

Item C-16

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0243.0A

PC DATE: January 23, 2018

SUBDIVISION NAME: Windsor Park Place

AREA: 0.982 acre

LOTS: 5

APPLICANT: Paul and Kelly Westerman

AGENT: SW Engineers
(Matthew Dringenberg)

ADDRESS OF SUBDIVISION: 6710 Mira Loma Lane

GRIDS: MM26

COUNTY: Travis

WATERSHED: Little Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

DISTRICT: 1

LAND USE: Residential

NEIGHBORHOOD PLAN: Windsor Park

VARIANCES: none

SIDEWALKS: Sidewalks will be constructed along the Mira Loma Lane frontage.

DEPARTMENT COMMENTS: The request is for the approval of the Windsor Park Place final plat, comprised of 5 lots on 0.982 acre. The applicant proposes to subdivide 5 lots for residential use. Because the property is unplatted, a variance is not required for the flag lots. The proposed lots comply with zoning requirements for use, lot width and lot size.

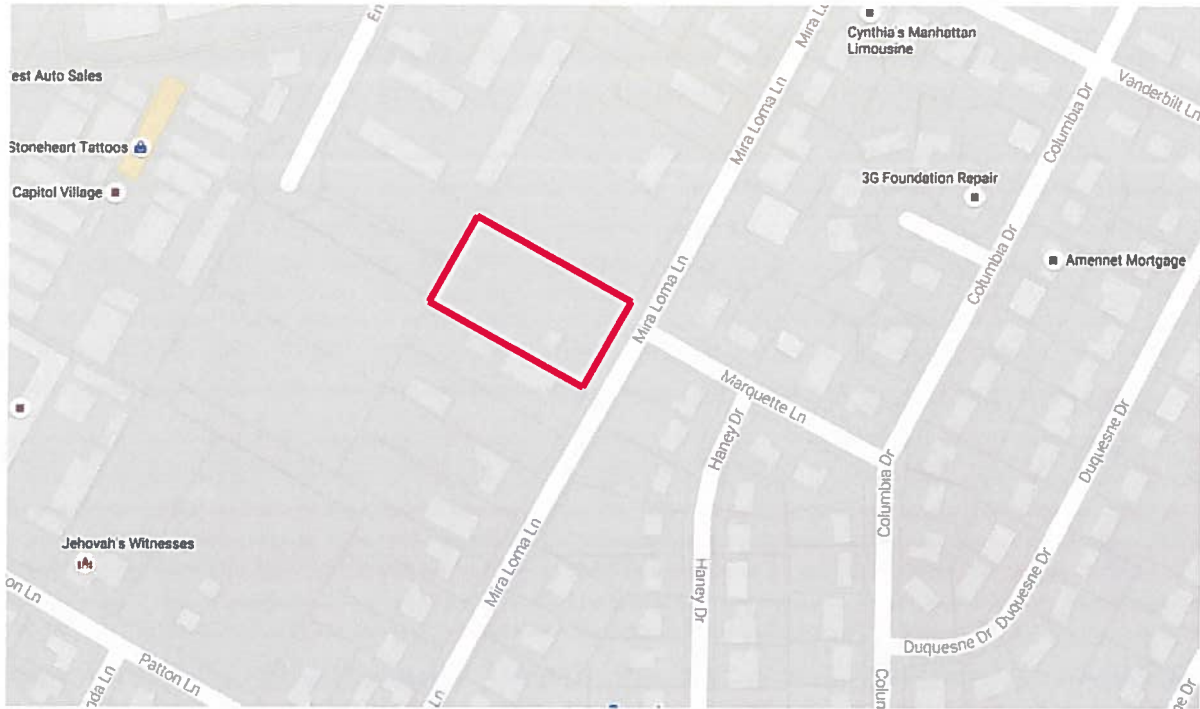
STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins

PHONE: 512-974-3175

E-mail: steve.hopkins@austintexas.gov



Location Map

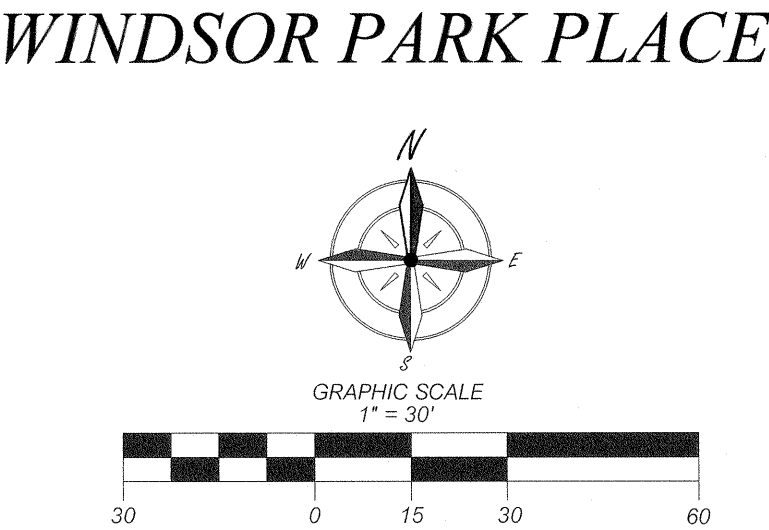
6710 Mira Loma Ln

Austin, TX 78723

MONUMENT LEGEND / NOTE:

- = FOUND MONUMENT AS DESCRIBED
- = SET MONUMENT STAMPED "SPOT ON SURVEYING" UPON APPROVAL AS DESCRIBED
- △ = CALCULATED POINT

- A = FD. 1" IRON PIPE.
- B = FD. 1/2" IRON ROD.
- C = FD. 1/2" IRON PIPE.
- D = FD. 60 D NAIL.



LEGEND:

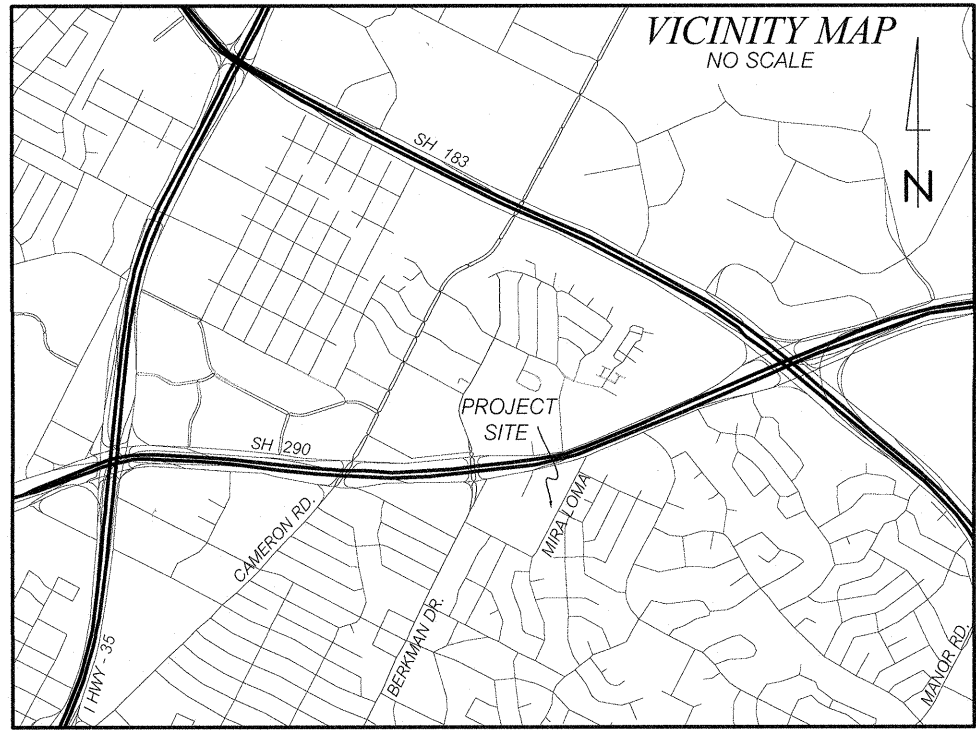
- LINE TYPE LEGEND:**
- = BOUNDARY AND LOT LINES
 - - - = ADJOINING LOT LINES
 - . - . = EASEMENT LINE
 - = R.O.W.
 - = SIDEWALK

BENCHMARK:

CITY OF AUSTIN MONUMENT NO.: L-26-3002, WITH THE ELEVATION OF 600.93 FEET, NAVD 88 DATUM, BEING A 3" DISC MONUMENT IN CONCRETE +/- 80' WEST OF THE CENTERLINE OF FORT BRANCH CREEK, ALSO WEST OF DRIVEWAY ENTRANCE, HAS BEEN USED FOR THE ELEVATIONS SHOWN ON THIS SURVEY.

BASIS OF BEARINGS:

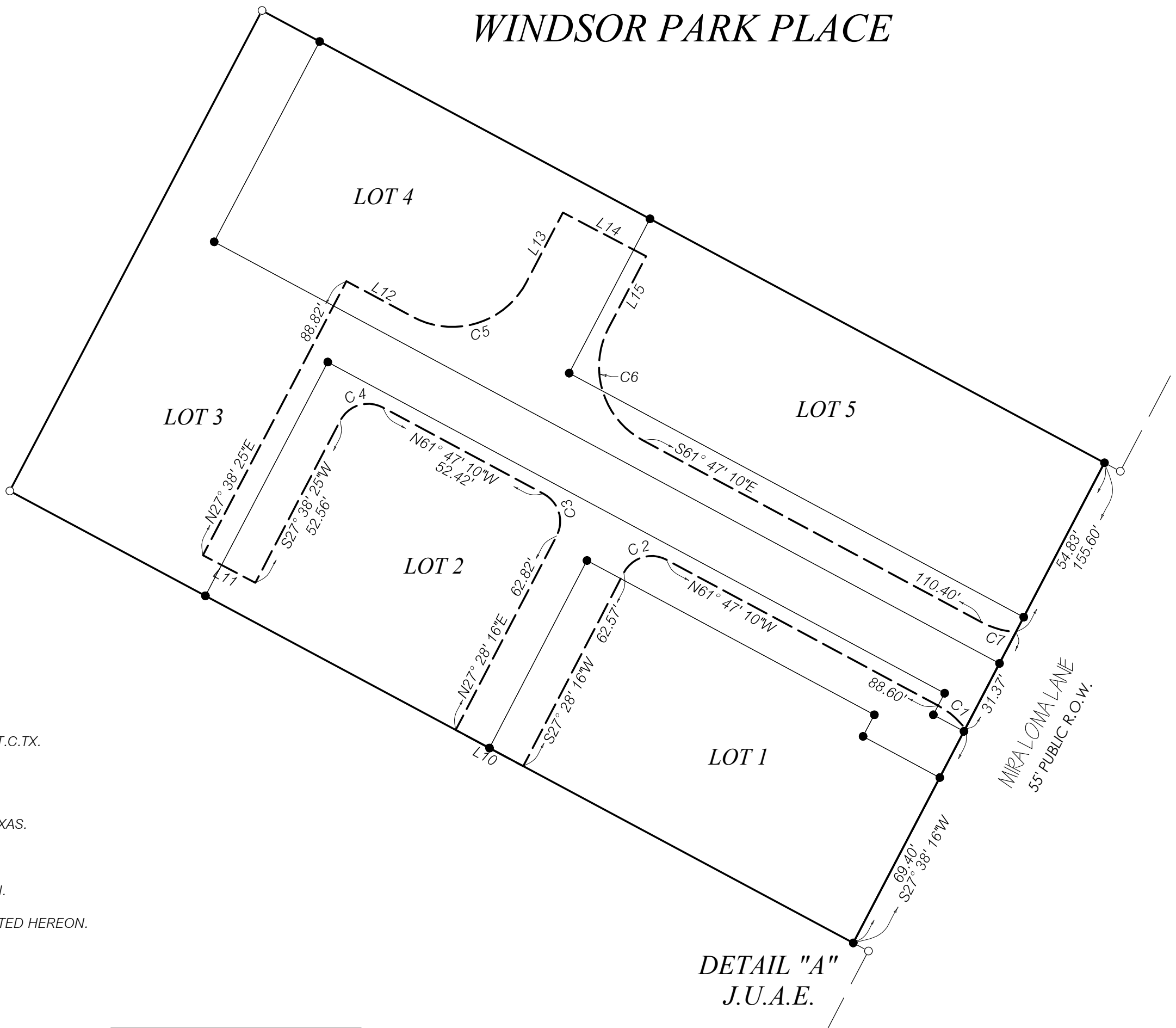
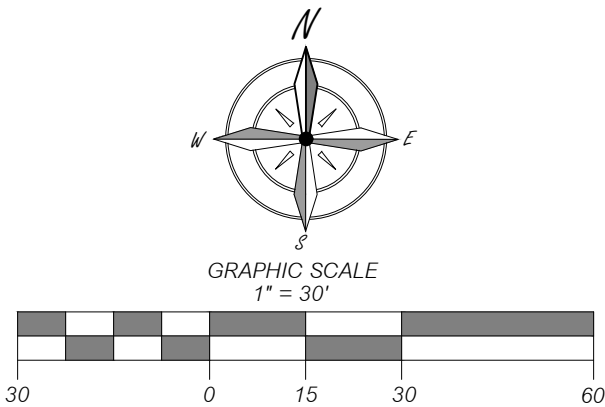
THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.



AREA:
TOTAL AREA = 43563.86 SQ. FT. - 1.000 ACRES
R.O.W. DEDICATION = 784.32 SQ. FT. - 0.018 ACRES
NET AFTER DEDICATION
42,779.54 SQ. FT. - 0.982 ACRES

LOT SUMMARY TABLE			
LOT #	LOT SQ. FT.	LOT ACRES	EXCLUDING LEGS OF FLAGS
LOT 1	7,016.77	0.161	7,016.77
LOT 2	8,889.64	0.204	7,004.01
LOT 3	10,237.32	0.235	7,000.62
LOT 4	9,227.53	0.212	7,005.05
LOT 5	7,408.28	0.170	7,408.28
TOTAL	42,779.54	0.982	

D



LEGEND:

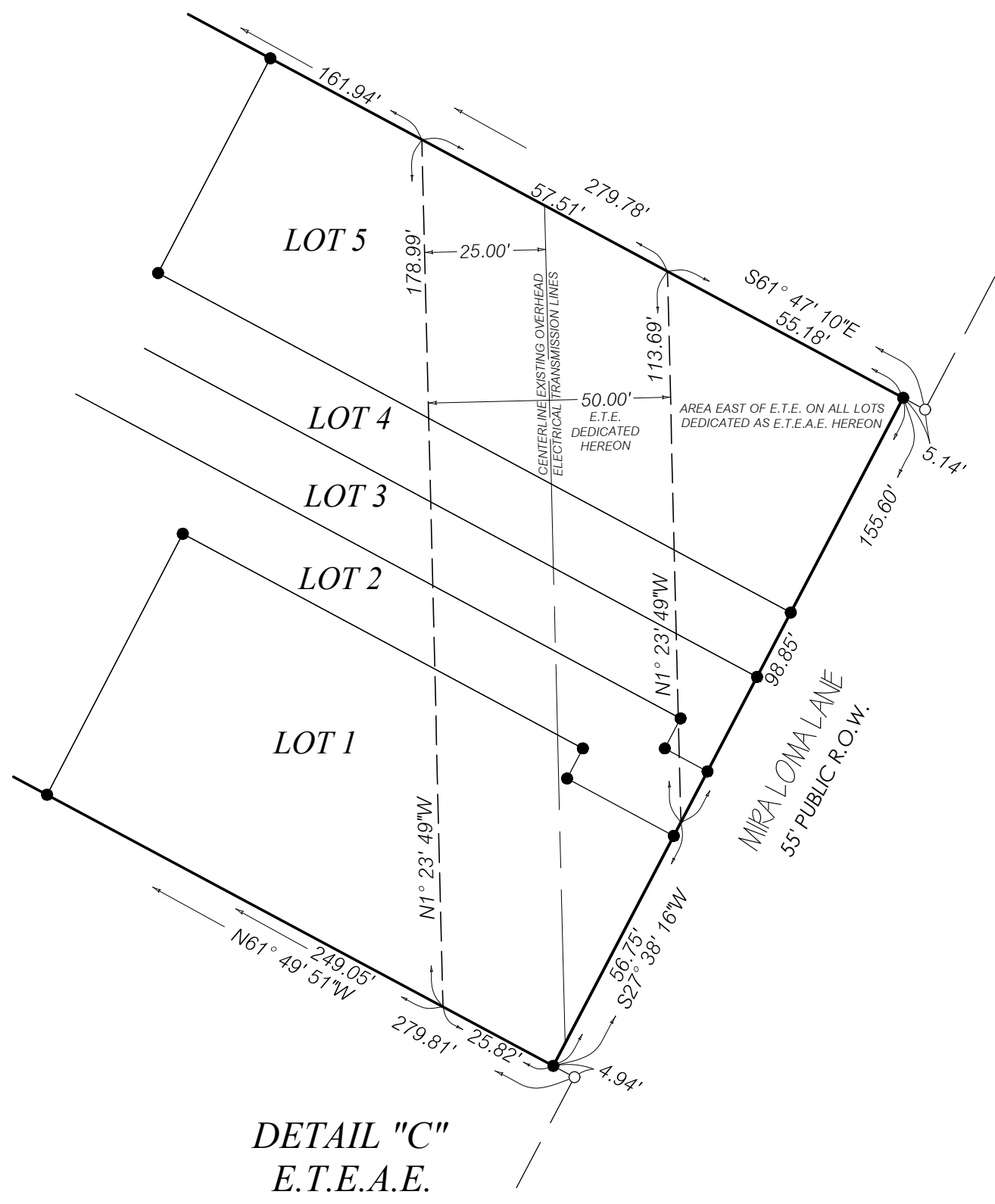
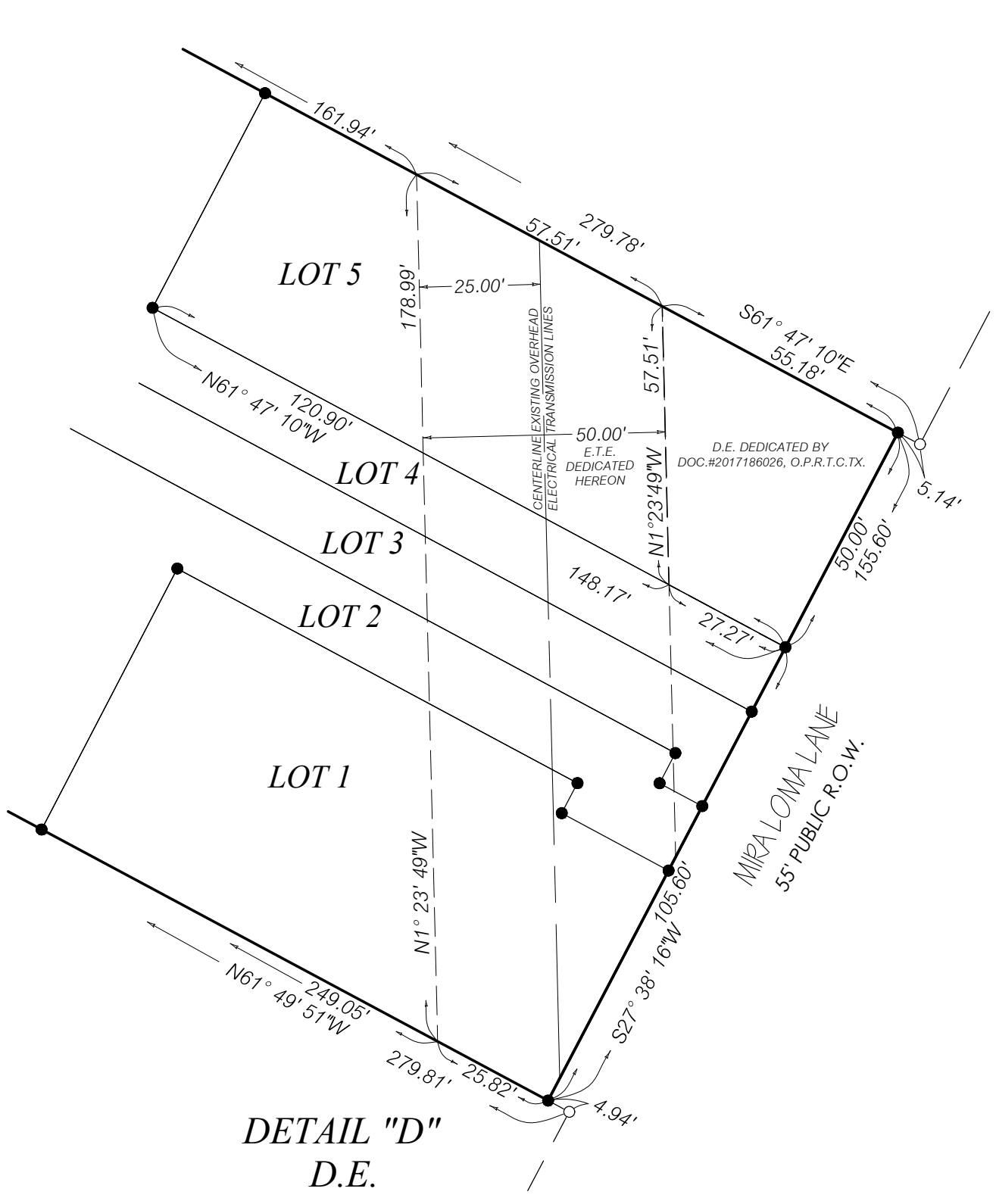
(R1) = DOCUMENT NO. 2016021941, O.P.R.T.C.TX.
(R2) = DOCUMENT NO. 2006205003, O.P.R.T.C.TX.
(R3) = DOCUMENT NO. 2015048855, O.P.R.T.C.TX.
(R4) = NORTHEAST TERRACE SUBDIVISION, VOL. 58, PG. 14, P.R.T.C.TX.
(R5) = DOCUMENT NO. 2007017872, O.P.R.T.C.TX.
(R6) = UNIVERSITY HILLS, SEC. 1, VOL. 9, PG. 147, P.R.T.C.TX.
(R7) = VOLUME 3346, PAGE 1646, D.R.T.C.TX.
D.R.T.C.TX. = DEED RECORDS, TRAVIS COUNTY, TEXAS.
O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
P.R.T.C.TX. = PLAT RECORDS, TRAVIS COUNTY, TEXAS.
D.E. = DRAINAGE EASEMENT.
E.T.E. = ELECTRICAL TRANSMISSION, DISTRIBUTION & ELECTRIC
TELECOMMUNICATIONS EASEMENT DEDICATED HEREON.
E.T.E.A.E. = TRANSMISSION, DISTRIBUTION & ELECTRIC
TELECOMMUNICATIONS ACCESS 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

LINETYPE LEGEND:

———— = BOUNDARY AND LOT LINES
- - - - - = ADJOINING LOT LINES
- - - - - = EASEMENT LINE
———— = R.O.W.
..... = SIDEWALK

LINE TABLE		
L #	BEARING	LENGTH
L10	N61°49'51"W	22.00'
L11	N62°21'35"W	17.00'
L12	S61°47'10"E	21.70'
L13	N27°38'16"E	22.53'
L14	S62°21'44"E	27.00'
L15	S27°38'16"W	23.28'

CURVE TABLE					
C #	DELTA	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C1	Δ=24°41'01"	R=24.00'	L=10.34'	N49°26'39"W	10.26'
C2	Δ=90°44'34"	R=9.00'	L=14.25'	S72°50'33"W	12.81'
C3	Δ=89°15'26"	R=9.00'	L=14.02'	N17°09'27"W	12.65'
C4	Δ=90°34'25"	R=9.00'	L=14.23'	S72°55'38"W	12.79'
C5	Δ=90°34'35"	R=24.00'	L=37.94'	N72°55'33"E	34.11'
C6	Δ=89°25'25"	R=24.00'	L=37.46'	S17°04'27"E	33.77'
C7	Δ=24°34'06"	R=24.00'	L=10.29'	S74°04'13"E	10.21'



WINDSOR PARK PLACE

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 EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
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. INTENTIONALLY DELETED.
16. 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: MIRA LOMA LANE. 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.
17. THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____.
18. 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.
19. 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 CHARGED TO THE OWNER.
20. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 9 DWELLING UNITS. NO FEE WAS CHARGED FOR EXISTING RESIDENCE.
21. VEHICULAR ACCESS FROM MIRA LOMA STREET TO LOTS 2, 3, 4 AND 5 SHALL ONLY BE TAKEN THROUGH THE JOINT USE ACCESS EASEMENT, AS SHOWN ON THE PLAT.
22. THE DRIVEWAY MAY BE USED BY PUBLIC SERVICE PERSONNEL AND EQUIPMENT FOR SERVICING PUBLIC UTILITIES.
23. THE DEVELOPER MUST ERECT SIGNS INDICATING "PRIVATE DRIVEWAY" AT THE DRIVEWAY ENTRANCE.
24. MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
25. ALL VEHICLES SHALL BE PARKED OFF OF THE JOINT USE DRIVEWAY SURFACE AND PUBLIC UTILITY EASEMENT, EXCEPT FOR INDIVIDUAL LOT DRIVEWAYS.
26. 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 DOCH. _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
27. THE JOINT USE DRIVEWAY SHALL BE CONSTRUCTED ACCORDING TO CITY OF AUSTIN STANDARDS PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOTS 2, 3, 4 AND 5.
28. AFD ACCESS APPROVED BY THE FIRE MARSHAL SHALL BE BUILT PRIOR TO RESIDENTIAL PERMIT APPROVAL FOR LOTS 2, 3, 4 AND 5.
29. ALL CURBS WITHIN THE TRANSMISSION/ACCESS EASEMENTS MUST BE LAYDOWN CURBS. OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING WITHIN THE TRANSMISSION/ACCESS EASEMENTS CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.
30. NO TREES SHALL BE PLANTED WITH A MATURE HEIGHT OF GREATER THAN 15 FEET WITHIN THE EASEMENT. VEHICULAR ACCESS FOR AUSTIN ENERGY TRUCKS AND EQUIPMENT IS TO BE MAINTAINED AT ALL TIMES WITHIN THE EASEMENTS. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE AND/OR REMOVAL OF VEGETATION WITHIN THE EASEMENTS.
31. ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENTS. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY. THIS INCLUDES PERIMETER FENCING AND FENCING BETWEEN LOTS.
32. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
- ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES,
 - ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
 - ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
33. INTENTIONALLY DELETED.
34. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

FLOOD CERTIFICATION:

THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE, PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBER 48453C0460K, 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 WINSOR PARK ML, LLC., A TEXAS LIMITED LIABILITY COMPANY BEING THE OWNER(S) OF THAT CERTAIN 1.00 ACRE TRACT OF LAND OUT OF THE J.P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED AS DOCUMENT NO. 2016162806, OF OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND DO HEREBY SUBDIVIDE SAID 1.00 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 :

WINDSOR PARK PLACE

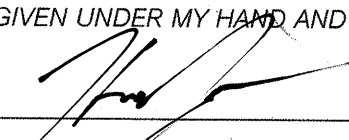
AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WINSOR PARK ML, LLC., A TEXAS LIMITED LIABILITY COMPANY

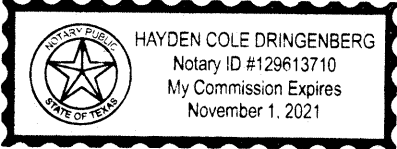

NAME: PAUL WESTERMAN DATE: 1/9/18
TITLE: MANAGER
218 SUNDOWN RIDGE, AUSTIN, TEXAS 78737

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 09 DAY OF JANUARY, 2018 BY PAUL WESTERMAN, 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 09 DAY OF JANUARY, 2018, A.D.
 01/09/2018
DATE

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS



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

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. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN INSTRUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
BY _____
DEPUTY

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

CHAIR _____ SECRETARY _____

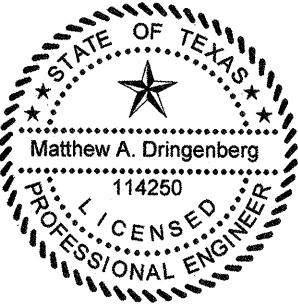
APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ENGINEER'S CERTIFICATION:

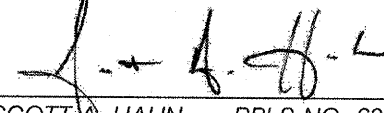
I, MATTHEW A. DRINGENBERG, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE CITY OF AUSTIN AND OTHER FEDERAL, STATE, COUNTY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

 DATE: 12.14.17
MATTHEW A. DRINGENBERG - P.E. 114250
SOUTHWEST ENGINEERS, INC.
142 CIMARRON PARK LOOP, SUITE A
BUDA, TX. 78610
TEXAS FIRM NO.: F-1909



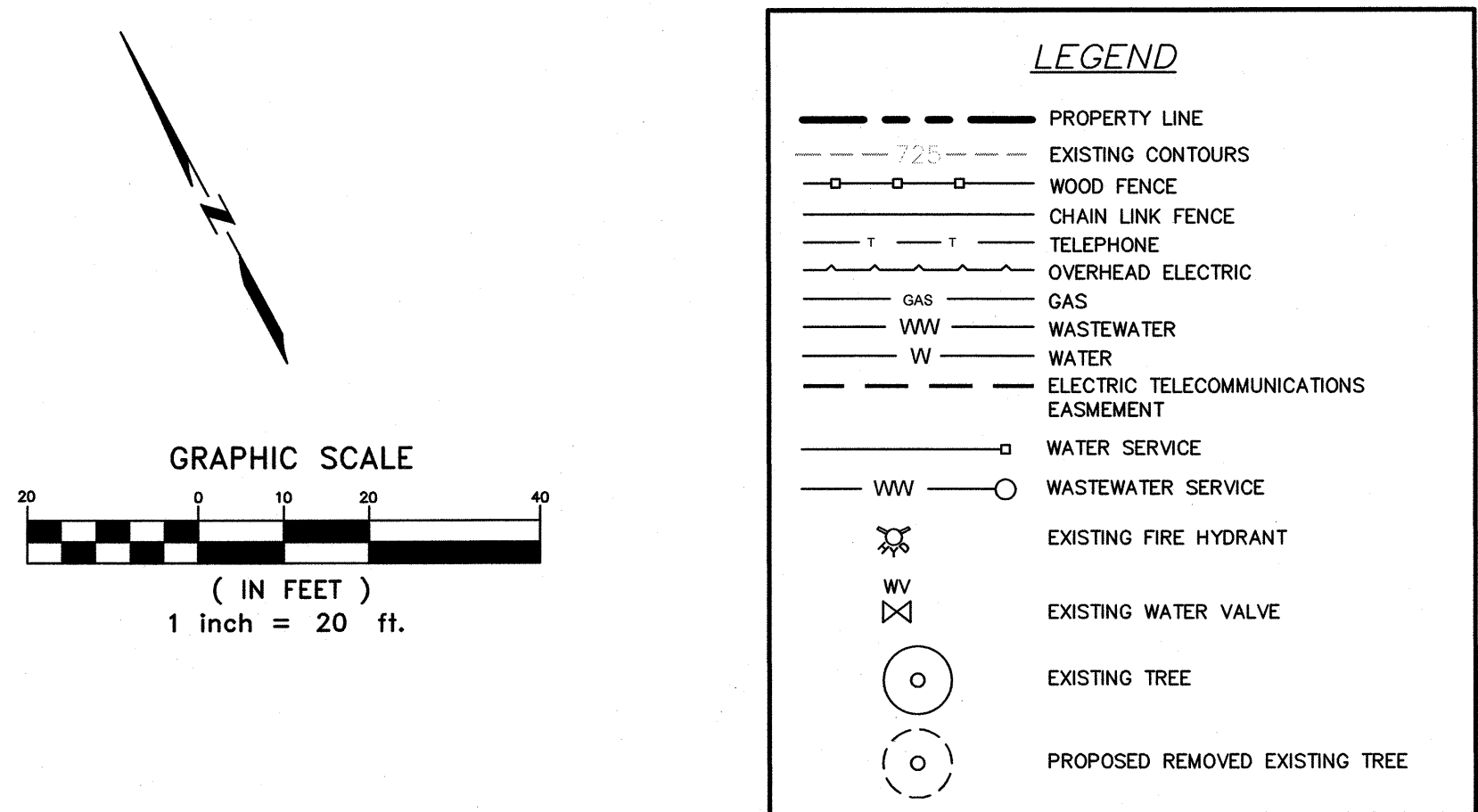
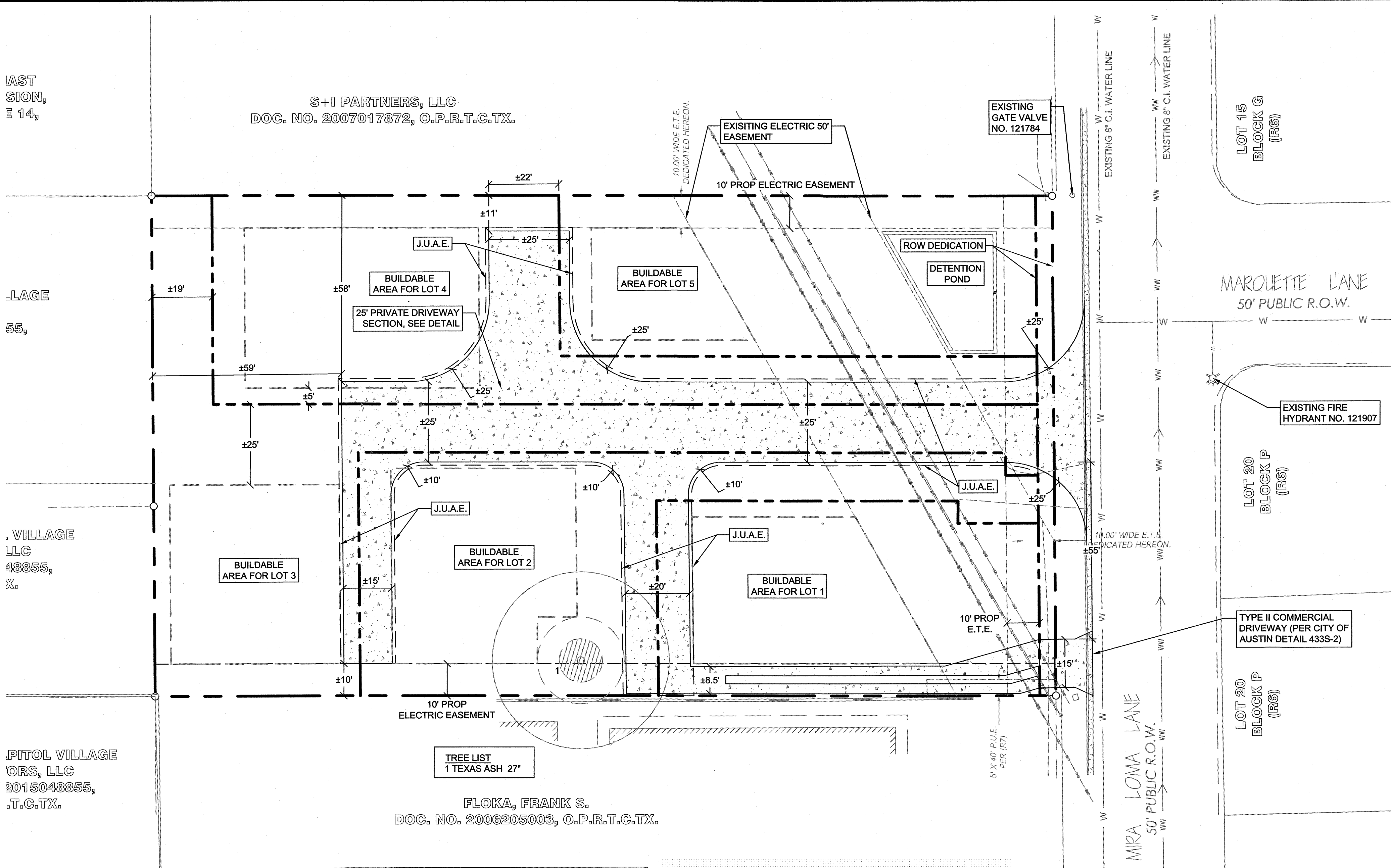
SURVEYOR'S CERTIFICATION:

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. I CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

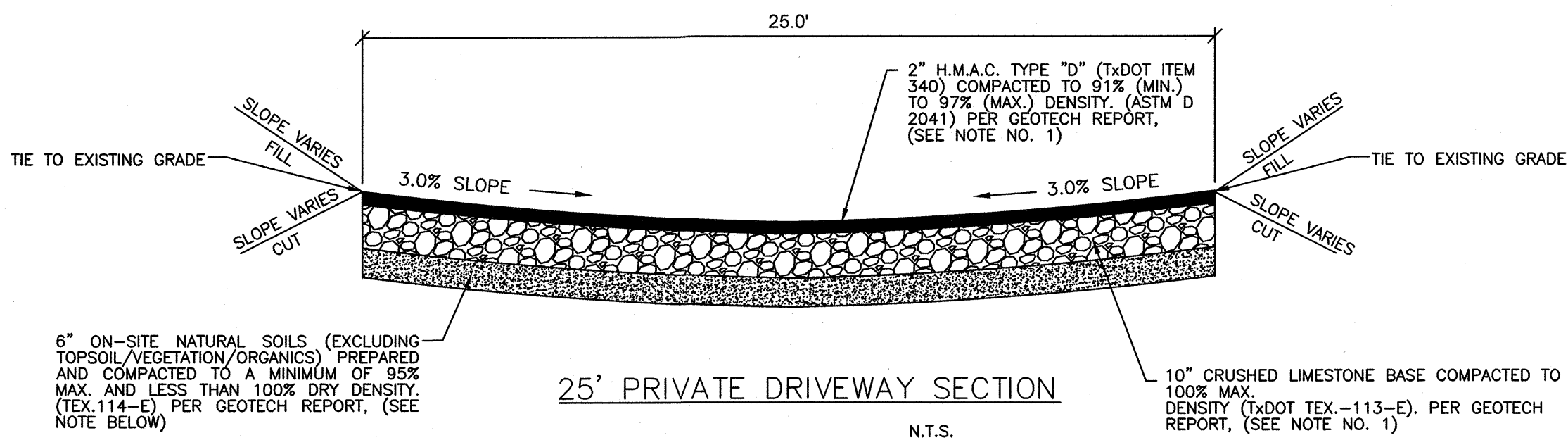
 DATE: 2017/12/14
SCOTT A. HAHN - RPLS NO. 6375
SPOT ON SURVEYING
614 JERRYS LANE, BUDA, TX. 78610
TEXAS FIRM NO.: 10193894 - SOS J/N: 0016-016-059



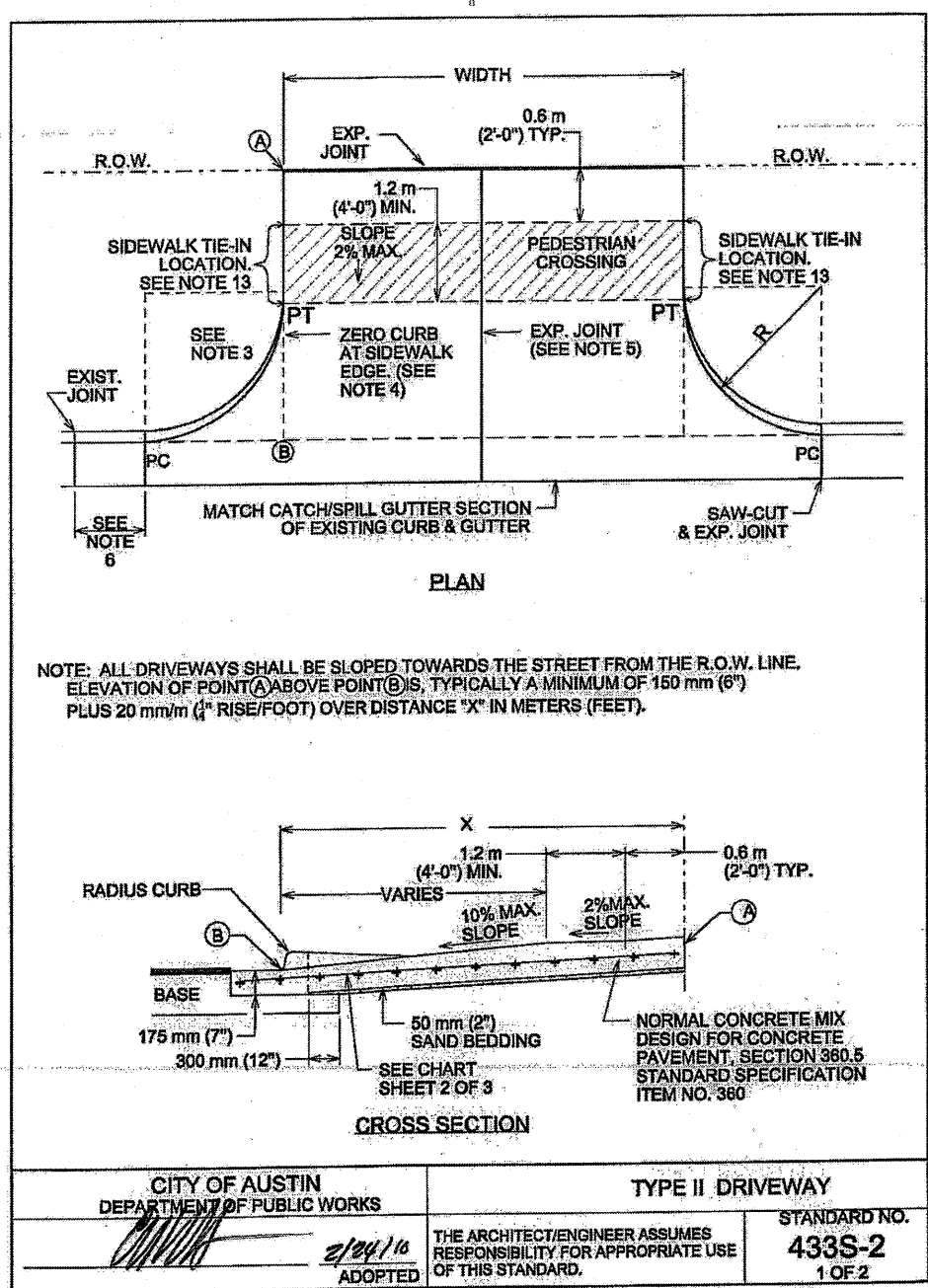
o:\CompanyData\Clients\0630 - Newcastle Homes\0630-005-16 6710 Mira Loma Subdivision Improvements\Exhibits\Driveway and Utility Exhibit Sheets\Fire Protection Plan.dwg ~ Thu, Nov 16, 2017, 1:59pm, By: C1038_Hoyden



- NOTES:
1. TWO RESIDENCES PER LOT ARE BEING PROPOSED.
 2. TYPE II DRIVEWAY IS PROPOSED FOR THIS DEVELOPMENT.
 3. AFD ACCESS APPROVED BY THE FIRE MARSHALL SHALL BE BUILT PRIOR TO RESIDENTIAL PERMIT APPROVAL FOR LOTS 2, 3, AND 4.
 4. FIRE LANE TO BE PAINTED PER CITY OF AUSTIN STANDARDS.
 5. ONSITE SURVEY INFORMATION HAS BEEN PROVIDED IN AUGUST 2016 BY SPOT ON SURVEY (SOS).
 6. 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.
 7. THE AUSTIN FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING "ALL-WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATIVE METHOD OF CONSTRUCTION IN ACCORDANCE WITH APPLICABLE RULES FOR TEMPORARY ROADS OUTLINED IN THE CITY OF AUSTIN FIRE PROTECTION CRITERIA MANUAL.
 8. THE TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS, EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
 9. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (18KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
 10. FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
 11. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLES ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.
 12. THE ENGINEER OF RECORD SHALL PROVIDE AN ENGINEER'S CONCURRENCE LETTER THAT THE ACCESS WAS CONSTRUCTED PER PLANS.



- 6\"/>



USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6" MIN)	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF #40 (4") BARS PLACED ON SLABS AT MIDSPAN OF SLAB AT NO MORE THAN 150 mm (6") MAX. BOTH DIRECTIONS
ALL OTHERS	175 mm (7" MIN)	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (40) BARS PLACED ON SLABS AT MIDSPAN OF SLAB AT NO MORE THAN 150 mm (6") MAX. BOTH DIRECTIONS

ALLOWABLE GRADES

NOTE:

- ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
- DRIVEWAY WIDTHS AND ROAD DIMENSIONS, ONE-WAY TRAVEL REQUIREMENTS, AND GEOMETRIC DATA AND TRAILY VARIATIONS, SUBJECT TO SITE SPECIFICATIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 DRIVEWAYS.
- THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS P.C. LINE.
- "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
- PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
- IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND FOUR MONOLITHICALLY WITH DRIVEWAY.
- IF THE BASE IS OVER EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
- TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 50% OF PARCEL WIDTH OR 30 METERS (100 FEET) WHICHEVER IS LESS.
- DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
- WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE RESPONSIBLE FOR THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND IS GREATER THAN 15%.
- USE 12 MM (1/2") ALPHA BARS FOR DRIVEWAY REINFORCEMENT FOR CURB AND GUTTER EXPANSION JOINTS, SIDEWALK, AT THE R.D.W. LINE AND AT MIDWIDTH. SEE NOTE 6.
- SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
- THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
- WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY LANE.

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

[Signature]
2/2/16
ADOPTED

TYPE II DRIVEWAY

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THE STANDARD.

STANDARD NO. 433S-2
2 OF 2



AUSTIN FIRE DEPARTMENT - FIRE PREVENTION DIVISION

Engineering Services Division

One Texas Center, Ste. 200 - 500 Barton Springs Road

Austin, Texas 78704

Telephone (512) 794-0100 - Facsimile (512) 794-0102

Austin Fire Department Hydrant Flow Test Report

TEST DATE: 1/23/17

TIME: 9:48 HRS

SHIP:

COMPANY:

PREV

OFFICER: R/A

RESIDUAL HYDRANT

MAP GRID#

HYDRANT #

DEF. INTERSECTION #

MAIN SIZE

APD BOX #

M26

121907

4664

8

1801

BLK #

DIRECTION

STREET NAME

TYPE

2100

MARQUETTE

LN

STATIC PRESSURE (PSI):

94

RESIDUAL PRESSURE (PSI):

80

COMMENTS:

FLOW HYDRANT

MAP GRID#

HYDRANT #

DEF. INTERSECTION #

MAIN SIZE

APD BOX #

M26

122118

4664

8

1801

BLK #

DIRECTION

STREET NAME

TYPE

2100

MARQUETTE

LN

STATIC PRESSURE (PSI):

105

VELOCITY PRESSURE (PSI):

90

c = discharge coefficient

straight 2 1/2" = .9

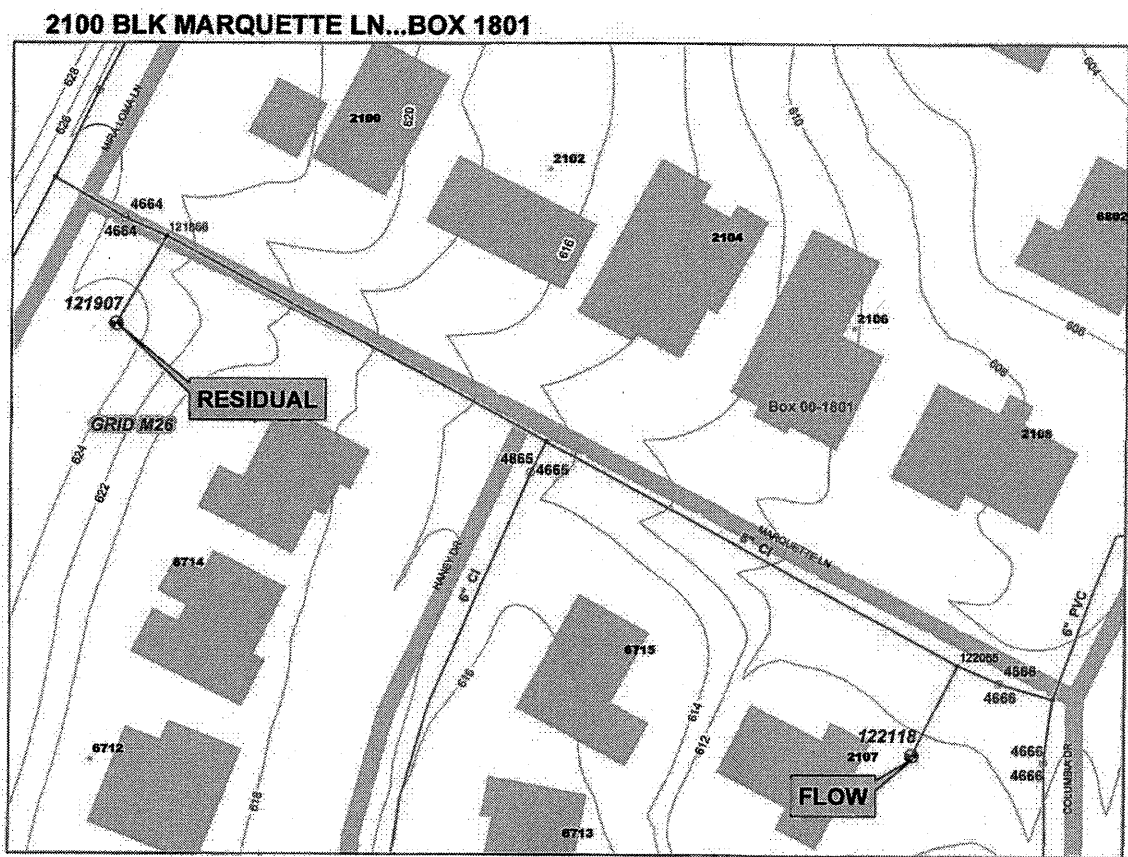
45° elbow = .75

diffuser = N/A

FLOW RATE (GPM) =

1592

NOTE: This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure that this test information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations.



AUSTIN FIRE DEPARTMENT
DEC 14 2017
APPROVED

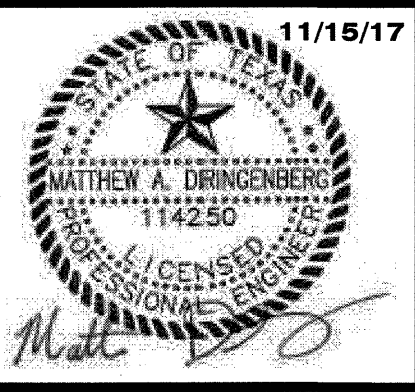
TEXAS ONE CALL SYSTEM
1-800-245-4545
UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT
THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARM'S WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, P.E. #14250 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PRIOR WRITTEN NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



SOUTHWEST ENGINEERS

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TBPE NO. F-1909
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SWE@SWENGINEERS.COM

DRAWN BY: LG DATE: 9/17	
CHECKED BY: MD DATE: 9/17	

FIRE PROTECTION PLAN

6710 MIRA LOMA LANE

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS 78723

PROJECT NO. 0630-005-16
DRAWING NO. _____
SHEET 1 OF 1