Item C-16

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0234.0A

<u>SUBDIVISION NAME</u>: 911 Tillery plat

<u>AREA</u>: 1.67 acres

<u>APPLICANT</u>: Kavod Capitol 911 Tillery, LLC

ADDRESS OF SUBDIVISION: 911 Tillery Street

GRIDS: ML22

WATERSHED: Boggy Creek

EXISTING ZONING: SF-3-NP

LAND USE: Residential

<u>SIDEWALKS</u>: 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.

<u>STAFF RECOMMENDATION</u>: 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

<u>PHONE</u>: 512-974-3175

E-mail: steve.hopkins@austintexas.gov

<u>COUNTY</u>: Travis

JURISDICTION: Full Purpose

AGENT: Southwest Engineers, Inc

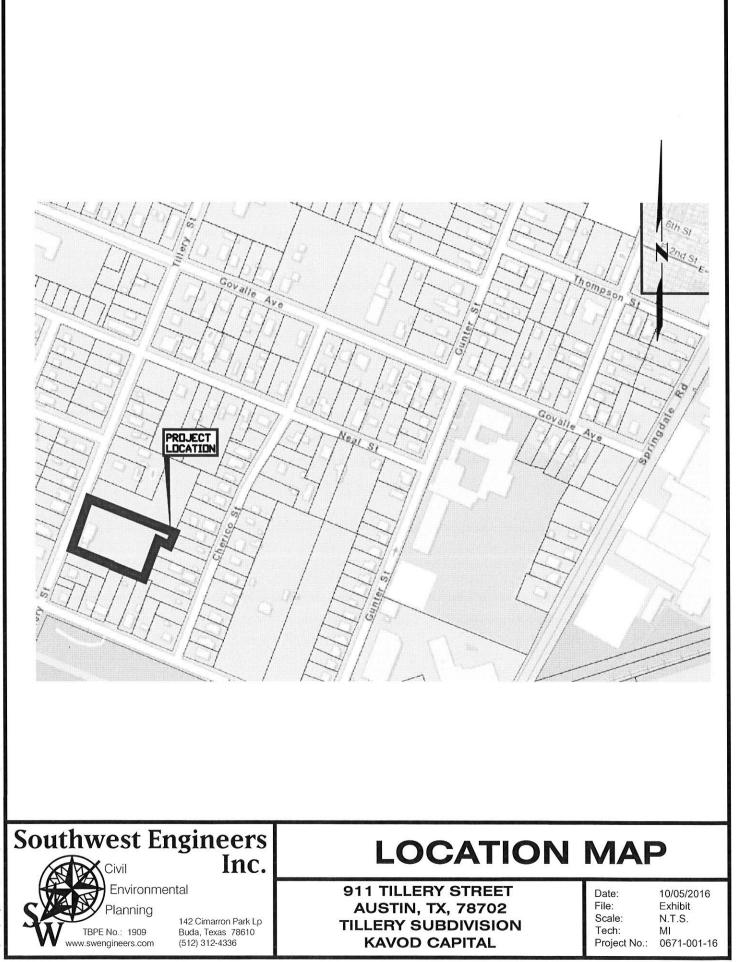
DISTRICT: 3

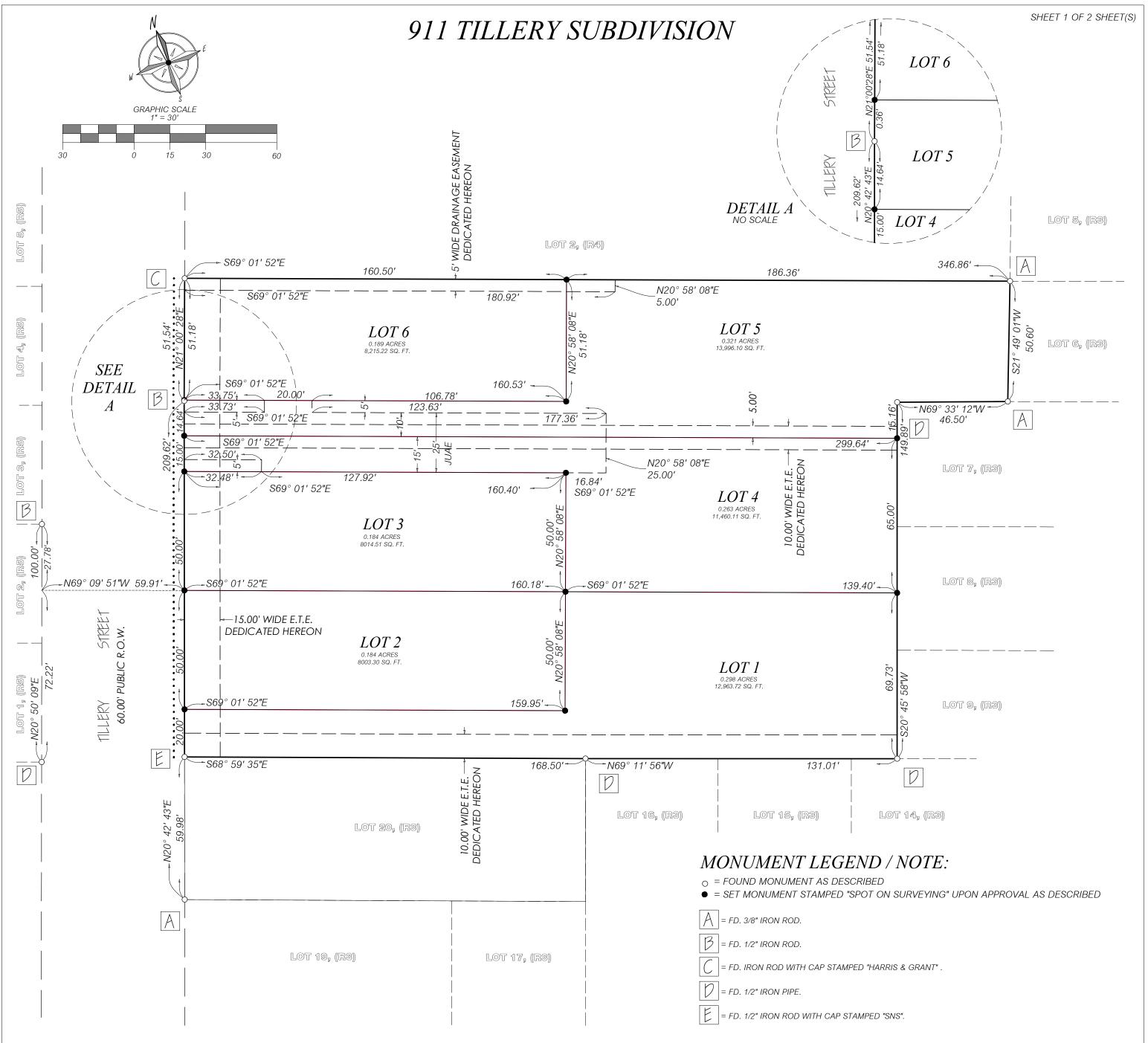
LOTS: 5

(Travis Flake)

PC DATE: January 9, 2018

1 of 5





AREA:

TOTAL AREA = 62,652.95 SQ. FT. - 1.438 ACRES

LOT 1 FLAG AREA = 9,757.11 SQ. FT. - 0.224 ACRES LEG AREA = 3,206.61 SQ. FT. - 0.074 ACRES LOT 4 FLAG AREA = 9,053.58 SQ. FT. - 0.208 ACRES *LEG AREA = 2,406.53 SQ. FT. - 0.055 ACRES* LOT 5 FLAG AREA = 11,588.55 SQ. FT. - 0.266 ACRES *LEG AREA = 2,407.55 SQ. FT. - 0.055 ACRES*

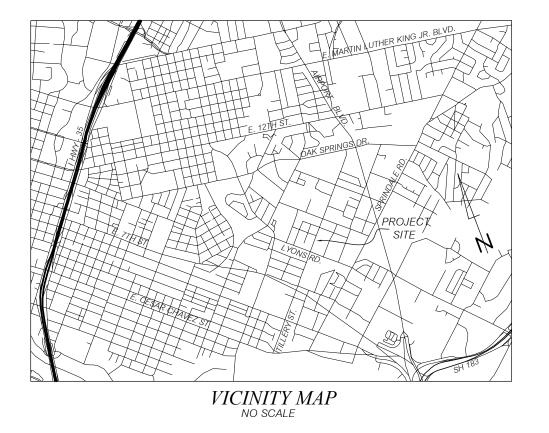
LINETYPE LEGEND:			
	= BOUNDARY AND LOT LINES = ADJOINING LOT LINES		
	= EASEMENT LINE		
	= R.O.W.		
	= SIDEWALK		

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

LEGEND:

(*R*1) = DOCUMENT NO. 2013102076, O.P.R.T.C.TX. (R2) = DOCUMENT NO. 2013102077, O.P.R.T.C.TX. (R3) = DELZELL SUBDIVISION NO. 2, VOL. 4, PG. 232B, P.R.T.C.TX. (R4) = THE ROGERS ESTATE SUBDIVISION, DOCUMENT NO. 201000084, O.P.R.T.C.TX. (R5) = BURATTI AND CHERICO SUBDIVISION, VOL. 4, PG. 121, P.R.T.C.TX. O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. P.R.T.C.TX. = PLAT RECORDS, TRAVIS COUNTY, TEXAS. *ETE = ELECTRICAL AND TELECOMMUNICATIONS* EASEMENT DEDICATED HEREON. J.U.A.E. = JOINT USE ACCESS EASEMENT P.U.E. = PUBLIC UTILITY EASEMENT W.E. = WATER EASEMENT W.W.E. = WASTEWATER EASEMENT



CASE NO.: C8-2016-0234.0A

SHEET 2 OF 2 SHEET(S)

911 TILLERY SUBDIVISION

GENERAL NOTES:

1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

2. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN LAND DEVELOPMENT CODE.

3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

4. 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 AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LAND OWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

5. PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

6. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

8. 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 ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

9. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

10. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE, AND THE ENVIRONMENTAL CRITERIA MANUAL.

11. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, WATER AND WASTE WATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS.

13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

14. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

15. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: TILLERY STREET. THESE 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.

16. THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____ 20___.

17. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.

18. THE OWNER OF THE PROPERTY 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

FLOOD CERTIFICATION:

THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE, PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBER 48453C0465J, DATED JANUARY 06, 2016 FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS § COUNTY OF TRAVIS § KNOWN ALL MEN BY THESE PRESENTS:

THAT KAVOD CAPITAL 911 TILLERY, LLC, A TEXAS LIMITED LIABILITY COMPANY BEING THE OWNER(S) OF THAT CERTAIN 1.438 ACRE TRACT OF LAND OUT OF OUTLOT 39, DIVISION "A" OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2016099973, OF OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND DO HEREBY SUBDIVIDE SAID 1.438 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 :

911 TILLERY SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

KAVOD CAPITAL 911 TILLERY, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY:_____

NAME: DAVID RUDICK DATE: _____ TITLE: MANAGER 1708 WILLOW ST., AUSTIN, TX. 78702

STATE OF TEXAS § COUNTY OF TRAVIS § KNOWN ALL MEN BY THESE PRESENTS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20___ BY ______, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20___, A.D.

DATE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS § COUNTY OF TRAVIS § KNOWN ALL MEN BY THESE PRESENTS:

I DANA DEBEAUVOIR, 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 THE _____ DAY OF _____,

20_____A.D. AT _______O'CLOCK __M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN INSTRUMENT NUMBER ______, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

DEPUTY

BY ___

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE ____ DAY OF _____, 20___.

,CHAIR

, SECRETARY

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

CHARGED TO THE OWNER.

19. A FEE-IN-LIEU PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 11 UNITS, NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.

20. VEHICULAR ACCESS FROM TILLERY STREET TO LOTS 3, 4, 5 AND 6 SHALL ONLY BE TAKEN THROUGH THE JOINT USE ACCESS EASEMENT, AS SHOWN ON THE PLAT.

21. THE DRIVEWAY MAY BE USED BY PUBLIC SERVICE PERSONNEL AND EQUIPMENT FOR SERVICING PUBLIC UTILITIES.

22. MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.

23. ALL VEHICLES SHALL BE PARKED OFF OF THE JOINT USE DRIVEWAY SURFACE AND PUBLIC UTILITY EASEMENT, EXCEPT FOR INDIVIDUAL LOT DRIVEWAYS.

24. 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 CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED ______, 20__, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC#. _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

25. THE DEVELOPER MUST CONSTRUCT THE DRIVEWAY FOR LOTS 3, 4, 5 AND 6, DESIGNED BY A PROFESSIONAL ENGINEER, TO HAVE AN ALL-WEATHER SURFACE AND A PAVEMENT STRUCTURE MEETING AT LEAST PRIVATE STREET STANDARDS. THE DRIVEWAY MUST BE DESIGNED TO HAVE NO MORE THAN 9 INCHES OF WATER OVERTOPPING THE DRIVEWAY DURING THE 100-YEAR STORM EVENT.

27. FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

28. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.

29. AFD ACCESS APPROVED BY THE FIRE MARSHAL SHALL BE BUILT PRIOR TO RESIDENTIAL PERMIT APPROVAL FOR LOTS 1, 4, AND 5.

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.

J. RODNEY GONZALES, DIRECTOR DEVELOPMENT SERVICES DEPARTMENT

ENGINEER'S CERTIFICATION:

I, TRAVIS FLAKE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE CITY OF AUSTIN AND OTHER FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS IN EFFECT ON THIS DATE.

DATE

TRAVIS FLAKE - P.E. 109871 SOUTHWEST ENGINEERS, INC. 142 CIMARRON PARK LOOP, SUITE A BUDA, TX. 78610 TEXAS FIRM NO.: F-1909



SURVEYOR'S CERTIFICATION:

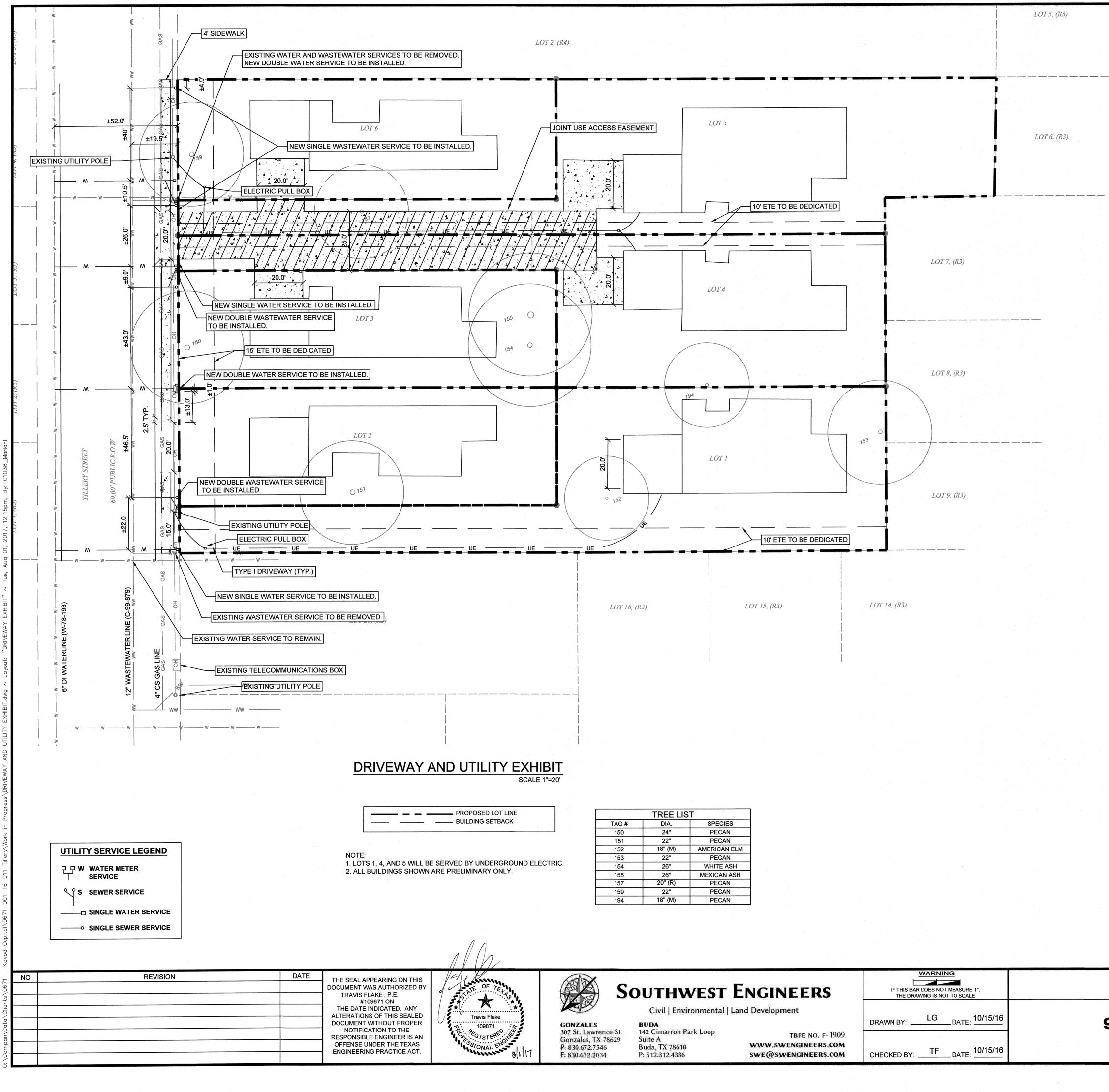
I, SCOTT A. HAHN, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A PHYSICAL SURVEY OF THE PROPERTY UNDER MY DIRECT SUPERVISION.

DATE: 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



CASE NO.: C8-2016-0234.0A

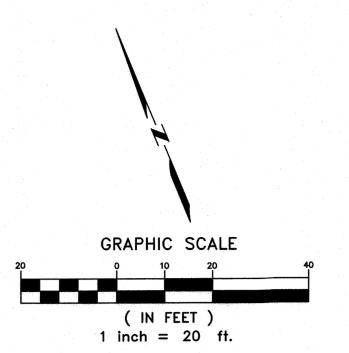
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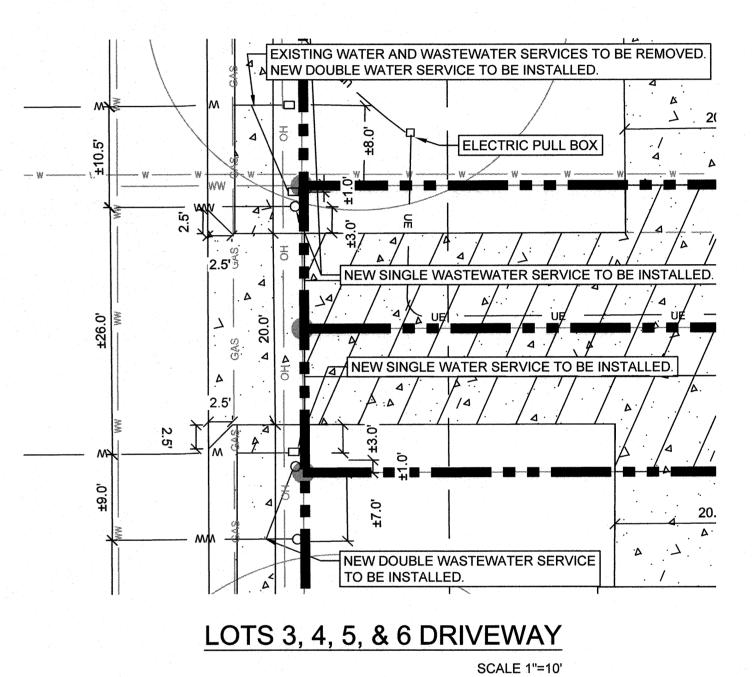
	TREE LIST		
-	TAG #	DIA.	SPECIES
	150	24"	PECAN
	151	22"	PECAN
· · · [152	18" (M)	AMERICAN ELM
	153	22"	PECAN
	154	26"	WHITE ASH
	155	26"	MEXICAN ASH
	157	20" (R)	PECAN
Г	159	22"	PECAN
	194	18" (M)	PECAN

S S	OUTHWEST	Engineers	IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE	
GONZALES 307 St. Lawrence St.	Civil Environmental BUDA 142 Cimarron Park Loop		DRAWN BY:LGDATE: 10/15/16	91
Gonzales, TX 78629 P: 830.672.7546 F: 830.672.2034	Suite A Buda, TX 78610 P: 512.312.4336	TBPE NO. F-1909 WWW.SWENGINEERS.COM SWE@SWENGINEERS.COM	CHECKED BY:TFDATE: 10/15/16	91

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LEGEND				
PROPERTY LINE PROPERTY LINE (ADJACENT) EXISTING EASEMENT ELEC EXISTING ELECTRICAL UE EXISTING UNDERGROUND ELEC. OH EXISTING OVERHEAD ELEC. GAS EXISTING GAS 100 EXISTING TREE (TO REMAIN)				
PROPOSED UTILITIES:	EXISTING UTILITIES:			
FIRE HYDRANTS	FIRE HYDRANTS			
S MANHOLE (WW) WATER WASTEWATER WW	Image: Second system Image: Second system Image: Second			



DRIVEWAY AND UTILITY EXHIBIT	PROJECT NO671-001-16
1 TILLERY SUBDIVISION	DRAWING NO
911 TILLERY STREET, AUSTIN TEXAS 78702	SHEET 1 OF 1
	SHEET <u>1</u> OF <u>1</u>