

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0211.0A**PC DATE:** July 14, 2020**SUBDIVISION NAME:** Cherico resubdivision**AREA:** 0.41 acre**LOTS:** 2**APPLICANT:** Una Kerensa**AGENT:** Jennifer Hanlen, Permit Partners**ADDRESS OF SUBDIVISION:** 3409 Neal Road**GRIDS:** ML22**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**LAND USE:** residential**DISTRICT:** 3**NEIGHBORHOOD PLAN:** Govalle**VARIANCES:** flag lot variance**SIDEWALKS:** Sidewalks will be constructed along Neal Street.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of the east half of Lot 3, Block A, Cherico subdivision, with a flag lot variance. The plat is comprised of two lots on 19,660 sf. The applicant proposes to resubdivide an existing lot into two lots for residential use. Lot 3A is 49.1 feet wide, but the minimum required width is 50 feet. On May 11, 2020, the Board of Adjustment approved a lot width variance for Lot 3A. With the flag lot variance, the lots comply with zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: Staff recommends approval of the plat. With the flag lot variance, 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

3409 NEAL STREET RESUBDIVISION OF EAST ONE-HALF OF LOT 3, BLOCK A, CHERICO SUBDIVISION

THE STATE OF TEXAS)
(KNOW ALL MEN BY THESE PRESENTS:
THE COUNTY OF TRAVIS)

WHEREAS, UNA KERENSA, BEING THE OWNER OF THE EAST ONE-HALF (1/2) OF LOT 3, BLOCK A, OF
CHERICO SUBDIVISION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 4, PAGE 2, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN
APPROVED FOR RESUBDIVISION PURSUANT TO PUBLIC NOTIFICATION AND HEARING PROVISIONS
PURSUANT TO SECTION 212.014 AND 212.015 LOCAL GOVERNMENT CODE AND DO HEREBY
RESUBDIVIDE THE EAST ONE-HALF (1/2) OF LOT 3, BLOCK A, OF CHERICO SUBDIVISION IN
ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

3409 NEAL STREET, RESUBDIVISION OF EAST ONE-HALF OF LOT 3, BLOCK A, CHERICO SUBDIVISION

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

IN WITNESS WHEREOF, UNA KERENSA, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

_____ DAY OF _____, 2020, A.D.

BY: UNA KERENSA
4233 CAMACHO STREET
AUSTIN, TEXAS 78723

THE STATE OF TEXAS)
(KNOW ALL MEN BY THESE PRESENTS:
THE COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STAN MILLER,
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS
THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020,
A.D.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

PRINTED NAME OF NOTARY _____ MY COMMISSION EXPIRES ON: _____

PRINTED ADDRESS OF NOTARY _____

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

PLANNING COMMISSION APPROVAL:

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

JAMES SHIEH, CHAIR _____ PATRICIA R. SEEGER, SECRETARY _____

ADMINISTRATIVE APPROVAL:

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

STEVE HOPKINS, FOR:
DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)
(KNOW ALL MEN BY THESE PRESENTS)
COUNTY OF TRAVIS)

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN
MY OFFICE ON THE

_____ DAY OF _____ 2020, A.D. AT _____ O'CLOCK __M., AND DULY RECORDED ON
THE

_____ DAY OF _____ 2020, A.D. AT _____ O'CLOCK __M., OF SAID COUNTY

AND STATE IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF
_____, 2020, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

DEPUTY

SURVEYOR'S STATEMENT:

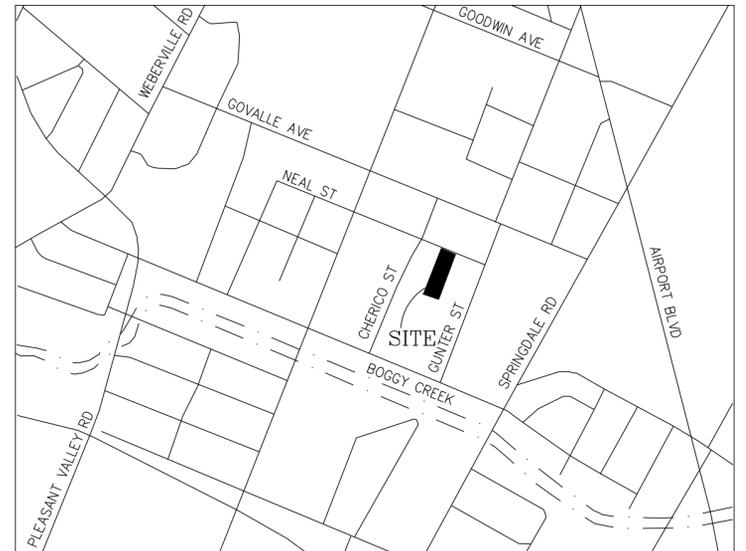
I, RUDOLF J. PATA, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I
AM AUTHORIZED TO PRACTICE THE PROFESSION OF LAND SURVEYING IN THE STATE OF TEXAS; THAT I
PREPARED THE PLAT SUBMITTED HERewith; THAT ALL INFORMATION SHOWN HEREON IS ACCURATE
AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREOF;
AND THAT SAID PLAT COMPLIES WITH TITLE 25 OF THE LAND DEVELOPMENT CODE, WAS PREPARED
FROM A SURVEY MADE ON THE GROUND UNDER THE DIRECTION AND SUPERVISION OF JOHN D.
BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5749, AND IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF.

RUDOLF J. PATA, JR. _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5388-STATE OF TEXAS
BOWMAN CONSULTING GROUP
1120 SOUTH CAPITAL OF TEXAS HWY, SUITE 220
AUSTIN, TEXAS 78746

ENGINEER'S STATEMENT:

I, MIA M. PARTON, 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.

MIA M. PARTON _____ DATE _____
REGISTERED PROFESSIONAL ENGINEER
NO. 111369-STATE OF TEXAS,
AEPARMIA ENGINEERING, PLLC
9101 BURNET ROAD, SUITE 209
AUSTIN, TEXAS 78758



VICINITY MAP
SCALE: 1"=1000'

NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
- BUILDING SETBACK LINES SHALL CONFORM TO THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- THE PROPERTY AS SHOWN HEREON LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48453C0465J, MAP REVISED JANUARY 6, 2016.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, CHERICO SUBDIVISION, RECORDED IN VOLUME 4, PAGE 2 OF THE PLAT RECORDS OF TRAVIS COUNTY, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET.
- DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS (CHAPTER 25-13) AS AMENDED.
- THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN AND TRAVIS COUNTY REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
- ALL VEHICULAR ACCESS TO AND FROM NEAL STREET FOR LOTS 3A AND 3B SHALL BE THROUGH THE JOINT USE ACCESS EASEMENT.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: NEAL 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.
- A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 1 RESIDENCE. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.
- 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 LINE MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.
- 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 OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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 AUSTIN WATER. 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.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- A VARIANCE TO THE MINIMUM LOT WIDTH WAS GRANTED BY THE BOARD OF ADJUSTMENT ON MAY 11, 2020.
- 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 THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- DWELLINGS ON LOTS 3A AND 3B SHALL CONTAIN RESIDENTIAL SPRINKLER SYSTEMS THAT COMPLY WITH THE APPLICABLE FIRE CODE OR RESIDENTIAL CODE.
- ALL UTILITY LINES PROPOSED WITHIN THE 1/2 AND 1/4 CRZ'S OF THE HERITAGE PECAN (T27) MUST BE BORED AT LEAST 4' UNDER THE EXISTING GRADE TO AVOID SEVERING ROOTS 1/5 INCHES DIAMETER AND GREATER.
- A FLAG LOT VARIANCE WAS APPROVED BY THE LAND USE COMMISSION ON _____, 2020

SHEET 1 OF 2

FILE: P:\090402-3409 Neal Street\090402-01-001\Survey\Working\Plot\90402_3409 Neal Street_Final Plat.dwg			
DATE: 10-18-18	DRAWN BY: DZ	CREW: MK, BE	
SCALE: NA	CHECKED BY: JB	FB #: 429	
JOB #: 90402-01-001	DRAWING #: FINAL PLAT	PLAN #: 1216	
1 ADDRESS COMMENTS		D.Z.	5-6-19
2 ADDRESS COMMENTS		D.Z.	8-12-19
3 REVISED NOTE 18, SURVEYOR'S STMT NAME		J.S.	02-04-20
4 REVISED NOTE 16, SURVEYOR'S STMT NAME		J.S.	05-26-20
NO.	REVISION	BY	DATE



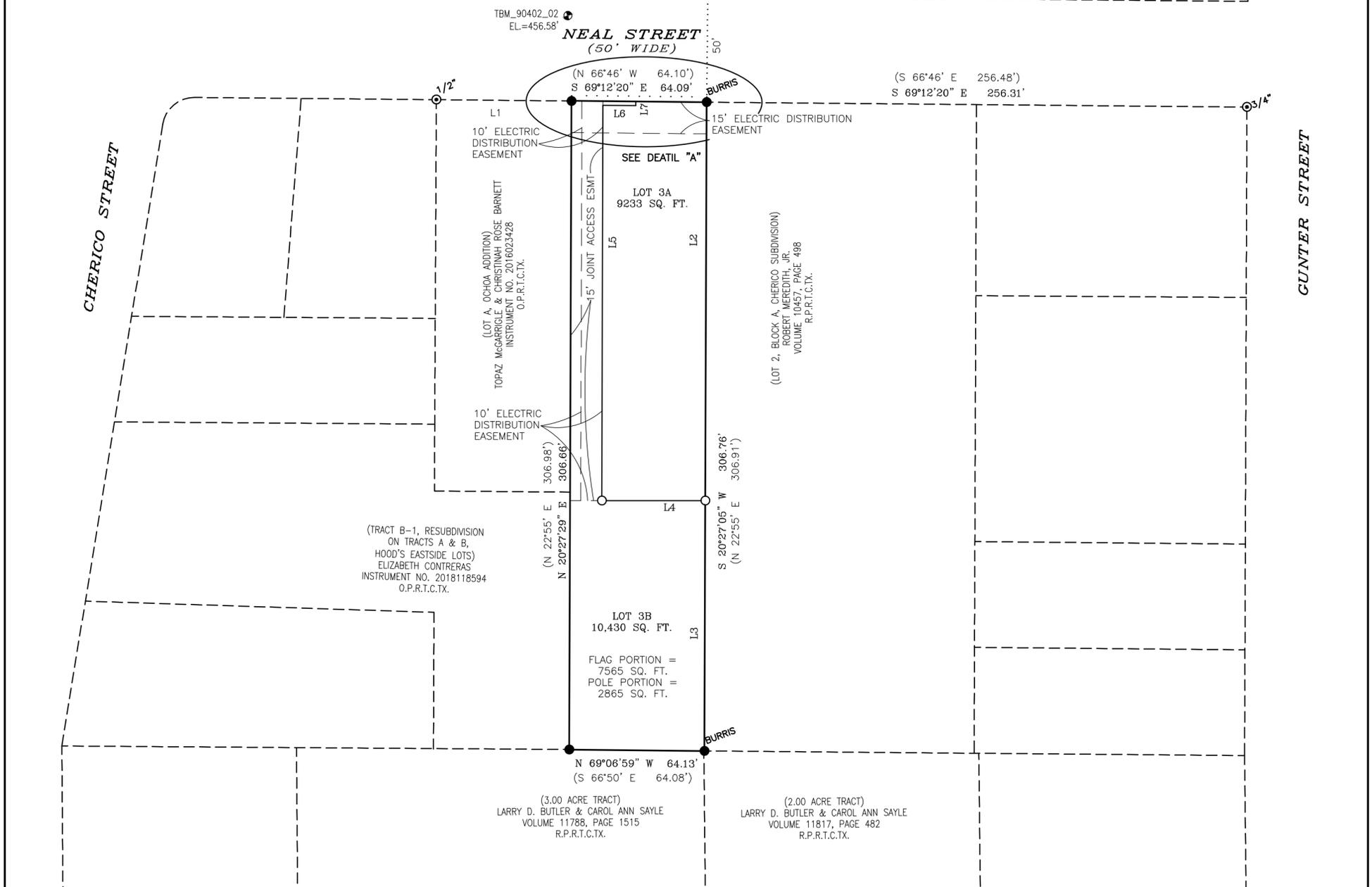
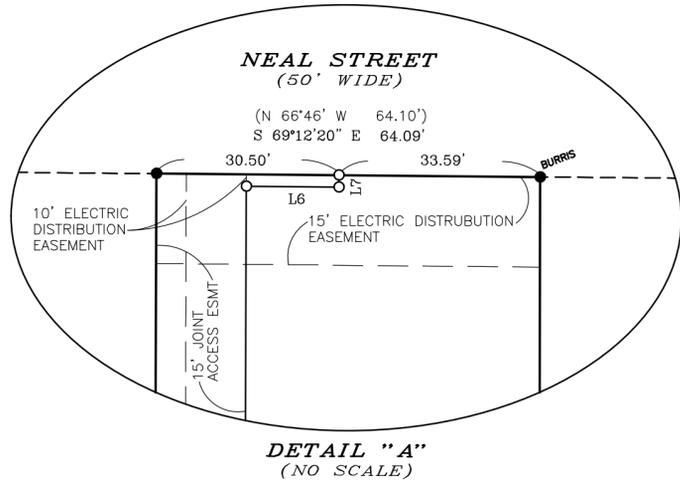
Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

3409 NEAL STREET
RESUBDIVISION OF EAST ONE-HALF
OF LOT 3, BLOCK A, CHERICO SUBDIVISION
TRAVIS COUNTY, TEXAS

PLAN 1216

3409 NEAL STREET RESUBDIVISION OF EAST ONE-HALF OF LOT 3, BLOCK A, CHERICO SUBDIVISION



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 69°09'09" W	64.05'
(L1)	(S 66°46' E)	(64.10')
L2	S 20°27'05" W	188.46'
L3	S 20°27'05" W	118.30'
L4	N 69°41'18" W	49.11'
L5	N 20°27'29" E	186.87'
L6	S 69°12'20" E	15.50'
L7	N 20°27'29" E	2.00'

- LEGEND**
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - IRON PIPE FOUND, SIZE NOTED
 - BURRIS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BURRIS & ASSOC." FOUND
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
 - () RECORD INFORMATION
 - P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - PROPOSED PUBLIC SIDEWALK

BENCHMARK LIST: - DATUM - NAVD 88 (GEOID12B) PER RESULT OF THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) AND VERIFIED THROUGH SMARTNET NORTH AMERICA.

TBM_90402_02:
MAG NAIL SET IN CURB
ELEVATION = 456.58 FEET.

OCTOBER, 2018
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SCALE: 1"=40'

SHEET 2 OF 2

FILE: P:\090402-3409 Neal Street\090402-01-001\Survey\Working\		
Plot_90402_3409 Neal Street_Final Plat.dwg		
DATE: 12-05-19	DRAWN BY: DZ	CREW: MK, BE
SCALE: NA	CHECKED BY: JB	FB #: 429
JOB #: 90402-01-001	DRAWING #: FINAL PLAT	PLAN #: 1216
1 ADDRESS COMMENTS	D.Z.	5-6-19
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NO. REVISION	BY	DATE



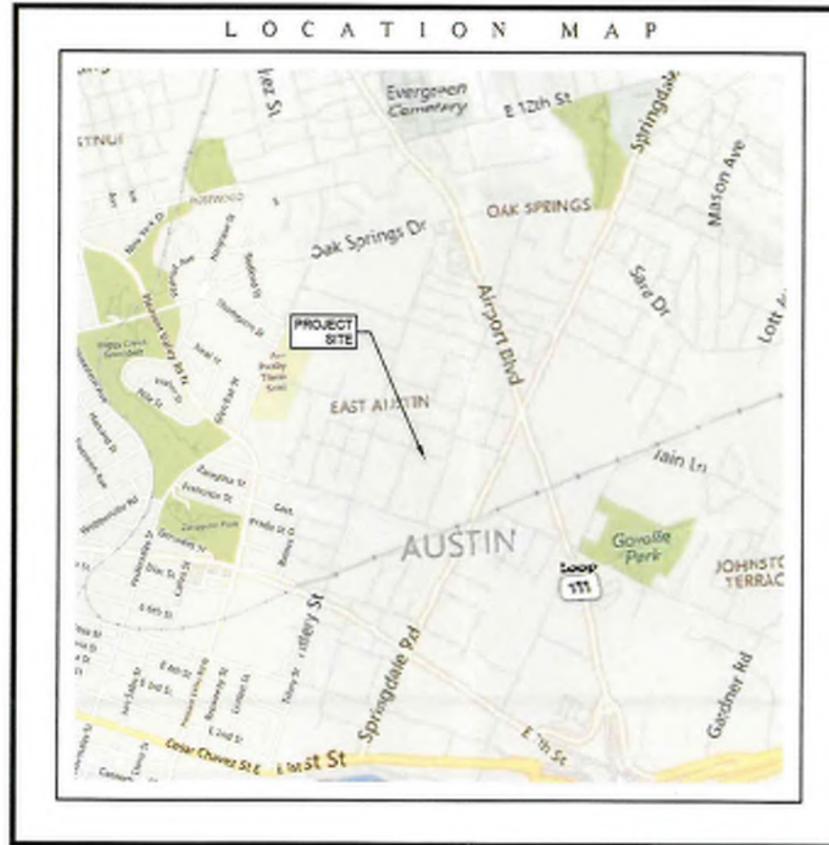
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Phone: (512) 327-1180 Fax: (512) 327-4062
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

**3409 NEAL STREET
SUBDIVISION OF EAST ONE-HALF OF LOT 3,
BLOCK A, CHERICO SUBDIVISION
TRAVIS COUNTY, TEXAS**

UTILITY & DRIVEWAY PLAN FOR CITY OF AUSTIN RESUBDIVISION APPLICATION 3409 NEAL STREET CASE #C8-2018-0211.0A

LEGAL DESCRIPTION: E 64.1 FT LOT 3 BLK A OLT 41-42 DIV A CHERICO SUBD NO 1.

SHEET INDEX	
Sheet Number	Sheet Title
COV-1	COVER SHEET
C-1	PROPOSED SITE PLAN
C-2	11.27 LOT 3B PROPOSED DRIVEWAY & UTILITIES PLAN
C-3	11.27 LOT 3A PROPOSED DRIVEWAY & UTILITIES PLAN
C-4	COA STANDARD DETAILS SHEET
C-5	COA STANDARD DETAILS SHEET



FINAL PLAN REV-03: 12/05/2019

REVISIONS RECORD						
NO.	DESCRIPTION	BY	CORRECTING AIDIAL VOID NO. SHEET NOS.	TOTAL NO. OF SHEETS IN CORRECTION PLAN SET	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

PROJECT INFORMATION:

STREET ADDRESS:
3409 NEAL ST.
AUSTIN, TX

OWNER:

ATTN: KERENSA UNA
3409 NEAL ST
AUSTIN, TX

CONTACT:

ATTN: MIA PARTON
AEPARMA ENGINEERING PLLC
MPARTON@AEPARMA.COM
512-575-3624

SUBMITTAL PREPARED BY:

CONTACT:
MIA PARTON, PE / PMP
PHONE:
512-575-3624 EXT. 709

SUBMITTED FOR APPROVAL BY:
AEPARMA ENGINEERING, PLLC
9101 BURNET RD, STE 203
AUSTIN, TX 78758
TBP# FIRM NO. 19271
www.aeparma.com



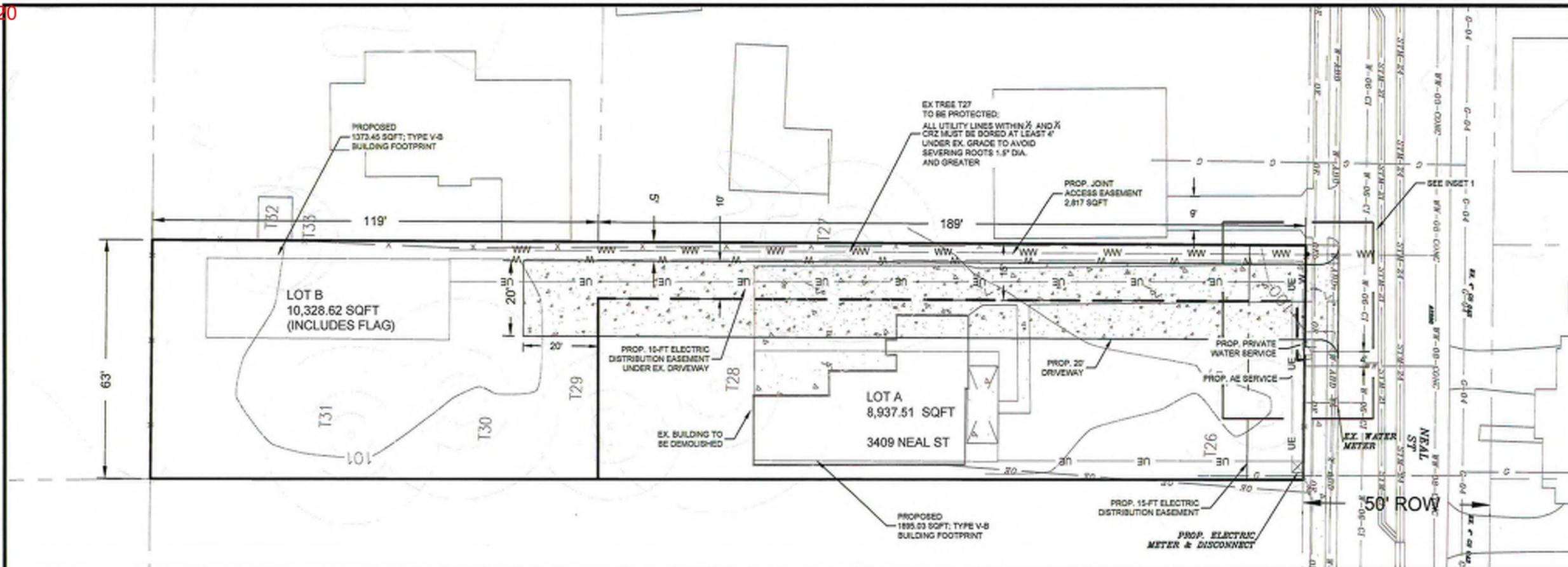
MIA PARTON, PE / PMP
ENGINEER OF RECORD



ENGINEER OF RECORDS SEAL

AEPARMA ENGINEERING PROJECT SIGN-OFFS	
PROJECT NO.	2018000
DRAWN BY:	SGD
APPROVED BY:	MMP
DATE:	10/15/2019

SUBDIVISION APPLICATION



SCALE 1"=30'

HORIZONTAL SCALE (IF APPLICABLE)

VERTICAL

AEPARMIA ENGINEERING

9100 BURNET RD., SUITE 200, AUSTIN, TX 78758
info@aeparmia.com www.aeparmia.com
TYPE FIRM NO. 15271

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STATE OF TEXAS
MIA M. PARTON
111369
LICENSED PROFESSIONAL ENGINEER
12/5/2019

TREE TABLE	
TREE NO.	TRUNK DIA. & SPECIES
26	23.5" PECAN
27	24" PECAN
28	33.5" PECAN
29	18.5" PECAN
30	26.5" PECAN
31	17" & 13" M.S. PECAN
32	10" & 8.5" M.S. PECAN
33	13.5" PECAN

TREE NOTES:

- A MINIMUM OF 50% OF CRITICAL ROOT ZONE MUST BE PRESERVED AT NATURAL GRADE, WITH NATURAL GROUND COVER;
- CUT OR FILL IS LIMITED TO 4" IN THE 1/2 CRITICAL ROOT ZONE; AND
- NO CUT OR FILL IS PERMITTED WITHIN THE 1/4 CRITICAL ROOT ZONE.
- FOR TREES WITH DIAMETERS OF 19" AND ABOVE, THEY ARE DEPICTED AS: TRUNK, 1/2 CRITICAL ROOT ZONE, 1/2 CRITICAL ROOT ZONE, AND FULL CRITICAL ROOT ZONE.

EXISTING FIRE HYDRANTS NOTES:

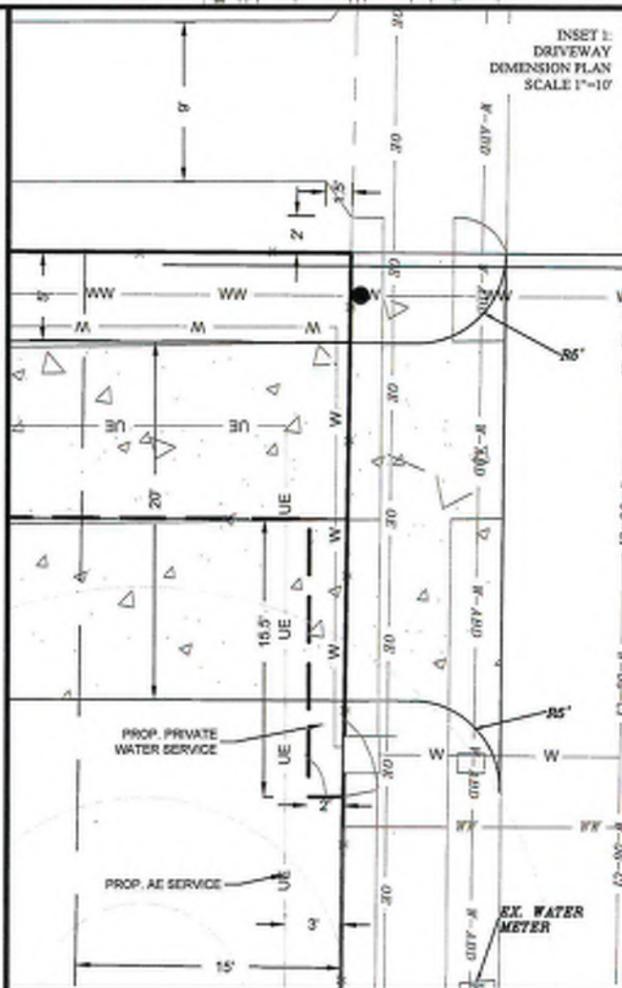
- AN EXISTING FIRE HYDRANT IS LOCATED AT THE SOUTHWEST CORNER OF NEAL ST AND CHERICO ST. WHICH IS WITHIN THE 600 FT REQUIREMENT (~500 FT). THERE IS ALSO ANOTHER FIRE HYDRANT AT THE INTERSECTION OF NEAL ST. AND GUNTER ST.

SUBDIVISION NOTES:

- A VARIANCE TO THE MINIMUM LOT WIDTH WAS GRANTED BY THE BOARD OF ADJUSTMENT ON 12/15/2019.

LEGEND

— W —	WATER
— C —	GAS
— WW —	WASTEWATER
— STW —	STORM SEWER
— UE —	PROP. ELECTRIC - UNDERGROUND
— W —	PROP. WASTEWATER
— W —	PROP. WATER
☒	PROP. FULL BOX
•	PROP. WASTEWATER CLEANOUT
□	PROP. WATER METER



REV.	DESCRIPTION	BY	DATE
01	CITY COMMENTS	MP	05/05/19
02	CITY COMMENTS	MP	07/06/19
03	CITY COMMENTS	MP	10/15/19

PROJECT NO.	20180670
DESIGNED BY	MMP
DRAWN BY	MMP
QA/QC BY	MMP
DATE	10/15/2019

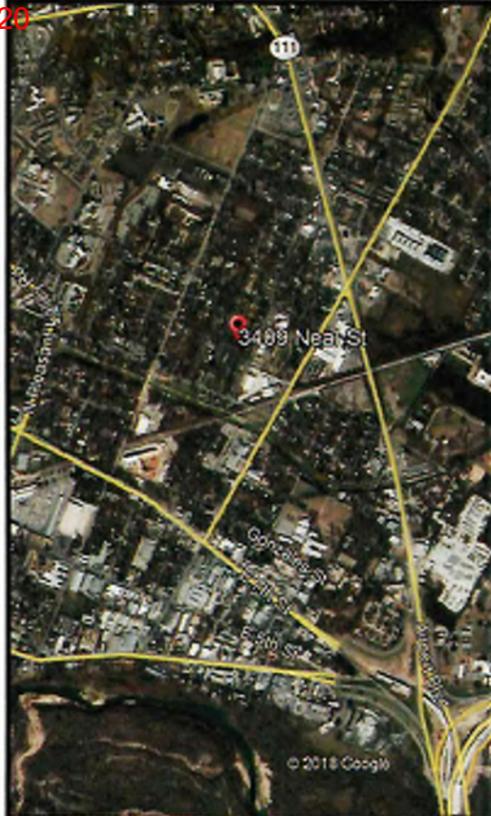
Case #C8-2018-0211.0A

3409 NEAL STREET
AUSTIN, TEXAS

OVERALL SITE &
DRIVEWAY PLAN

SHEET C-1	PAGE 02 OF 06
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LAND DEVELOPMENT UTILITIES SUBDIVISIONS WWW.AEPARMIA.COM INFO@AEPARMIA.COM (512) 575-3924

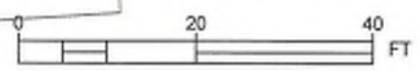


!!! WARNING - UTILITIES CROSSINGS !!!
CONTRACTOR TO FIELD VERIFY ALL
UTILITIES CROSSINGS TO AVOID
CONFLICT (TYP.)

!!! WARNING !!!
OVERHEAD ELECTRIC LINES IN PROJECT
AREA.

!!! WARNING !!!
GAS LINES IN PROJECT AREA.

!!! WARNING !!!
UNDERGROUND ELECTRIC LINES IN
PROJECT AREA.



PROFILE SCALE (IF APPLICABLE)

VERTICAL

AEPARMIA ENGINEERING

9301 BURNET RD., SUITE 300
AUSTIN, TX 78758
info@aeparmia.com
www.aeparmia.com
TRPE FIRM NO. 19271

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REV.	DESCRIPTION	BY	DATE
01	CITY COMMENTS	MP	05/05/19
02	CITY COMMENTS	MP	07/12/19
03	CITY COMMENTS	MP	10/15/19

PROJECT NO.	20180970
DESIGNED BY	MMF
DRAWN BY	MMF
QA / QC BY	MMF
DATE	10/15/2019

Case #C8-2018-0211.0A

3409 NEAL STREET
AUSTIN, TEXAS

LOT 3A
20' SCALE UTILITY
AND DRIVEWAY PLAN
(1 OF 2)

SHEET	PAGE
C-2	03 OF 06

1 MAP: SITE LOCATION
SCALE: N.T.S.

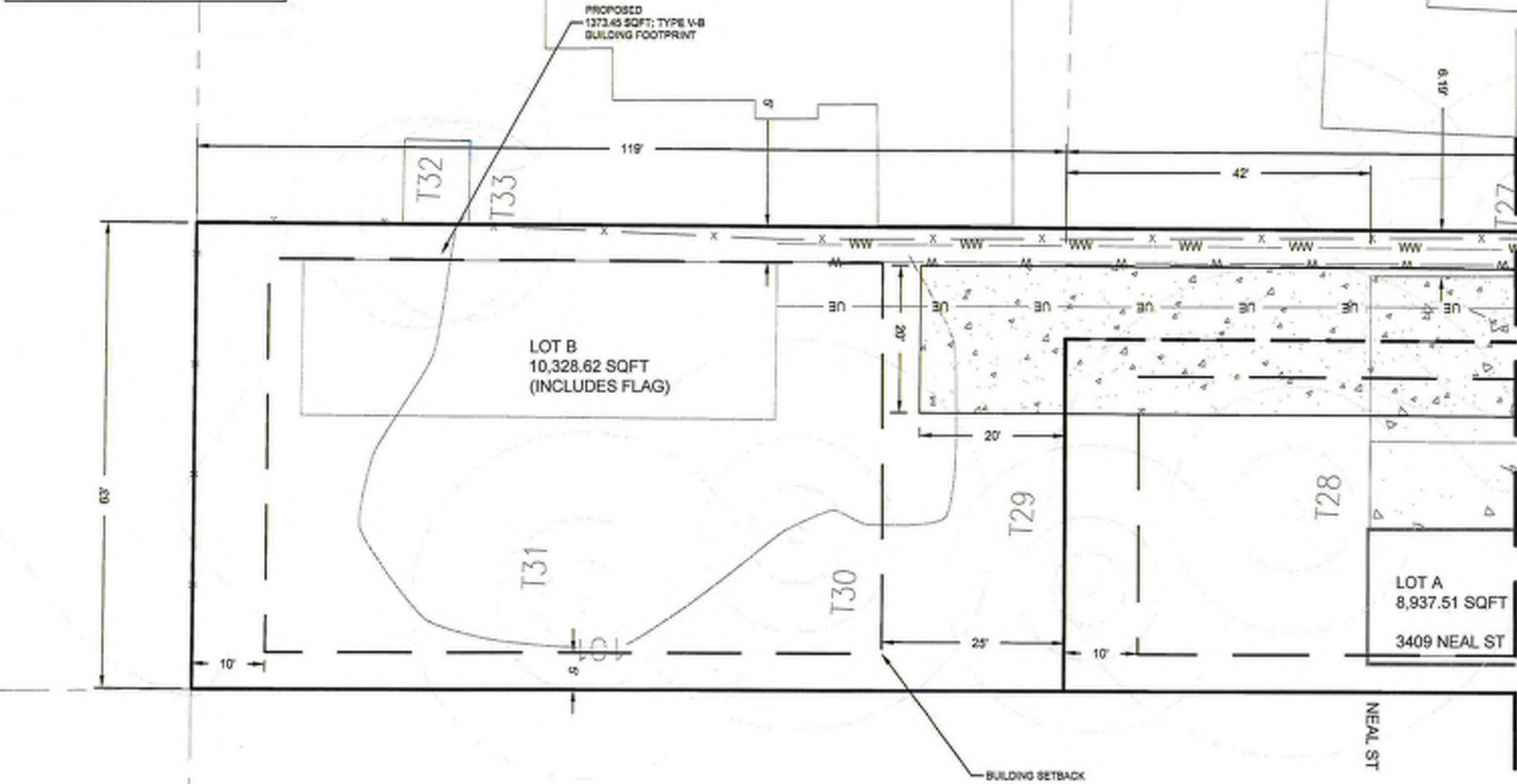
TREE TABLE

TREE NO.	TRUNK DIA. & SPECIES
26	23.5" PECAN
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33	13.5" PECAN

- TREE NOTES:
- 1) A MINIMUM OF 50% OF CRITICAL ROOT ZONE MUST BE PRESERVED AT NATURAL GRADE, WITH NATURAL GROUND COVER;
 - 2) CUT OR FILL IS LIMITED TO 4" IN THE 1/4 CRITICAL ROOT ZONE, AND
 - 3) NO CUT OR FILL IS PERMITTED WITHIN THE 1/4 CRITICAL ROOT ZONE.
 - 4) FOR TREES WITH DIAMETERS OF 19" AND ABOVE, THEY ARE DEPICTED AS: TRUNK, 1/4 CRITICAL ROOT ZONE, 1/4 CRITICAL ROOT ZONE, AND FULL CRITICAL ROOT ZONE.

2 SURVEYOR TREE LIST (5/10/2019)
SCALE: N.T.S.

3 TABLE: IC CALCULATIONS
SCALE: N.T.S.



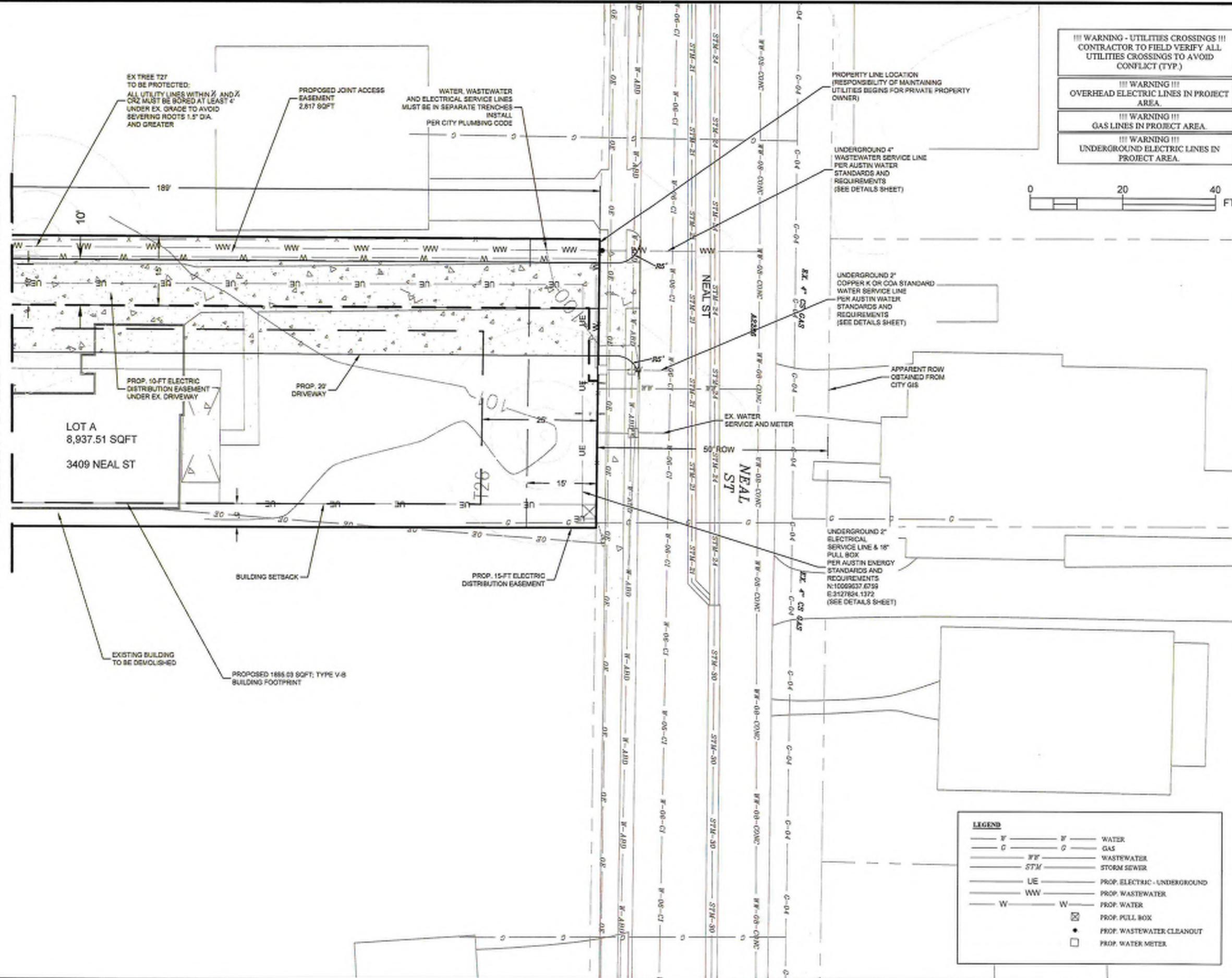
MATCH LINE - SEE NEXT SHEET

LEGEND

— W —	W	PROP. WATER
— UE —	UE	PROP. ELECTRIC - UNDERGROUND
— WW —	WW	PROP. WASTEWATER
— STM —	STM	PROP. STORM SEWER
— W —	W	PROP. WATER
☒		PROP. FULL BOX
•		PROP. WASTEWATER CLEANOUT
□		PROP. WATER METER

LAND DEVELOPMENT UTILITIES SUBDIVISIONS WWW.AEPARMIA.COM INFO@AEPARMIA.COM (512) 575-1924

MATCH LINE - SEE SHEET C-2

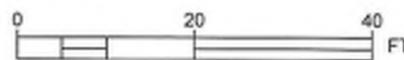


!!! WARNING - UTILITIES CROSSINGS !!!
CONTRACTOR TO FIELD VERIFY ALL UTILITIES CROSSINGS TO AVOID CONFLICT (TYP.)

!!! WARNING !!!
OVERHEAD ELECTRIC LINES IN PROJECT AREA.

!!! WARNING !!!
GAS LINES IN PROJECT AREA.

!!! WARNING !!!
UNDERGROUND ELECTRIC LINES IN PROJECT AREA.



PROFILE SCALE (IF APPLICABLE)
HORIZONTAL
VERTICAL

AEPARMIA ENGINEERING

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TEPE FIRM NO. 19271

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REV.	DESCRIPTION	BY	DATE
01	CITY COMMENTS	MP	05/05/19
02	CITY COMMENTS	MP	07/12/19
03	CITY COMMENTS	MP	10/15/19

PROJECT NO.	2018007D
DESIGNED BY	MMF
DRAWN BY	MMF
QA / QC BY	MMF
DATE	10/15/2019

Case #C8-2018-0211.0A

3409 NEAL STREET
AUSTIN, TEXAS

LOT 3A
20' SCALE UTILITY
AND DRIVEWAY PLAN
(2 OF 2)

SHEET	PAGE
C-3	04 OF 06

LEGEND

W	WATER
G	GAS
WW	WASTEWATER
STM	STORM SEWER
UE	PROP. ELECTRIC - UNDERGROUND
WW	PROP. WASTEWATER
W	PROP. WATER
☐	PROP. PULL BOX
•	PROP. WASTEWATER CLEANOUT
□	PROP. WATER METER

LAND DEVELOPMENT UTILITIES SUBDIVISIONS WWW.AEPARMIA.COM INFO@AEPARMIA.COM (512) 575-3624