

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0234.0A**PC DATE:** January 9, 2018**SUBDIVISION NAME:** 911 Tillery plat**AREA:** 1.67 acres**LOTS:** 5**APPLICANT:** Kavod Capitol 911 Tillery, LLC**AGENT:** Southwest Engineers, Inc  
(Travis Flake)**ADDRESS OF SUBDIVISION:** 911 Tillery Street**GRIDS:** ML22**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 3**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along Tillery Street frontage.**DRAINAGE/WATER QUALITY:** Participation in the Regional Storm Water Management Program has been approved.**DEPARTMENT COMMENTS:** The request is for the approval of the 911 Tillery final plat, comprised of 5 lots (three flag lots and two standard lots) on 1.67 acres. Because this is not a resubdivision, the flag lots do not require a variance. The proposed lots comply with the zone requirements for 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](mailto:steve.hopkins@austintexas.gov)



## Southwest Engineers Inc.



Civil  
Environmental  
Planning

TBPE No.: 1909  
www.swengineers.com

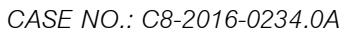
142 Cimarron Park Lp  
Buda, Texas 78610  
(512) 312-4336

## LOCATION MAP

**911 TILLERY STREET  
AUSTIN, TX, 78702  
TILLERY SUBDIVISION  
KAVOD CAPITAL**

Date: 10/05/2016  
File: Exhibit  
Scale: N.T.S.  
Tech: MI  
Project No.: 0671-001-16





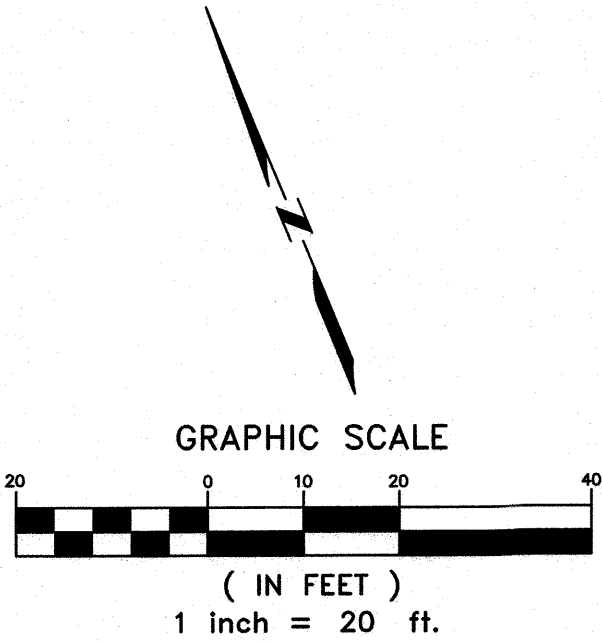
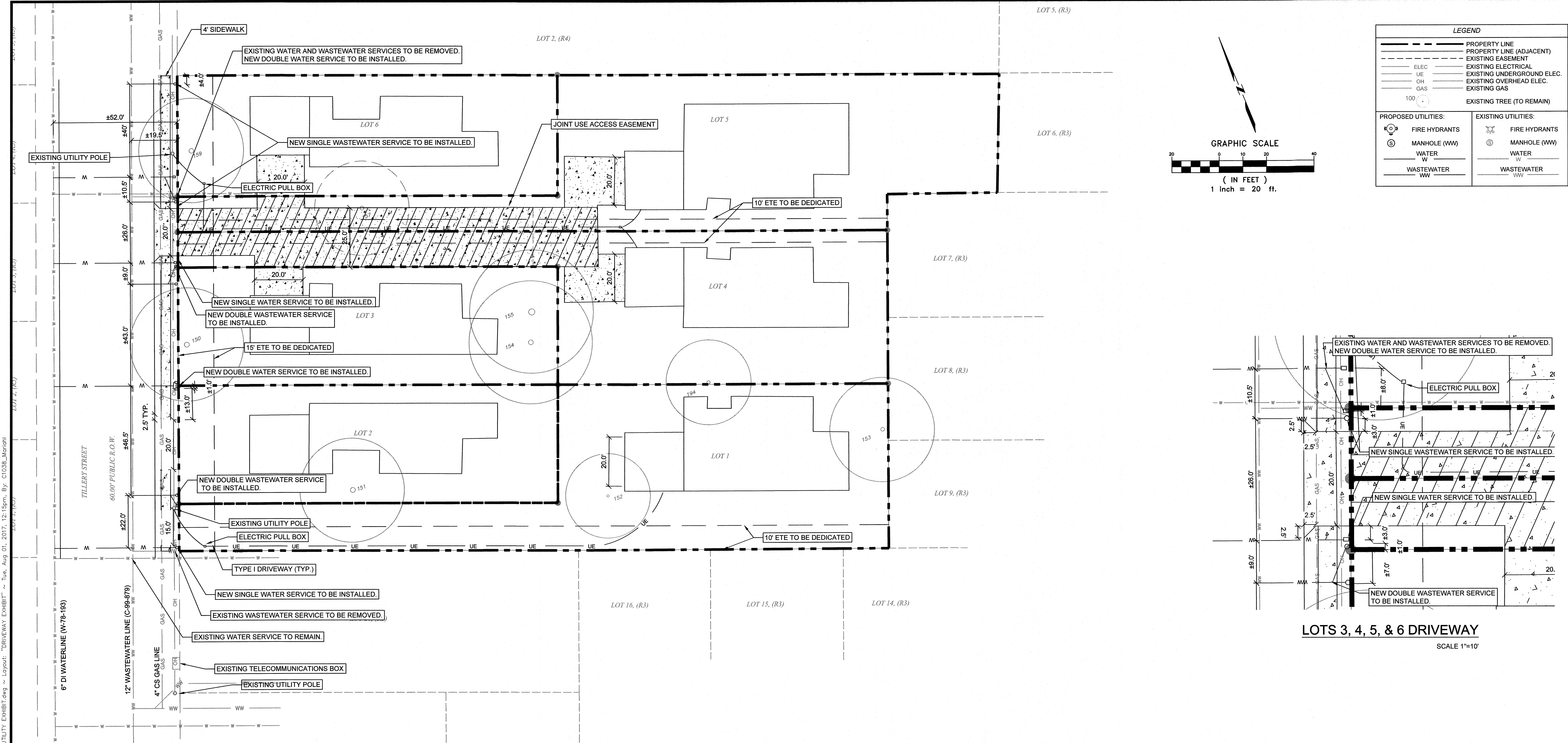


30. BUILDING SEPARATION FROM OTHER BUILDINGS SHALL BE A MINIMUM 10 FEET OR FIRE SEPARATION DISTANCE OF 5 FEET. CONSTRUCTION WITH LESS THAN 5 FEET OF FIRE SEPARATION DISTANCE SHALL CONFORM TO 2012 IRC TABLE R302.1(1) WITH 1-HOUR RATED CONSTRUCTION AND OPENINGS AS ALLOWED OR SHALL CONFORM TO TABLE R302.1(2) WITH MINIMUM 13D FIRE SPRINKLERS AND RATED CONSTRUCTION AS SPECIFIED.

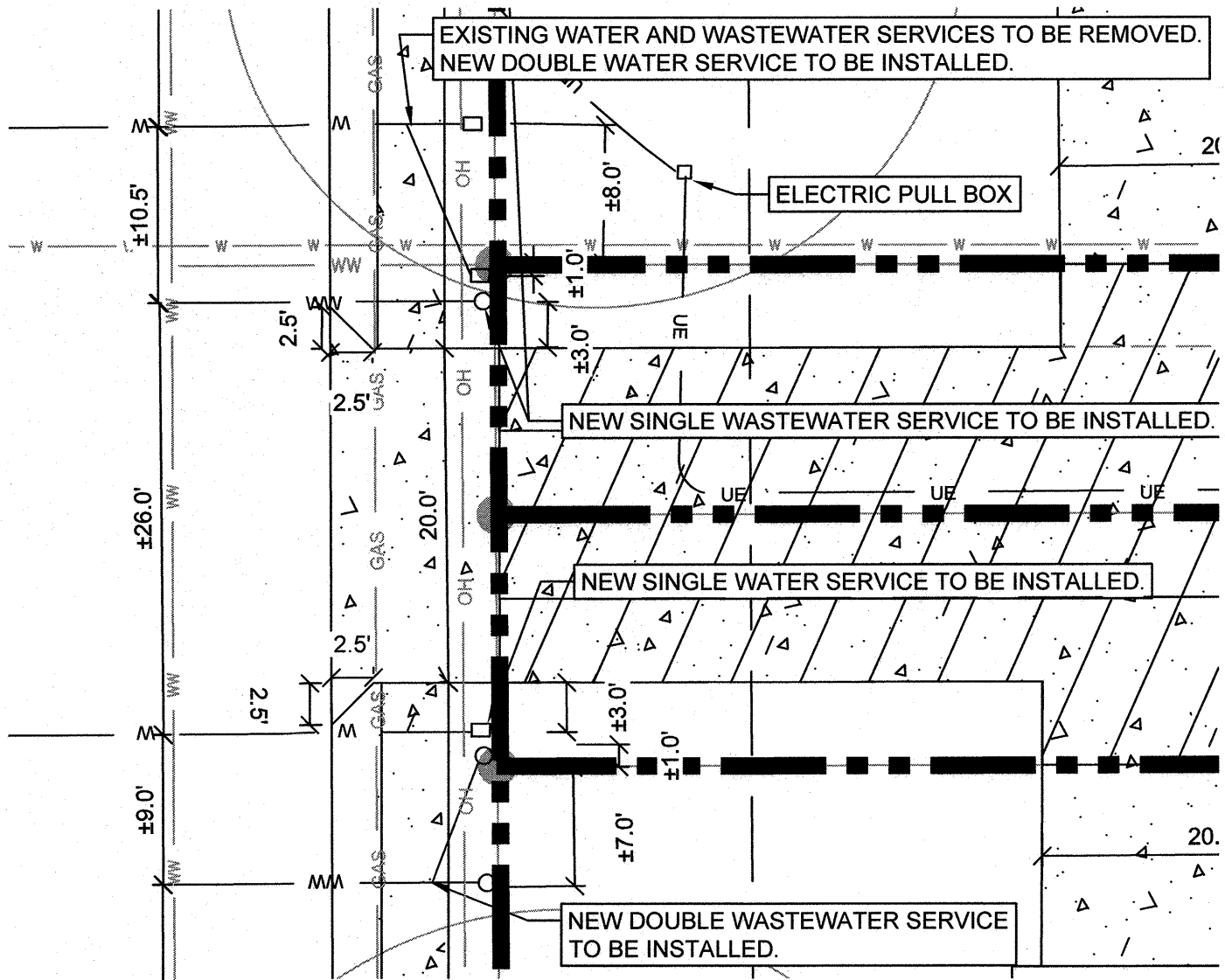
SCOTT A. HAHN - RPLS NO. 6375  
SPOT ON SURVEYING  
614 JERRYS LANE, BUDA, TX. 78610  
TEXAS FIRM NO.: 10193894 - SOS J/N: 0016-016-059







LEGEND	
	PROPERTY LINE
	PROPERTY LINE (ADJACENT)
	EXISTING EASEMENT
	ELEC
	UE
	GAS
	EXISTING ELECTRICAL
	EXISTING UNDERGROUND ELEC.
	EXISTING OVERHEAD ELEC.
	EXISTING GAS
	EXISTING TREE (TO REMAIN)
PROPOSED UTILITIES:	
	FIRE HYDRANTS
	MANHOLE (WW)
	WATER
	WASTEWATER
EXISTING UTILITIES:	
	FIRE HYDRANTS
	MANHOLE (WW)
	WATER
	WASTEWATER



LOTS 3, 4, 5, & 6 DRIVEWAY  
SCALE 1"=10'

DRIVEWAY AND UTILITY EXHIBIT  
SCALE 1"=20'

UTILITY SERVICE LEGEND

- WATER METER SERVICE
- SEWER SERVICE
- SINGLE WATER SERVICE
- SINGLE SEWER SERVICE

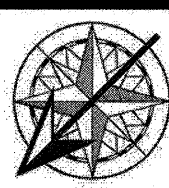
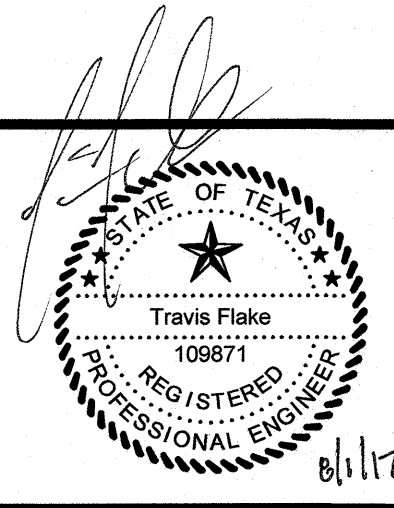
NOTE:  
1. LOTS 1, 4, AND 5 WILL BE SERVED BY UNDERGROUND ELECTRIC.  
2. ALL BUILDINGS SHOWN ARE PRELIMINARY ONLY.

TREE LIST		
TAG #	DIA.	SPECIES
150	24"	PECAN
151	22"	PECAN
152	18" (M)	AMERICAN ELM
153	22"	PECAN
154	26"	WHITE ASH
155	26"	MEXICAN ASH
157	20" (R)	PECAN
159	22"	PECAN
194	18" (M)	PECAN

O:\CompanData\Clients\0671-001-16-911 Tillery\Work in Progress\DRIVEWAY AND UTILITY EXHIBIT.dwg ~ Layout: "DRIVEWAY EXHIBIT" ~ Tue, Aug 01, 2017, 12:15pm, By: C1038\_Marshall

NO.	REVISION	DATE

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**SOUTHWEST ENGINEERS**

Civil | Environmental | Land Development

**GONZALES**  
307 St. Lawrence St.  
Gonzales, TX 78629  
P: 830.672.7546  
F: 830.672.2034

**BUDA**  
142 Cimarron Park Loop  
Suite A  
Buda, TX 78610  
P: 512.312.4336

TBPE NO. F-1909  
**WWW.SWENGINEERS.COM**  
**SWE@SWENGINEERS.COM**

**WARNING**

IF THIS BAR DOES NOT MEASURE 1",  
THE DRAWING IS NOT TO SCALE

DRAWN BY: LG DATE: 10/15/16

CHECKED BY: TF DATE: 10/15/16

DRIVEWAY AND UTILITY EXHIBIT

**911 TILLERY SUBDIVISION**  
**911 TILLERY STREET, AUSTIN TEXAS 78702**

PROJECT NO. 671-001-16

DRAWING NO. \_\_\_\_\_

SHEET 1 OF 1