

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0039.0A**PC DATE:** March 12, 2019**SUBDIVISION NAME:** Stobaugh Resubdivision**AREA:** 1.16 acres**LOTS:** 6**APPLICANT:** Joseph Mueller**AGENT:** Civiltude, LLC (Eyad Kasemi)**ADDRESS OF SUBDIVISION:** 1200 Stobaugh**GRIDS:** MK29**COUNTY:** Travis**WATERSHED:** Waller Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 7**LAND USE:** Residential**NEIGHBORHOOD PLAN:** Crestview**SIDEWALKS:** Sidewalks will be constructed along Stobaugh Street

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lots 12, 13 and a portion of Lot 11, Block E of the Northgate Addition plat, with a variance for three flag lots. The plat is comprised of 6 lots on 1.16 acre. The applicant proposes to resubdivide the existing lots into six lots for residential use. With the variance, the proposed lots comply with zoning requirements for use, lot width and lot size.

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

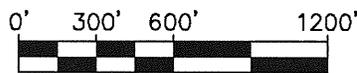
ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

LOCATION MAP



LOCATION MAP

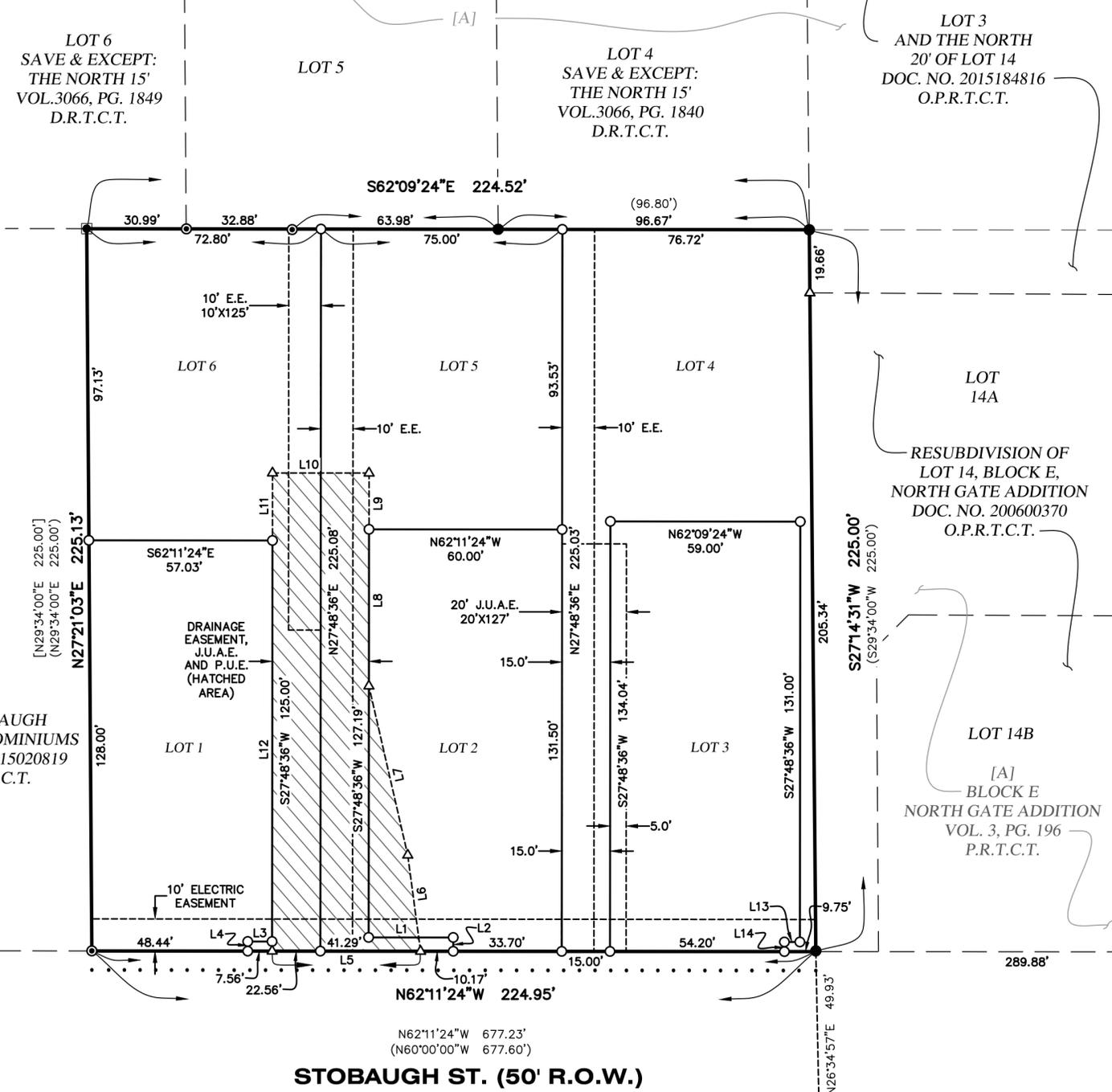
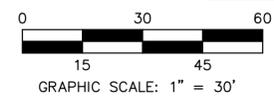
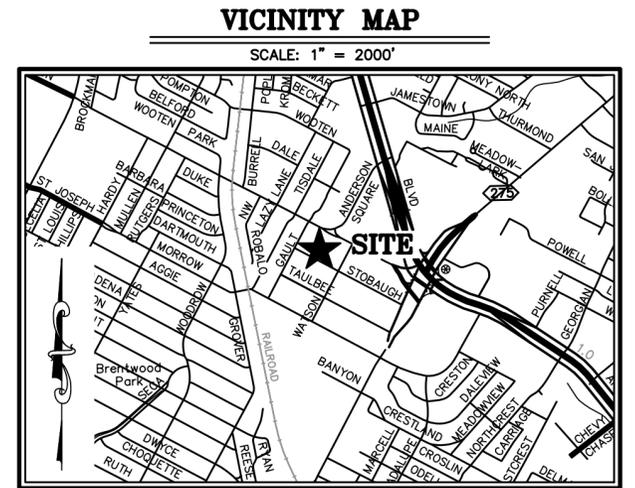
GRID: K29
MAPSCO: 525R



SCALE: 600'

LEGEND	
—	PROPERTY LINE
- - - -	EXISTING PROPERTY LINES
.....	REQUIRED SIDEWALK
●	1/2" IRON ROD FOUND
○	1/2" IRON PIPE FOUND
■	IRON ROD WITH "DEAN WOODLEY" CAP FOUND
△	CALCULATED POINT
⊙	SURVEY CONTROL POINT
J.U.A.E.	JOINT USE ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 3 PG. 196
[.....]	RECORD INFORMATION PER CONDO DOC. NO. 2015020819

WILLIAM PORTER SURVEY ABSTRACT NO. 7



SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND NAVD 88 ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON DATE MARCH 7, 2018, GPS STATIC OBSERVATIONS ON MARCH 7, 2018, 4WARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MONUMENT K-29-4001, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, GEOID 03 ELEVATION OF N 10099829.494, E 3119620.379, ELEV. 750.35'.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000123788865.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 0455J, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LOT 10B
RESUBDIVISION OF
LOT 10, BLOCK E,
NORTH GATE ADDITION
DOC. NO. 201600233
P.R.T.C.T.

1210
STOBAUGH
CONDOMINIUMS
DOC. NO.
2017188410
O.P.R.T.C.T.

206 STOBAUGH
LANE CONDOMINIUMS
DOC. NO. 2015020819
O.P.R.T.C.T.

RESUBDIVISION OF
LOT 14, BLOCK E,
NORTH GATE ADDITION
DOC. NO. 200600370
O.P.R.T.C.T.

[A]
BLOCK E
NORTH GATE ADDITION
VOL. 3, PG. 196
P.R.T.C.T.

RESUBDIVISION OF
LOT 4, BLOCK F
NORTH GATE ADDITION
DOC. NO. 200800215
O.P.R.T.C.T.

LOT SUMMARY:		
TOTAL NUMBER OF LOTS : 6		
LOT 1 (NET)	0.1655 ACRE	(7,211 SQ. FT.)
LOT 2 (NET)	0.1785 ACRE	(7,777 SQ. FT.)
LOT 3 (NET)	0.1812 ACRE	(7,893 SQ. FT.)
LOT 4 ACCESS AREA	0.0597 ACRE	(2,599 SQ. FT.)
LOT 4 REMAINDER	0.1612 ACRE	(7,020 SQ. FT.)
LOT 5 ACCESS AREA	0.0479 ACRE	(2,086 SQ. FT.)
LOT 5 REMAINDER	0.1611 ACRE	(7,017 SQ. FT.)
LOT 6 ACCESS AREA	0.0446 ACRE	(1,943 SQ. FT.)
LOT 6 REMAINDER	0.1614 ACRE	(7,031 SQ. FT.)
TOTAL	1.1611 ACRE	(50,577 SQ. FT.)

STOBAUGH RESUBDIVISION, A RESUBDIVISION OF LOTS 12, 13 AND A PORTION OF LOT 11, BLOCK E OF THE NORTHGATE ADDITION City of Austin, Travis County, Texas

CIVILTUDE
ENGINEERS & PLANNERS

5110 LANCASTER CT
PHONE 512 761 6161
FIRM REG NO. F12469

AUSTIN, TX 78723
FAX 512 761 6167
INFO@CIVILTUDE.COM

C8-2018-0039.0A

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/24/2018
Project:	00694
Scale:	1" = 100'
Reviewer:	PRB
Tech:	TR
Field Crew:	JP/JR
Survey Date:	MAR. 2018
Sheet:	1 OF 2

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT RYAN WALKER, REPRESENTATIVE OF PHILLIP LOADHOLT, L.L.C., BEING THE OWNER OF A 1.1611 ACRE TRACT OUT OF THE WILLIAM PORTER SURVEY ABSTRACT NO. 7 IN TRAVIS COUNTY, TEXAS, BEING A ALL OF LOT(S) 12, 13 AND THE EAST 31.2 FEET OF LOT 11 OF NORTH GATE ADDITION, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 196 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), AS CONVEYED IN DOCUMENT NUMBER(S) 2018005224 AND 2018040908 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 1.1611 ACRES, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"STOBAUGH SUBDIVISION"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED. IN WITNESS WHEREOF, RYAN WALKER, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE _____ DAY OF _____, 20____ A.D.

RYAN WALKER, REPRESENTATIVE
PHILLIP LOADHOLT
1011 MORROW ST.
AUSTIN, TEXAS 78757

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____ A.D.

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

NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS

SURVEYOR'S CERTIFICATION:

I, JASON WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 25 OF THE AUSTIN CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

Jason Ward 10/24/2018
DATE
JASON WARD, R.P.L.S.
TEXAS REGISTRATION NO. 5811
P.O. BOX 90876
AUSTIN, TEXAS 78709



ENGINEER'S CERTIFICATION:

I, FAYEZ S. KAZI, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FAYEZ S. KAZI, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 96489
CIVILTUDE (T.S.P.E. FIRM #12469)
5110 LANCASTER COURT
AUSTIN, TEXAS 78723

LINE #	DIRECTION	LENGTH
L1	S62°11'50"E	26.29'
L2	S27°49'36"W	4.31'
L3	S62°12'03"E	7.56'
L4	S27°48'22"W	3.00'
L5	N62°11'24"W	46.13'
L6	S20°11'22"W	30.23'
L7	S14°51'19"W	54.05'

LINE #	DIRECTION	LENGTH
L8	S27°48'36"W	48.86'
L9	N27°48'36"E	17.53'
L10	S62°11'24"E	30.00'
L11	S27°48'36"W	21.03'
L12	S27°48'36"W	128.00'
L13	S62°12'15"E	4.80'
L14	S27°48'17"W	3.00'

GENERAL NOTES:

- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 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 FEE WITH THE UTILITY CONSTRUCTION.
- 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.
- 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 CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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____ A.D., 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 AN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 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: STOBAUGH 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.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION 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 CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE DEVELOPER/OWNER MUST ERECT SIGNS INDICATING "PRIVATE DRIVEWAY" AT THE DRIVEWAY ENTRANCE.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, NORTH GATE ADDITION (VOL. 3 PG. 196), SHALL APPLY TO THIS RESUBDIVISION.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
- 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.
- 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.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- A TEN FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREETS.
- PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT PREDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHOD. ALL PROPOSED CONSTRUCTION OR SITE ALTERATIONS ON LOTS 1-6 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT. NO BUILDING OR BUILDING PERMIT SHALL BE ISSUED ON A LOT UNTIL THE SITE DEVELOPMENT / SUBDIVISION CONSTRUCTION PERMIT HAS BEEN APPROVED BY THE CITY OF AUSTIN.
- A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 9 DWELLING UNITS DUE TO SF-3 ZONING. NO FEE WAS CHARGED FOR THE 3 EXISTING RESIDENCES.
- WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
- EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS AND PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.
- ALL VEHICULAR ACCESS TO STOBAUGH ST. FROM LOTS 1,2,5,6 SHALL ONLY BE THROUGH JOINT USE ACCESS EASEMENT CLOSEST TO GAULT ST.
- ALL VEHICULAR ACCESS TO STOBAUGH ST. FROM LOTS 4, 3 SHALL ONLY BE THROUGH THE JOINT USE ACCESS EASEMENT CLOSEST TO WATSON ST.

26) AN INCREASE IN EMERGENCY VEHICLE ACCESS DISTANCE HAS BEEN APPROVED FOR LOT(S) 4, AS REQUIRED BY BY THE OWNER, PER EXCEPTION 3 TO SECTION 503.1.1 OF THE CITY OF AUSTIN FIRE CODE IN EFFECT ON _____. THIS EXCEPTION IS LIMITED TO CONSTRUCTION OF NO MORE THAN TWO SINGLE FAMILY RESIDENCES IMPACTED BY THE INCREASED EMERGENCY VEHICLE DISTANCE.

27) MAINTENANCE OF THE FIRE LANE DRIVEWAY WILL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1, 2, 5, 6, OR THE HOA

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

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____.

STEPHEN OLIVER, CHAIRPERSON JAMES SHIEH, SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT 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., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF

SAID COUNTY IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, CLERK, COUNTY COURT,
TRAVIS COUNTY, TEXAS

BY: DEPUTY

**STOBAUGH RESUBDIVISION,
A RESUBDIVISION OF
LOTS 12, 13, AND A PORTION
OF LOT 11, BLOCK E OF THE
NORTHGATE ADDITION
City of Austin,
Travis County, Texas**



CIVILTUDE
ENGINEERS & PLANNERS

5110 LANCASTER CT
PHONE 512 761 6161
FIRM REG NO. F12469

AUSTIN, TX 78723
FAX 512 761 6167
INFO@CIVILTUDE.COM



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/24/2018
Project:	00694
Scale:	1" = 100'
Reviewer:	PRB
Tech:	TR
Field Crew:	JP/JR
Survey Date:	MAR. 2018
Sheet:	2 OF 2

C8-2018-0039.0A

FIRE FLOW CALCULATIONS:
FIRE FLOW REQUIRED FOR RESIDENTIAL IS 1,000 GPM

NOTES:
THE DEVELOPER MUST CONSTRUCT A DRIVEWAY, 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.

Austin WATER
City of Austin | Austin Water
625 East 10th Street, Suite 715
Austin, Texas 78701
http://www.austintexas.gov/SEI
SEI@austintexas.gov

Nhat Ho, P.E.
Civilitute, LLC
5110 Lancaster Court
Austin, TX 78723

Re: Letter of Suitable and Sufficient Existing Service
Stobaugh Subdivision Service Extension Request for Water (SER-4263)
1112, 1200, and 1202 Stobaugh Street, Austin, Texas, 78757

Dear Mr. Ho:

Austin Water has reviewed your submitted for the above referenced Service Extension Request (SER) project and is issuing this letter of Suitable and Sufficient Existing Service in keeping with all current rules and regulations.

Based on the following submitted project specifications:
Duplex Units: 4
Living Unit Equipment (LUE): 12
Subject Tract Area: 1.19 Acres
Subject Tract Area: 1.19 Acres
Water Demand (Estimated Peak Hour): 26.21 gpm
Underground fire requirement of 1,000 gpm and water demand submitted in the engineering calculations received from Nhat Ho, P.E. of Civilitute, LLC on 6/15/18.

Based on the aforementioned project specifications and the results of the Service Extension Request review, it has been determined that the existing 8-inch gravity wastewater main in Stobaugh Street is suitable and sufficient to provide service to the subject tract.

Due to the existing suitable and sufficient water main at the subject tract, a water main extension/upgrade is not required for this project.

Water service for this project can be provided based upon plan approval within the Pipeline Engineering utility plan review process. It is suggested that this letter be submitted with your site development plans.

This letter regarding the aforementioned Service Extension Request will automatically expire 180 days after the date of issue unless a development application has been accepted by the Development Services Department. The letter expires on the date the development expires, or if approved, on the date the development application expires.

If we can provide additional information, please call me at (512) 975-8250.

Sincerely,
Nhat Ho, P.E.
Austin Water
Utility Development Services Division

DATE: 11/21/18



Austin WATER
City of Austin | Austin Water
625 East 10th Street, Suite 715
Austin, Texas 78701
http://www.austintexas.gov/SEI
SEI@austintexas.gov

Nhat Ho, P.E.
Civilitute, LLC
5110 Lancaster Court
Austin, TX 78723

Re: Letter of Suitable and Sufficient Existing Service
Stobaugh Subdivision Service Extension Request for Wastewater (SER-4264)
1112, 1200, and 1202 Stobaugh Street, Austin, Texas, 78757

Dear Mr. Ho:

Austin Water has reviewed your submitted for the above referenced Service Extension Request (SER) project and is issuing this letter of Suitable and Sufficient Existing Service in keeping with all current rules and regulations.

Based on the following submitted project specifications:
Duplex Units: 4
Living Unit Equipment (LUE): 12
Subject Tract Area: 1.19 Acres
Wastewater flow submitted in the engineering calculations received from Nhat Ho, P.E. of Civilitute, LLC on 6/15/18.

Based on the aforementioned project specifications and the results of the Service Extension Request review, it has been determined that the existing 8-inch gravity wastewater main in Stobaugh Street is suitable and sufficient to provide service to the subject tract.

Due to the existing suitable and sufficient gravity wastewater main at the subject tract, a wastewater main extension/upgrade is not required for this project.

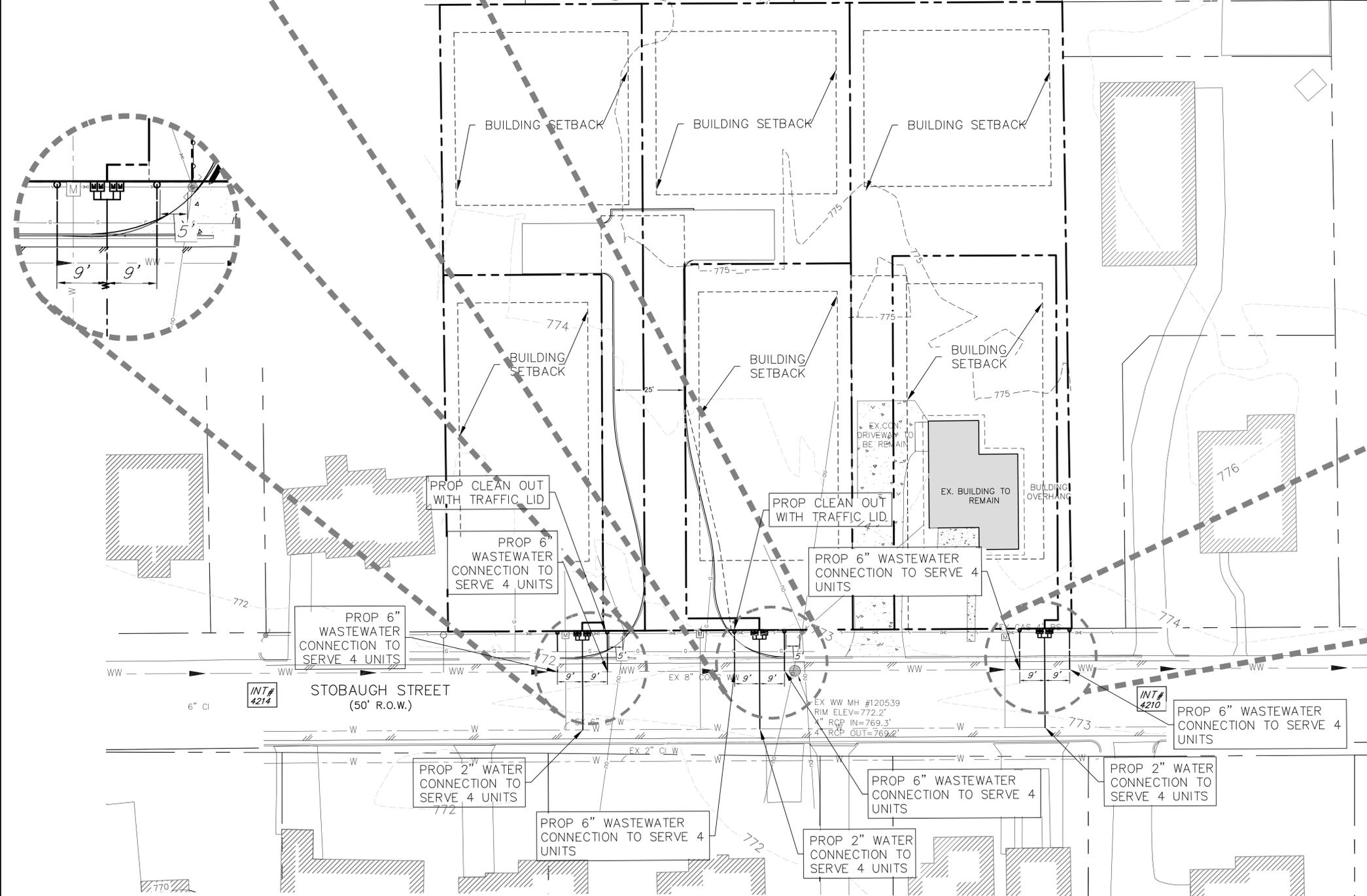
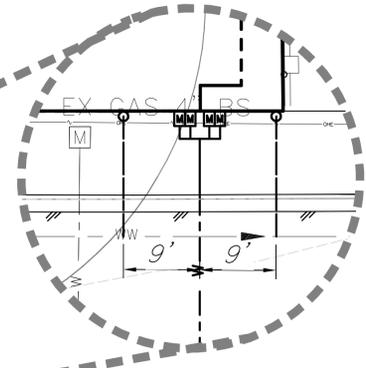
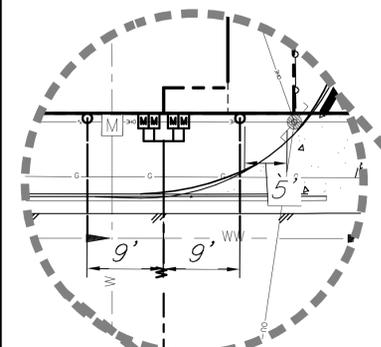
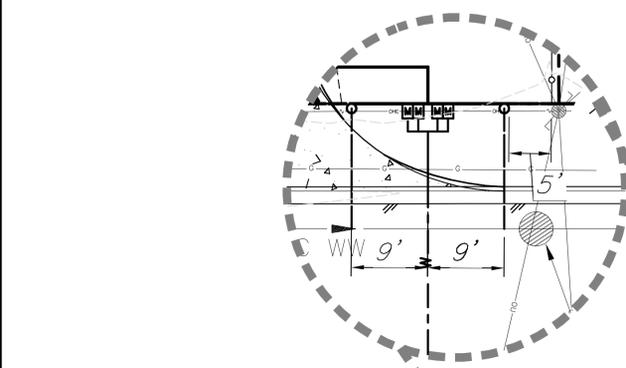
Wastewater service for this project can be provided based upon plan approval within the Pipeline Engineering utility plan review process. It is suggested that this letter be submitted with your site development plans.

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If we can provide additional information, please call me at (512) 975-8250.

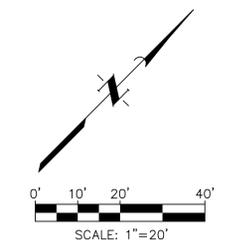
Sincerely,
Nhat Ho, P.E.
Austin Water
Utility Development Services Division

DATE: 11/21/18



AUSTIN WATER REVIEWED
DATE: 11/21/2018 EXPIRATION DATE: 11/21/2021
Austin Water Representative: *[Signature]*

Subdivision review only - An engineered tap plan must be submitted to Austin Water for review and approval prior to obtaining a building permit



NO.	DATE	REVISIONS	SHEET

1112, 1200, 1202 STOBAUGH ST, AUSTIN, TX 78757
**TAP CONCEPT PLAN
DRIVEWAY & UTILITY PLAN**

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SCALE: 1"=20' DGN. BY: NMH
JOB NO. A321 DWN. BY: EAK-HNM

NHAT M. HO
119194
06-01-18

SHEET NO.
3
OF 5