

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2013-0092.01.3A**ZAP DATE:** August 16, 2016**SUBDIVISION NAME:** Springfield Section 5**AREA:** 14.055 acres**LOT(S):** 75**OWNER/APPLICANT:** KB Home Lonestar, Inc.
(John Zinsmeyer)**AGENT:** Pape-Dawson Engineers
(Dustin Goss)**ADDRESS OF SUBDIVISION:** McKinney Falls Pkwy at Colton Bluff Springs Rd**GRIDS:** MJ-13**COUNTY:** Travis**WATERSHED:** Marble Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A**DISTRICT:** 2**PROPOSED LAND USE:** Residential, Open Space, Public ROW

SIDEWALKS: Sidewalks will be provided along the subdivision side of Colton Bluff Springs Road and McKinney Falls Parkway along with both sides of Nutria Run, Peccary Drive, Nunslan Drive and Groundhog Way prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the final plat out of an approved preliminary, namely, Springfield Section 5. The proposed plat is composed of 75 lots on 14.055 acres.

STAFF RECOMMENDATION: The staff recommends approval of the final plat. This final plat meets all applicable City of Austin and State Local Government code requirements.

ZONING AND PLATTING ACTION:**CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov

LTT
11518689



Date: Apr 13, 2016, 11:00am User: JD: jpp@pape-dawson.com
 File: At: Springfield Section 5 - McKinney Falls Pkwy

JOB NO. 50742-05
 DATE 04/15/2016
 DRAWN BY
 CHECKED BY
 DATE

**SPRINGFIELD SECTION 5
 SUBDIVISION
 VICINITY MAP**

**Pape-Dawson
 ENGINEERS**

7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711
 SUITE 220 WEST | FAX: 512.458.8867
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

THIS DOCUMENT AND DATA PROVIDED HEREIN ARE UNCLASSIFIED AND MAY BE RELEASED ELECTRONICALLY AND MAY HAVE BEEN RECLASSIFIED ALREADY. RELY ONLY ON FINAL PAPER COPY MATERIALS BEARING THE ENGINEER'S ORIGINAL SIGNATURE AND SEAL.

PLAT NOTES:

1. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF AUSTIN. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED BY THE CITY OF AUSTIN PRIOR TO CONSTRUCTION. THE CITY OF AUSTIN SHALL CONDUCT INSPECTION AND INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. THE OWNER 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 PLAT REQUIREMENTS OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
4. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN. ANY RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING BY PONDING OR OTHER APPROVED METHODS.
5. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
6. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: GROUNDHOG WAY, HUNSLAND DRIVE, PECARY DRIVE, NUTRIA RUN, JAMES RANCH ROAD AND COLTON BLUFF SPRINGS ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO CONSTRUCTION OF THE BUILDING FOOTPRINTS. THE CITY OF AUSTIN SHALL BE NOTIFIED IN WRITING OF THE FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
7. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS PURSUANT TO THE TERMS OF A SUBDIVISION PLAT WITH THE CITY OF AUSTIN. THE SUBDIVISION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 08/11/2010, SHALL APPLY TO THE LOTS WITHIN THIS SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION. SEE RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE AGREEMENT RECORDED IN DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
9. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
10. DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
11. 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.
12. 10 FOOT WIDE PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED ON ALL LOTS ADJACENT TO ALL STREET RIGHT OF WAYS.
13. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
14. RESIDENTIAL DEVELOPMENT IS PROHIBITED ON LOT 16, BLOCK U. THIS LOT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF THE LOTS IN THIS SUBDIVISION. THE CITY OF AUSTIN SHALL BE NOTIFIED IN WRITING OF THE FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
15. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
16. ALL STREETS, DRAINAGE SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTE WATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
17. ALL DRAINAGE FACILITIES ARE TO BE LOCATED WITHIN DRAINAGE EASEMENTS AND MUST COMPLY WITH APPLICABLE RULES AND REGULATIONS.
18. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
19. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
20. PARKLAND DEDICATION FOR THESE LOTS WAS SAID TO BE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, PRELIMINARY PLAN FOR 503 UNITS SHOWN ON THE PRELIMINARY PLAN, C-2010-0062.
21. RESIDENTIAL DRIVEWAY ACCESS IS PROVIDED FROM LOTS 10-26, BLOCK U TO MCKINNEY FALLS PARKWAY AND FROM LOTS 3-18, BLOCK U TO COLTON BLUFF SPRINGS ROAD.

22. STREET SUMMARY

NAME	ROAD WIDTH	LENGTH
PECARY DRIVE	50'	540'
GROUNDHOG WAY	50'	562'
NUTRIA RUN	50'	708'

DATE OF PLAT PREPARATION: APRIL 11, 2016
DATE OF APPLICATION SUBMITTAL: APRIL 18, 2016

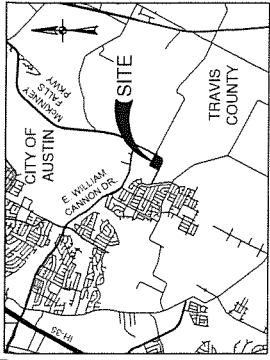
SHEET 2 OF 3

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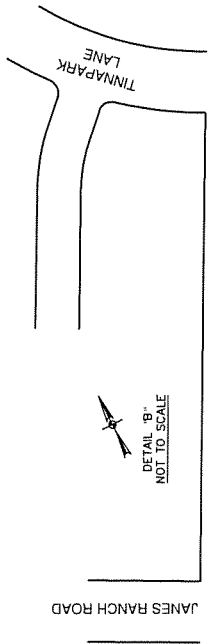
PAPE-DAWSON ENGINEERS
7805 SMALL CREEK BLVD
SUITE 200 WEST | AUSTIN, TEXAS 78757
PHONE: 512.452.4711
FAX: 512.452.5987
10 YEARS OF PROFESSIONAL SERVICE
TRUSTED IN PROFESSIONAL, LAND SURVEYING AND TECHNOLOGY SERVICES

**FINAL PLAT
OF
SPRINGFIELD, SECTION 5**

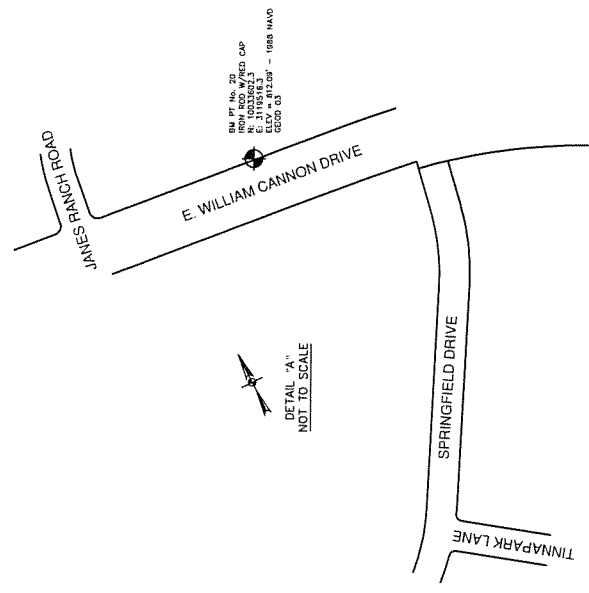
A 14.033 ACRE OR 412,221 SQUARE FEET MORE OR LESS TRACT OF LAND BEING OUT OF 89.75 ACRES TRACT DESCRIBED IN CONVEYANCE TO 18 HOME LONE STAR, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013277029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE SANTIAGO DEL VALLE GRANT, ASSRACHT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE



BM PT No. 21
CHECKED SQUARE IN BULLANCE OF MEDAN
ELEV. = 683.26
E. 3176281.3
ELEV. = 683.26 - 1988 NAVD
6830 0.0

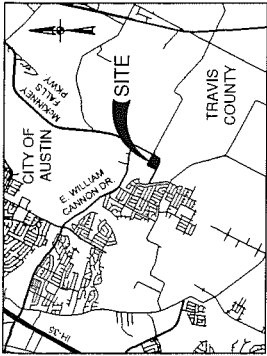


BM PT No. 20
FROM 800 WYETH CDP
E. 3176281.3
ELEV. = 683.26 - 1988 NAVD
6830 0.0

DETAIL 'A'
NOT TO SCALE

FINAL PLAT OF SPRINGFIELD, SECTION 5

A 14.005 ACRE OR 612,221 SQUARE FEET MORE OR LESS TRACT OF LAND BEING OUT OF 89.725 ACRES TRACT DESCRIBED IN CONVEYANCE TO RB HOME LONE STAR, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013271029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

STATE OF TEXAS COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS, THAT RB HOME LONE STAR, INC., A TEXAS CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HEAD OFFICE AT 1801 HOME LONE STAR, INC. IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013271029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 14.005 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

SPRINGFIELD, SECTION 5 AND DO HEREBY DEED TO THE PUBLIC THE USE OF ALL EASEMENTS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____, 20____ A.D.

BY: JOHN ZINSMEYER, VICE PRESIDENT 1801 HOME LONE STAR, INC. 1801 PEGAN PARK BOULEVARD, SUITE 200 AUSTIN, TEXAS 78766

STATE OF TEXAS COUNTY OF TRAVIS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME AND TO ME THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____ A.D.

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 AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20____ A.D.

THOMAS WEBBER, CHAIRPERSON JOLENE KOLBASA, SECRETARY

SURVEYOR'S CERTIFICATION

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND ENGINEERING. THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING STANDPOINT AND COMPLETION DATE OF 25 OF THE AUSTIN CITY CODE OF 1989, AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MARCH 19, 2013.

VALERIE ZURCHER R.P.L.S. 4232 SURVEYING BY PAPE-DAWSON ENGINEERS, INC. 7600 SHOAL CREEK BLVD. AUSTIN, TEXAS 78757 (817) 644-8711

ENGINEER'S CERTIFICATION

I, JAMES A. HUFFCOUT, JR., P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING. THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING STANDPOINT AND COMPLETION DATE OF 25 OF THE AUSTIN CITY CODE OF 1989, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DAMAGE EASEMENTS SHOWN HEREON. NO PORTION OF THE TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 4846320918H, DATED SEPTEMBER 29, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREA.

JAMES A. HUFFCOUT, JR., P.E. 56253 ENGINEERING BY PAPE-DAWSON ENGINEERS, INC. 7600 SHOAL CREEK BLVD. SUITE 200, WEST AUSTIN, TEXAS 78757 (817) 644-8711

STATE OF TEXAS COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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. AT THE _____ OFFICE OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ 20____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____ A.D. DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY _____

PAPE-DAWSON ENGINEERS logo and contact information: 7600 SHOAL CREEK BLVD SUITE 200 WEST AUSTIN, TEXAS 78757 PHONE: (817) 644-8711 FAX: (817) 644-8867