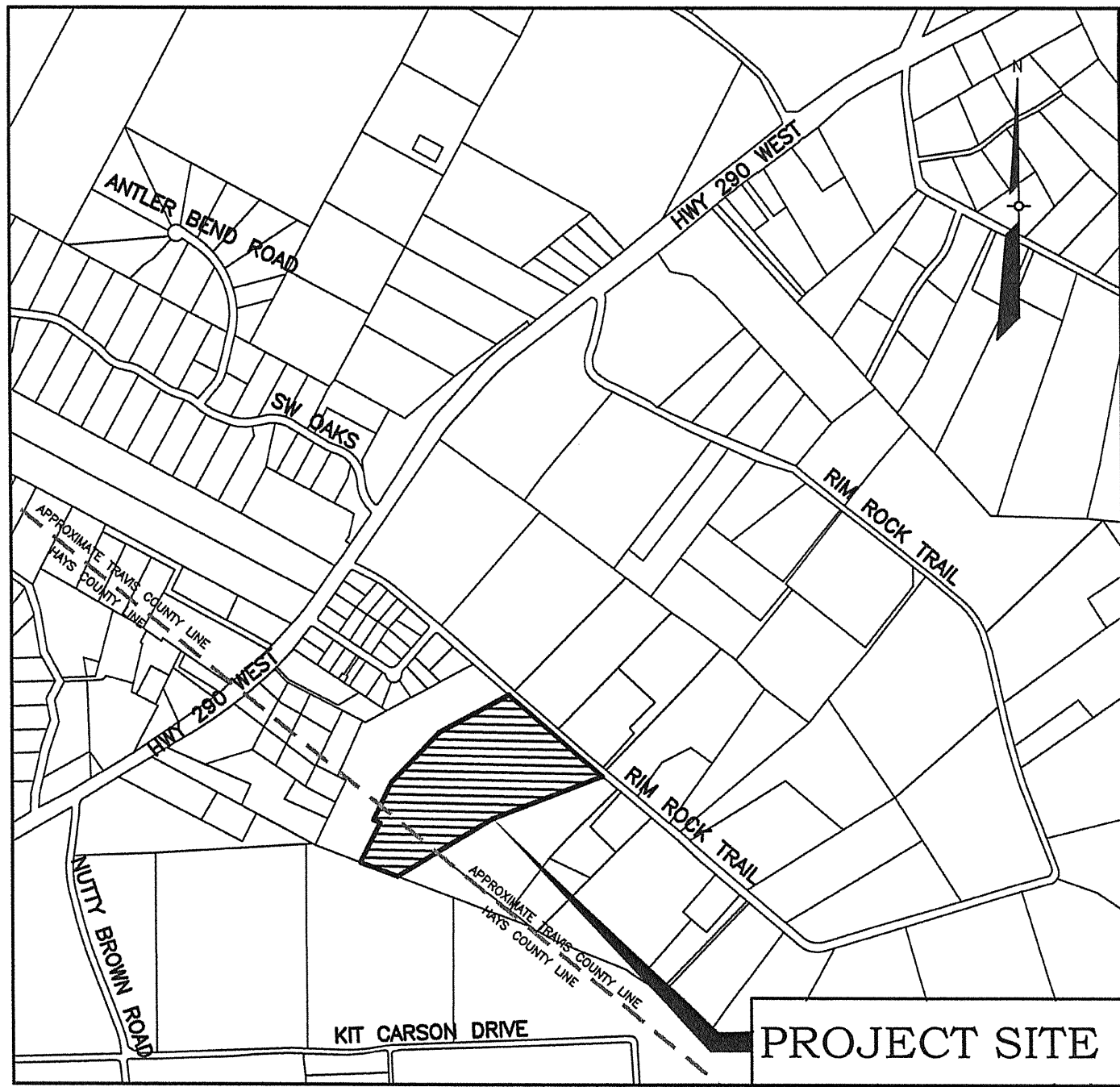
ACUATRO LP
Engineers & Planners
11825 Rim Rock Trail
Irving, Texas 75062
Tel: 972-251-9999
Fax: 972-251-9998
www.acuatro.com

PRELIMINARY PLAN
BREAKWATER SUBDIVISION
11825 RIM ROCK TRAIL
TRAVIS COUNTY, TEXAS

CLIENT:
11825 BREAKWATER, LP
108 FOX GLEN CIRCLE
IRVING, TX 75062
469-556-0622

PRELIMINARY SUBDIVISION APPROVAL SHEET ___ OF ___
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY ZONING & PLATTING COMMISSION ON _____
UNDER SECTION _____ OF CHAPTER _____ OF THE AUSTIN CITY CODE
EXPIRATION DATE (GCC 30-1-82) _____ CASE MANAGER: STEVE HOPKINS
PROJECT EXPIRATION DATE (GCC #2012064-130) _____

I, ROSEY SANCHEZ, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____ APPROVED ON _____ UNTIL _____
PRELIMINARY EXTENT ON _____
Final Plats must be recorded by the Project Expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits or Notices of Construction must also be approved by the Project Expiration Date.



GRID WX-17

LOCATION MAP
1" = 1000'

PROJECT SITE

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8J-2015-0110
Contact: Steve Hopkins, 512-974-3175 or Elsa Garza, 512-974-2308
Public Hearing: Aug 16, 2016, Zoning and Platting Commission

Kathleen Kiatta

Your Name (please print)

I am in favor
 I object

11814 Rim Rock Trail, Austin 78737
Your address(es) affected by this application

[Signature]
Signature

8/5/16
Date

Daytime Telephone: 512 461 6117

Comments: water flow & exit
ability to get emergency
vehicles in & out increase of
river.
Flooding - it is uphill & I am
subject to flooding on parts
of ~~the~~ property as it is now.

If you use this form to comment, it may be returned to:
City of Austin - Development Services Department, 4th Floor
Steve Hopkins
P. O. Box 1088
Austin, TX 78767-8810