

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0027.0A**P.C. DATE:** February 13, 2018**SUBDIVISION NAME:** Resubdivision of Lot 11, Walnut Hills Section 4**AREA:** .32**LOT(S):** 2**OWNER/APPLICANT:** Andrew Milam**AGENT:** Texas Engineering Solutions (James Hagen)**ADDRESS OF SUBDIVISION:** 3100 Northeast Drive**GRIDS:** MM26**COUNTY:** Travis**WATERSHED:** Little Walnut Creek**JURISDICTION:** Full purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 1**NEIGHBORHOOD PLAN:** University Hills**PROPOSED LAND USE:** single-family**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of the 3100 Northwest Drive. The proposed plat is composed of 2 lots on .32 acres. The applicant proposes to resubdivide an existing lot into two lots for residential use. All City of Austin utilities are available. The developer will be responsible for all costs associated with any required improvements.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.**PLANNING COMMISSION ACTION:****CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-mail:** don.perryman@austintexas.gov

TEXAS ENGINEERING SOLUTIONS

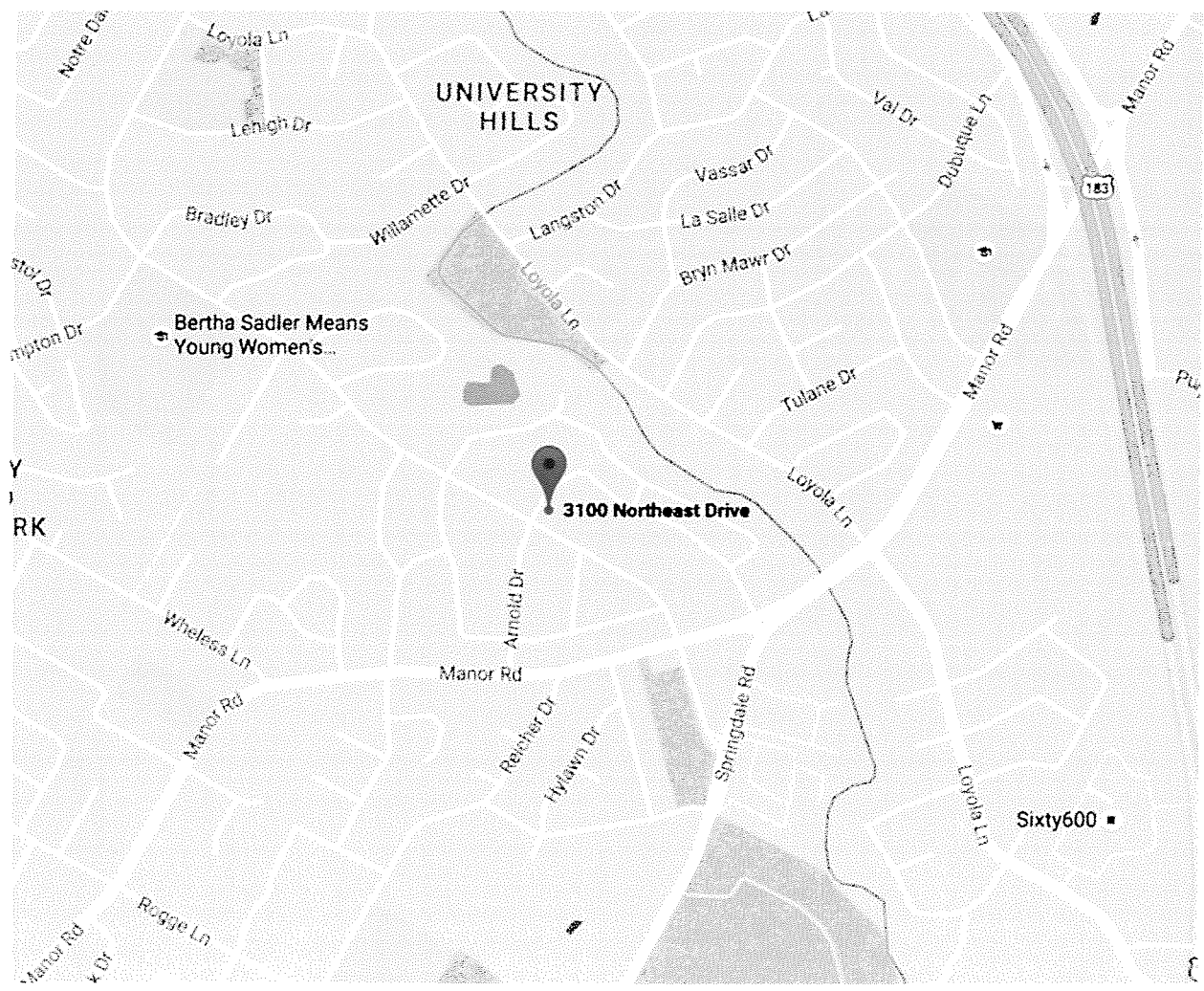
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Building III, Suite 300
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TBPE Firm #11206

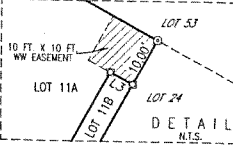
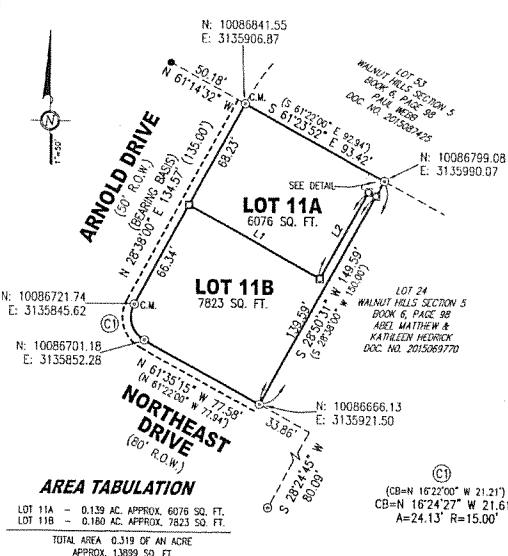
Location Map

3100 Northeast Dr. Austin, TX 78723



RESUBDIVISION OF LOT 11 WALNUT HILLS SECTION 4

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S 61°22'00" E	88.17
L2	N 28°50'31" E	56.27
L3	S 61°23'52" E	15.00

ADDRESS
LOT 11A 6501 ARNOLD DRIVE
LOT 11B 3100 NORTHEAST DRIVE

- LEGEND**
- 1/2" IRON PIPE FOUND
 - 1/2" REBAR FOUND
 - CAPPED REBAR FOUND
 - 1/2" CAPPED REBAR TO BE SET
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT WATER / WASTEWATER
 - () PER PLAT
 - C.M. CONCRETE MONUMENT
 - R.O.W. RIGHT OF WAY
 - - - PROPOSED SIDEWALK
 - N.T.S. NOT TO SCALE

Coordinates shown hereon are in the State Plane Coordinate System, Central Zone.

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

That Parkside Homes, LLC, Andrew Milam, Principal, owner of Lot 11, Walnut Hills Section 4, A Subdivision of record in Volume 6, Page 61, of the Plat Records of Travis County, Texas, conveyed to us in General Warranty Deed with Vendor's Lien recorded in Document Number 2016133894, Official Public Records of Travis County, Texas; said property having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014 of the Texas Local Government Code, do hereby resubdivide said lots in accordance with the Plat shown hereon, to be known as:

RESUBDIVISION OF LOT 11, WALNUT HILLS SECTION 4

and do hereby dedicate to the public use of the streets and easements as shown thereon. Subject to any easements and restrictions heretofore granted and not released, Pursuant to Chapter 212 of the Texas Local Government Code and title 25 of the Austin City code.

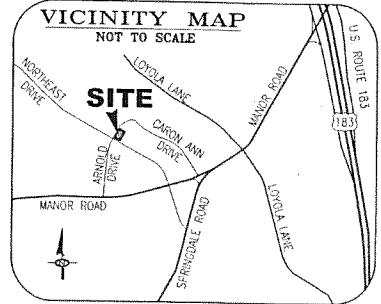
Witness my hand this 14th day of December, 2017.

Andrew Milam
Andrew Milam
3300 Big Bend Drive
Austin, Texas 78731

STATE OF TEXAS §
COUNTY OF TRAVIS §
This instrument was acknowledged before me on the 14th day of December, 2017, A.D.

Witness, my hand and seal of office, this the 14th day of December, 2017, A.D.

Katherine Evans
Katherine Evans
Notary Public for Travis County, Texas
My Commission Expires August 12, 2021



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

APPROVED, 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 PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE _____ DAY OF _____ 20____.

CHAIR
SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW 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 _____ A.D. AT _____ O'CLOCK _____ M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

By _____ DEPUTY
REV. 12/11/17
REV. 10/27/17
REV. 9/27/17

APPLICATION SUBMITTAL DATE: 02/14/2017

B&G Surveying, LLC
FIELD: W/L / M
CALCULATIONS: V/L / X
DRAWING: JR / X

RESUBDIVISION OF LOT 11 WALNUT HILLS SECTION 4
CASE # CB-2017-0027.0A

SHEET 1 OF 1

- GENERAL NOTES:**
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, "WALNUT HILLS SECTION 4 SUBDIVISION, RECORDED IN BOOK 6, PAGE 61, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT. LOT 11 (PARENT TRACT) IS SUBJECT TO RESTRICTIVE COVENANT RECORDED IN VOL. 1410 PG. 52 DEED RECORDS OF TRAVIS COUNTY.
 - PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OF SAID EASEMENTS.
 - 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.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
 - PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
 - PUBLIC SIDEWALKS, TO BE BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG NORTHEAST DRIVE AND ARNOLD DRIVE. SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY PER LAND DEVELOPMENT CODE 25-6-351.
 - NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER UTILITIES.
 - BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - 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 LANDOWNER MUST PAY THE CITY INSPECTION FEES WITH THE UTILITY CONSTRUCTION.
 - EROSION/SEDIMENT CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE ENVIRONMENTAL CRITERIA MANUAL.

- GENERAL NOTES (CONT.):**
- 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 VACATION OR REPLATING MAY BE REQUIRED AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - ALL CURB CUTS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
 - AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL THE TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - 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 ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO LOCATE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION, IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT IF AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
 - A TEN-FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO NORTHEAST DRIVE AND ARNOLD DRIVE.
 - BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS IS JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

- GENERAL NOTES (CONT.):**
- A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 2 RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING 2 RESIDENCES.
 - ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.
 - THE WATER AND WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING, AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.
 - 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 EQUIPMENTS. 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.
 - THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.

ENGINEER'S CERTIFICATE:
This Subdivision is NOT within the 100 year flood plain of any watercourse, per Federal Flood Insurance Administration Firm Panel Number 0470 J, dated 08/18/2014 for the City of Austin, Travis County, Texas.

James T. Hagen 12-14-2017
James T. Hagen, P.E.
Licensed Professional Civil Engineer No. 82659 DATE



Texas Engineering Solutions
3815 S. Capital of Texas Highway
Building III, Suite 300
Austin, Texas 78704
512-904-0505

SURVEYOR'S CERTIFICATE
I, Victor M. Garza, am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Travis County, Texas, and Chapter 25 of the Land Development Code of the City of Austin, as amended, and that said plat was prepared from a physical survey of the property under my direct supervision.

Victor M. Garza Date: 12-15-17
Victor M. Garza
Registered Professional Land Surveyor No. 4740,



B&G Surveying, LLC
1404 West North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969

JOB #: B1212616_PLAT
DATE: 01/2017
SCALE: 1" = 100'