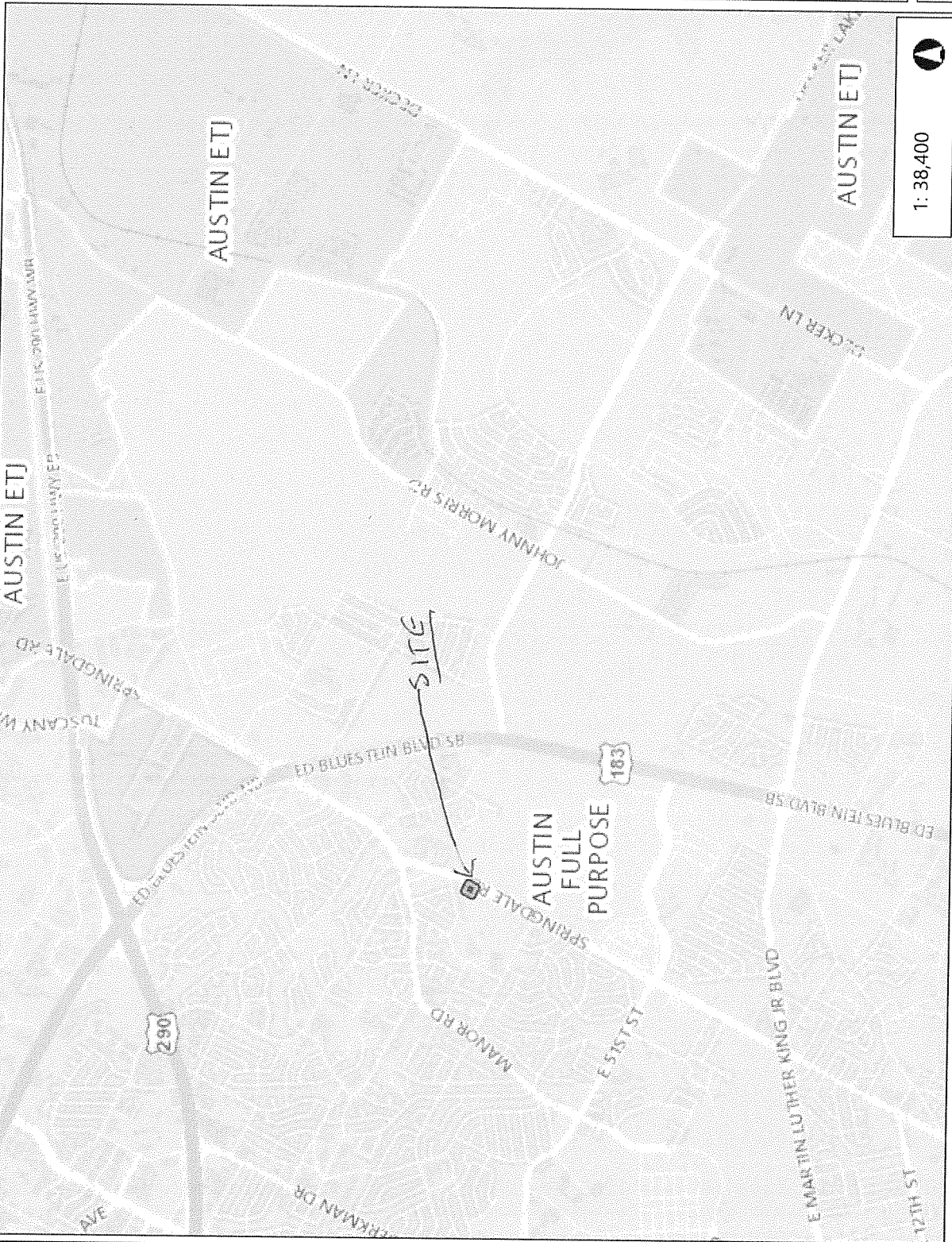


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0129.0A**P. C. DATE:** March 12, 2019**SUBDIVISION NAME:** Ridge At Walnut Creek**AREA:** 1.0 acres**LOT(S):** 1**OWNER/APPLICANT:** 6020 Springdale Trust
(Russell Spiller)**AGENT:** Texas Engineering
Solutions LLC (Mark Zupan)**ADDRESS OF SUBDIVISION:** 6020 Springdale Road**GRIDS:** M-25**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** GR-MU-NP**DISTRICT:** 1**PROPOSED LAND USE:** Residential**NEIGHBORHOOD PLAN:** East MLK Combined**SIDEWALKS:** Sidewalks will be provided along Springdale Road.**DEPARTMENT COMMENTS:** The request is for approval of a final plat, namely Ridge At Walnut Creek. The proposed plat is composed of 1 lots on 1.0 acres.**STAFF RECOMMENDATION:** The staff recommends approval the plat. The plat meets all applicable City of Austin and State Local Government code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



Property Profile



Legend

- | | |
|--------------|-------------------------------|
| Jurisdiction | |
| | FULL PURPOSE |
| | LIMITED PURPOSE |
| | EXTRATERRITORIAL JURISDICTION |
| | 2 MILE ETJ AGRICULTURAL AGR |
| | OTHER CITY LIMITS |
| | OTHER CITIES ETJ |
| Jurisdiction | |
| | FULL PURPOSE |
| | LIMITED PURPOSE |
| | EXTRATERRITORIAL JURISDICTION |
| | 2 MILE ETJ AGRICULTURAL AGR |
| | OTHER CITY LIMITS |
| | OTHER CITIES ETJ |

Notes

C8-2018-0129.0A
6020 Springdale Road



1: 38,400

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

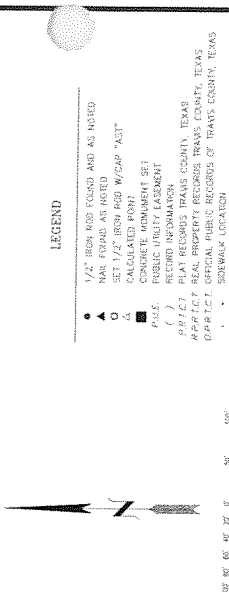
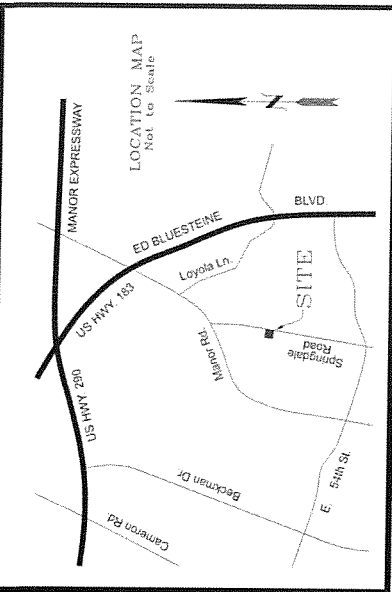
1.2 Miles

0.61

0

1.2

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed



GENERAL NOTES
1. A CITY OF AUSTIN SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT BUILDING SET BACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

3 THIS SUBDIVISION FLAT 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 05/25/2018. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL UTILITIES AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE MAINTAINED 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.

4 THE OWNER OF THIS SUBDIVISION AND THEIR SUCCESSORS AND ASSIGNS ASSUME RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY AND THE CITY OF AUSTIN. THE OWNER SHALL OBTAIN AND ACKNOWLEDGE THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S OWN RISK AND AT HIS OWN RISK. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5 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 AND ORDINANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND CONDUITS. ENERGY WILL NOT RENDER ELECTRICAL SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ANY WORK INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

6 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.

7 WATER AND WASTEWATER SERVER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.

8 NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.

9 PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN. ALL DRAINAGE PLANS SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLAN FOR THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHODS.

10 ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR THEIR ASSIGNS.

11 NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

12 PROPERTY OWNERS OR THEIR ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS TO DRAINAGE EASEMENTS.

13 EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO THE LAND DEVELOPMENT CODE.

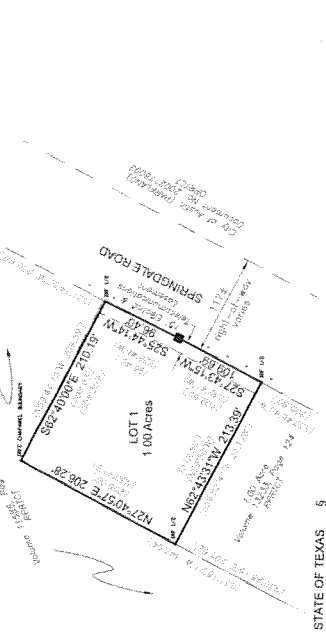
14 THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL AND REVEGETATION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN 10 FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION OF THIS PROJECT.

15 ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
16 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

17 PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SPRINGDALE ROAD BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE OCCURRENCE OF FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS. ANY FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY, LTD. 25-4-351.

18 ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS, IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE.
19 A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 15 RESIDENTIAL UNITS.

PLAT PREPARATION DATE: JULY 2018
PLAT SUBMITTAL DATE: 10/19/2018



STATE OF TEXAS
COUNTY OF TRAVIS
THAT, RUSSELL SPILLER, AS TRUSTEE OF THE 6020 SPRINGDALE TRUST, OWNER OF THAT CERTAIN 1.00 ACRES OF LOT 1 SITUATED IN TRAVIS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 2018093289 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 1.00 ACRE IN ACCORDANCE WITH THE CITY OF AUSTIN PLAT SHOWN HEREON PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS
"THE RIDGE AT WALNUT CREEK"
AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.
WITNESS MY HAND THIS _____ DAY OF _____, 20____ A D

6020 SPRINGDALE TRUST
8127 MESA DRIVE #20653
AUSTIN, TEXAS 78759
STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____ A D

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
ENGINEERING BY
I, MARK T. ZUPAN, P.E., 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 CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS PANEL NO. 48453C0479K, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2018 COMMUNITY # 48 025

MARK T. ZUPAN, P.E.
DATE 10/19/2018
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 128994
TECHNICAL SURVEYING SOLUTIONS, LLC
3815 S. CAPITAL OF TEXAS HWY. STE. 300
AUSTIN, TEXAS 78704



SURVEYED BY
I, PAUL C. SALVE, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE 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.
PAUL C. SALVE, JR., PLS. # 2519
DATE 10/19/2018
AUSTIN SPATIAL TECHNOLOGIES, LLC
3315 CAPITAL CO TEXAS HWY. STE. 300
AUSTIN, TEXAS 78704



PROJECT: The Ridge at Walnut Creek
JOB NUMBER: _____
DATE: JULY 2018
SCALE: 1" = 100'
SURVEYOR: PAUL C. SALVE, JR., PLS. # 2519
TECHNICIAN: SAR _____
AUSTIN SPATIAL TECHNOLOGIES, LLC
LAND SURVEYORS - COMMERCIAL PRODUCTS
www.austinspatial.com PH: 312-384-0264
3815 S. CAPITAL OF TEXAS HWY. STE. 300
AUSTIN, TEXAS 78704
COUNTY # 1015035

The Ridge at Walnut Creek
TRAVIS COUNTY, TEXAS
SHEET 1 OF 1
DANA DEBEAUVOUR, COUNTY CLERK TRAVIS COUNTY TEXAS
DEPUTY _____
STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DEBEAUVOUR, 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., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____ A.D.
PATRICIA SEEGER, SECRETARY