

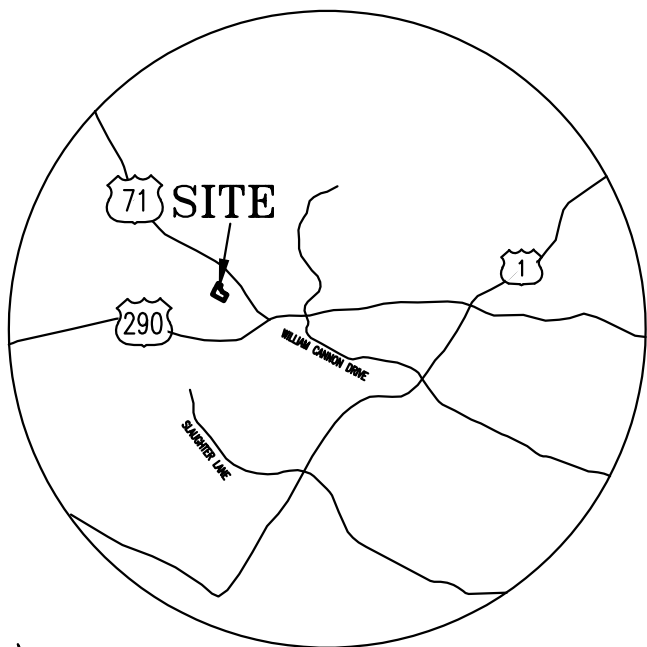
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0114.1A**PC DATE:** July 28, 2020**SUBDIVISION NAME:** Simon-Caskey Final Plat**AREA:** 16.664 ac.**LOT(S):** 26**OWNER:** Stephen Simon**AGENT/APPLICANT:** Bill E. Couch (Carlson, Brigrance & Doering, Inc.)**ADDRESS OF SUBDIVISION:** 7715 W SH 71 **COUNTY:** Travis**WATERSHED:** Williamson Creek**EXISTING ZONING:** SF-1, SF-2-NP, SF-6-NP**PROPOSED LAND USE:** Multifamily & Commercial with ROW and Parkland

DEPARTMENT COMMENTS: The request is for the approval of the Simon-Caskey Final Plat which will develop a 16.664 ac. previously un-platted tract creating 26 lots consisting of 2 lots for multifamily use (7.748 ac.), 21 lots for single-family use (3.810 ac.), 1 lot for parkland (1.307 ac.) and 2 lots designated for drainage & water quality easements and greenbelt (1.538 ac.) with 2.261 ac. being dedicated for streets with all associated improvements.

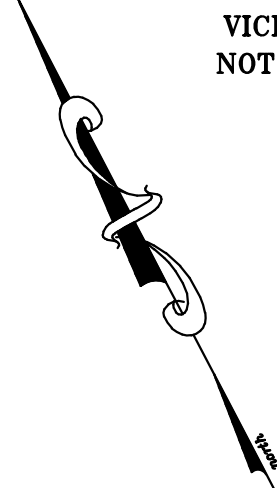
STAFF RECOMMENDATION: Staff recommends disapproval of the plat for the reasons listed in the comment report dated July 22, 2020 , and attached as Exhibit C.

PLANNING COMMISSION ACTION:**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joey.delagarza@austintexas.gov

SIMON-CASKEY FINAL PLAT



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 100'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- ★ COTTON SPINDLE FOUND
- B.L. BUILDING LINE
- - - P.U.E. PUBLIC UTILITY EASEMENT
- ... APPROXIMATE SIDEWALK LOCATION

SINGLE FAMILY LOT AREA TABLE

A	2	6,511 S.F.
A	3	6,462 S.F.
A	4	6,462 S.F.
A	5	6,442 S.F.
A	6	7,286 S.F.
B	1	7,392 S.F.
B	2	5,927 S.F.
B	3	5,924 S.F.
B	4	5,919 S.F.
B	5	5,914 S.F.
B	6	10,041 S.F.
B	7	10,026 S.F.
B	8	10,162 S.F.

MULTI FAMILY LOT AREA TABLE

A	7	225,752 S.F. (5.183 ACRES)
B	10	111,732 S.F. (2.565 ACRES)

DRAINAGE, WATER QUALITY AND OPEN SPACE LOT AREA TABLE

A	1	46,365 S.F. (1.064 ACRES)
B	9	20,674 S.F. (0.475 ACRES)

PARK LOT AREA TABLE

B	11	56,896 S.F. (1.306 ACRES)
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TOTAL SINGLE FAMILY ACREAGE= 3.801 ACRES

TOTAL MULTI FAMILY ACREAGE = 9.054 ACRES

DRAINAGE, WATER QUALITY AND OPEN SPACE= 1.539 ACRES

DATE: MARCH 09, 2020

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 16.665 ACRES
SURVEY: A.J. BOND SURVEY NUMBER 91,
ABSTRACT NUMBER 114

DEVELOPER:
KB HOME LONE STAR, INC.
10800 PECAN PARK BLVD., STE. 200
AUSTIN, TEXAS 78750
(512) 651-8100 phone
(512) 795-6181 fax

OWNERS:
RIDGELEA PROPERTIES
1400 E. 5TH ST.
AUSTIN, TX 78702

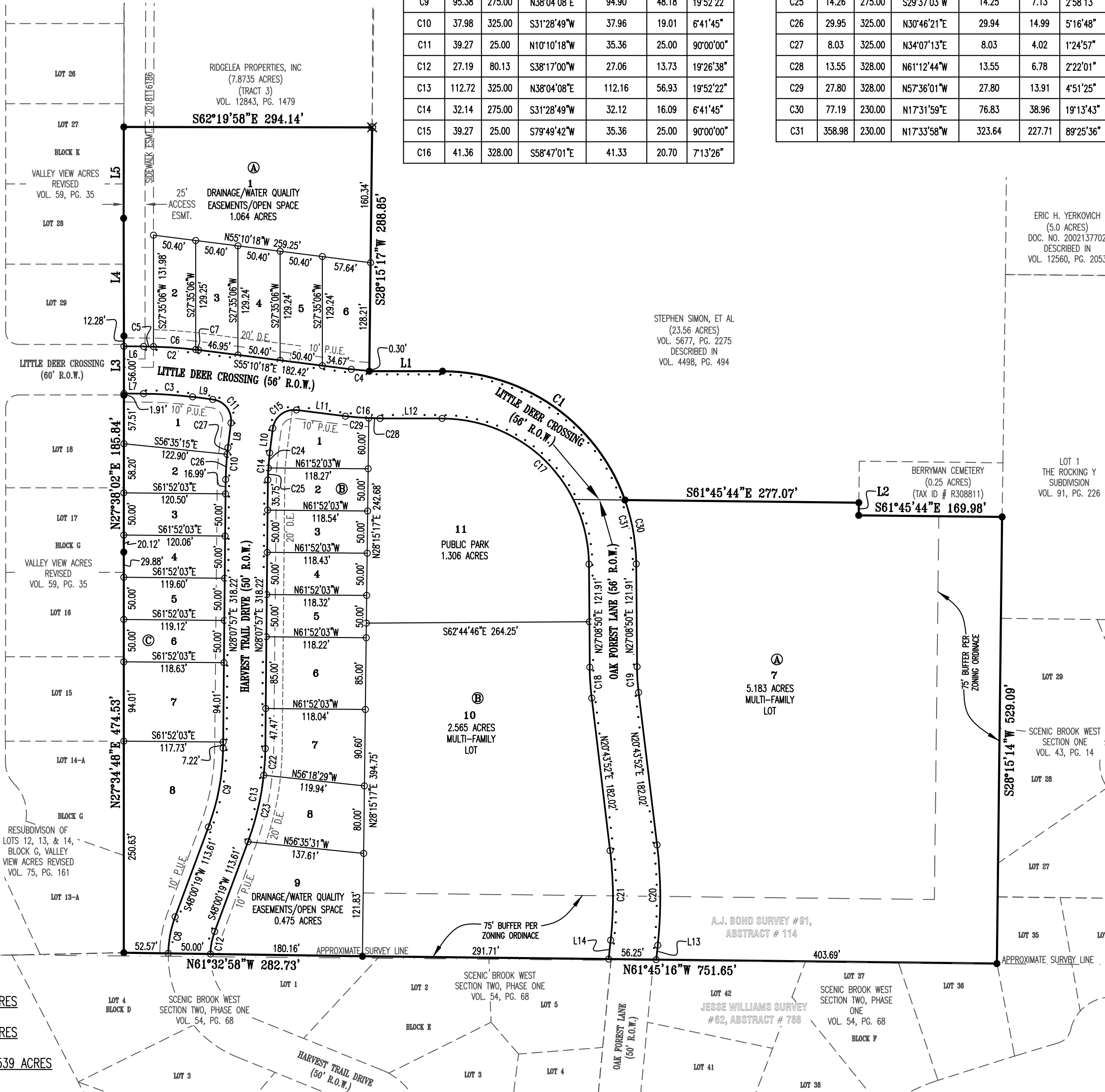
STEPHEN SIMON
300 E. 32ND ST., UNIT 300
AUSTIN, TX 78705

Line Table		
Line #	Length	Direction
L1	86.79	S62°23'44"E
L2	15.00	S28°14'16"W
L3	70.19	N27°35'15"E
L4	139.46	N27°27'27"E
L5	108.07	N27°42'12"E
L6	23.38	S62°14'59"E
L7	23.22	S62°14'59"E

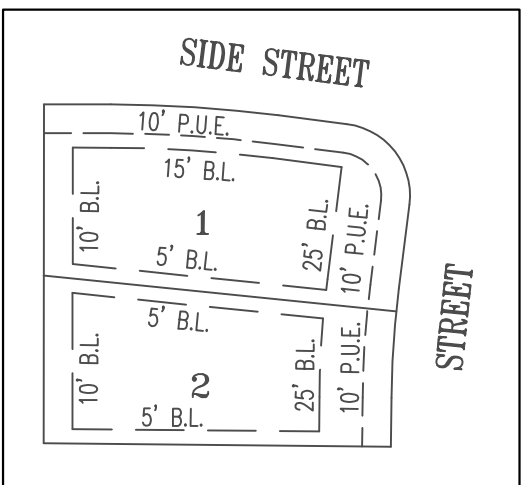
Line Table		
Line #	Length	Direction
L8	29.35	S34°49'42"W
L9	24.01	S55°10'18"E
L10	29.35	S34°49'42"W
L11	58.41	S55°10'18"E
L12	73.41	S62°23'44"E
L13	17.17	N33°38'50"E
L14	22.46	N33°38'50"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	281.79	230.00	S27°10'49"E	264.50	161.64	70°11'53"
C2	65.23	528.00	N58°42'38"W	65.18	32.65	7°04'41"
C3	58.31	472.00	N58°42'38"W	58.27	29.19	7°04'41"
C4	21.38	272.00	S57°25'24"E	21.37	10.70	4°30'12"
C5	11.62	528.00	S61°37'09"E	11.62	5.81	1°15'40"
C6	50.15	528.00	S58°16'03"E	50.13	25.09	5°26'31"
C7	3.45	528.00	S55°21'33"E	3.45	1.73	0°22'30"
C8	44.26	130.13	S38°15'44"W	44.04	22.34	19°29'12"
C9	95.38	275.00	N38°04'08"E	94.90	48.18	19°52'22"
C10	37.98	325.00	S31°28'49"W	37.96	19.01	6°41'45"
C11	39.27	25.00	N10°10'18"W	35.36	25.00	90°00'00"
C12	27.19	80.13	S38°17'00"W	27.06	13.73	19°26'38"
C13	112.72	325.00	N38°04'08"E	112.16	56.93	19°52'22"
C14	32.14	275.00	S31°28'49"W	32.12	16.09	6°41'45"
C15	39.27	25.00	S79°49'42"W	35.36	25.00	90°00'00"
C16	41.36	328.00	S58°47'01"E	41.33	20.70	7°13'26"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C17	271.93	174.00	N17°37'27"W	245.09	172.62	89°32'34"
C18	36.73	328.00	S23°56'21"W	36.71	18.38	6°24'58"
C19	30.46	272.00	S23°56'21"W	30.44	15.25	6°24'58"
C20	119.03	528.00	N27°11'21"E	118.78	59.77	12°54'58"
C21	106.40	472.00	N27°11'21"E	106.18	53.43	12°54'58"
C22	31.56	325.00	S30°54'52"W	31.55	15.79	5°33'51"
C23	81.16	325.00	S40°51'03"W	80.95	40.79	14°18'31"
C24	17.88	275.00	S32°57'56"W	17.88	8.94	3°43'32"
C25	14.26	275.00	S29°37'03"W	14.25	7.13	2°58'13"
C26	29.95	325.00	N30°46'21"E	29.94	14.99	5°16'48"
C27	8.03	325.00	N34°07'13"E	8.03	4.02	1°24'57"
C28	13.55	328.00	N61°12'44"W	13.55	6.78	2°22'01"
C29	27.80	328.00	N57°36'01"W	27.80	13.91	4°51'25"
C30	77.19	230.00	N17°33'58"W	76.83	38.96	19°13'43"
C31	358.98	230.00	N17°33'58"W	323.64	227.71	89°25'36"



TYPICAL LOT, BUILDING LINE
AND EASEMENT LOCATION DETAIL



RIGHT-OF-WAY LINEAR FOOTAGE

HARVEST TRAIL DRIVE	50' ROW	689'
LITTLE DEER CROSSING	56' ROW	616'
OAK FOREST LANE	56' ROW	548'
TOTAL = 2.262 ACRES (98,523 SQUARE FEET)		1,853'

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

C8J-2019-0114.1

PATH-J: AC3D\5111\SURVEY\PLAT - SIMON CASKEY.dwg

SIMON – CASKEY FINAL PLAT

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT RIDGELEA PROPERTIES, INC, BEING OWNER OF THAT CERTAIN 7.873 ACRE TRACT OF LAND DESCRIBED IN VOLUME 12843, PAGE, 1479, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND STEPHEN SIMON, ET AL, OWNER OF THAT CERTAIN 23.56 ACRE TRACT OF LAND DESCRIBED IN VOLUME 4498, PAGE 494, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE A.J. BOND SURVEY NUMBER 91, ABSTRACT NUMBER 114, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 16.665 ACRES OF LAND TO BE KNOWN AS:

"SIMON – CASKEY FINAL PLAT"

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

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

RIDGELEA PROPERTIES
1400 E. 5TH ST.
AUSTIN, TX 78702

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

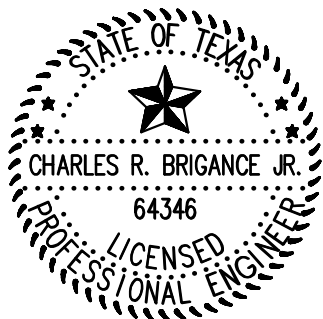
STATE OF TEXAS:
COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR, 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.

FLOOD PLAIN NOTES: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C0560H, FOR TRAVIS COUNTY, TEXAS. DATED SEPTEMBER 26, 2008.

ENGINEERING BY:

CHARLES R. BRIGANCE, JR, P.E. NO. 64346 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

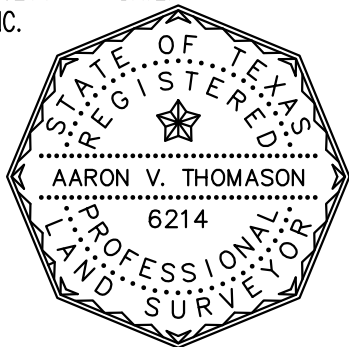


STATE OF TEXAS:
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE, OF 1981 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:

AARON V. THOMASON, R.P.L.S. NO. 6214 DATE:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
aaron@cbdeng.com



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

STEPHEN SIMON
300 E. 32ND ST., UNIT 300
AUSTIN, TX 78705

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN SIMON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

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

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

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20____.

JOLENE KIOLBASSA CHAIRPERSON ANA AGUIRRE, SECRETARY

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, 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.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

GENERAL NOTES:

- OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
- 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.
- 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 OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- 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: HARVEST TRAIL DRIVE, OAK FOREST LANE AND LITTLE DEER CROSSING, 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.
- ALL BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENT.
- ON-SITE CONTROL FOR THE TWO-YEAR STORM IS REQUIRED FOR ALL DEVELOPMENT AS REQUIRED BY THE LAND DEVELOPMENT CODE.
- COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION.
- DRAINAGE EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND MAINTAIN DRAINAGE FACILITIES WITHIN THE EASEMENTS.
- DRIVEWAYS MAY NOT CROSS A SLOPE GREATER THAN 15%.

SHEET NO. 2 OF 2



C8J – 2019 – 0114.1

PATH – J: AC3D\5111\SURVEY\PLAT – CASKEY.dwg

CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: C8-2019-0114.1A
UPDATE: U0
CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: Simon-Caskey Final Plat
LOCATION: 7715 W SH 71

SUBMITTAL DATE: June 29, 2020
REPORT DUE DATE: July 28, 2020
FINAL REPORT DATE: July 22, 2020

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **September 28, 2020**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. 3 copies of this report
 - b. 3 copies of the revised plat/plan in pdf format
 - c. 3 copies of a letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Elsa Garza
Environmental : Jonathan Garner
Site Plan Plumbing : Cory Harmon
Transportation Planning : Ivan Naranjo
Electric : Andrea Katz
Drainage Engineering : David Marquez
Subdivision : Joey de la Garza
PARD : Justin Stewart

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

PR1: Please add the following note to the plat:

Parkland dedication has been satisfied for 52 units by the dedication of parkland and payment of park development fees.

PR2: Fiscal amounts are in AMANDA. Please post fiscal for parkland and send the receipt to this reviewer to clear this comment.

Electric Review - Andrea Katz - 512-322-6957

EL 1. Ten/Fifteen foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all street R.O.W. Please dedicate ETE or continue PUE down Little Deer Crossing/Oak Forest Lane.

911 Addressing Review - Cathy Winfrey - 512-974-2398

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

NOTE: Placement of the labels for LITTLE DEER XING and OAK FOREST LN are correct as they appear. ANY change made to the placement of these two labels will require a re-review.

§25-4-155

ATD Engineering Review - Amber Mitchell - 512-974-5646

No comments at this time.

Drainage Engineering Review - David Marquez - 512-974-3389

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- DE1 Comment pending verification of fiscal with the environmental and transportation reviewer and payment of fiscal.
- DE2 Confirm that the preliminary designs spacing for the pond take Atlas 14 conditions into consideration and new requirements of DCM 1.2.4E. Also verify that the R1 table takes the roadway impervious cover into consideration as the assumed shows 45% and is typically 50-60% when including ROW. A typical cross section can be used to estimate total impervious cover in the ROW.

Environmental Review - Jonathan Garner - 512-974-1665

PLAT NOTES [LDC 25-1, Article 4]

EV 1 For all projects in the Barton Springs Zone, add the following plat note:

"The maximum portion of any commercial, multi-family, or single family/duplex lot that may be established as turf or landscaped area is 15 percent. However, no lot shall be restricted to less than 2000 square feet of turf or landscaped area. Undisturbed natural areas or areas restored to natural conditions shall not be considered landscaped areas or turf."

[LDC 25-8, Subchapter A, Article 13; ECM 1.6.9.2.E]

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

EV 2 Provide a conceptual erosion & sedimentation control plan to confirm the accuracy of the ESC fiscal estimate.

Subdivision Review - Joey de la Garza - 512-974-2664

- SR 1. Amend the Case # C8-2019-0114.1A in the bottom right hand corner of each sheet. (*City of Austin LDC; 25-1-83*)
- SR 2. The plat plan must be printed on mylar or paper that is no less than 18"x24" and no larger than 24"x36". (*City of Austin LDC; 25-1-83*)
- SR 3. If fiscal is required, add the following note. The subdivision construction agreement (SCA) will be prepared by the fiscal officer.
 "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 Doc#. _____, in the Official Public Records of _____ County, Texas." (*City of Austin LDC; 25-1-83*)
- SR 4. Remove the Zoning and Platting Commission approval block on sheet 2 and replace with the following:

Approved, accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the _____ day of _____ 20__.

 Fayez Kazi, Chair
 (*City of Austin LDC; 25-1-83*)

 Yvette Flores, Secretary

- SR 5. Please amend the following administrative approval block:
 APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR,
 DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS
 THE ____ DAY OF _____, 20__, AD.

 Joey de la Garza, for:
 Denise Lucas, Director
 Development Services Department
 (*City of Austin LDC; 25-1-83*)

- SR 6. On sheet 1 of plat, total acreage for Multi-Family is listed as 9.054 acres and it seems the parkland acreage was included in this total. Please correct the total acreage for Multi-Family to 7.748 acres. (*City of Austin LDC; 25-1-83*)
- SR 7. Provide documentation that <name>, <title>, has the authority to sign the plat as owner on behalf of Ridgelea Properties, Inc. (*City of Austin LDC; 25-1-83*)
- SR 8. Original (crimped) tax certificates showing all taxes having been paid for the past year must be provided at the time the plat is cleared for approval. These tax certificates are available from the Travis County Tax Office at 5501 Airport Boulevard and must be ordered two (2) days prior to receipt. Tax receipts or other information in-lieu of certificates cannot be substituted. Travis County will NOT record the plat without them. (*City of Austin LDC; 25-1-83*)

SR 9. After the plat has been approved by the Commission (or Director if administrative), the following items are needed to record the plat at Travis County:

- Plat containing original signatures, with appropriate seals and dates and 1 copy of signed plat (both mylar and seals & stamps must be legible);
- Embossed tax certificate(s) showing all taxes paid for the previous year;
- Any other legal document to be recorded with the plat such as a Subdivision construction agreement (SCA), easement document, etc.; and
- Check for the plat recordation fee and any document to be recorded with the plat. (*City of Austin LDC; 25-1-83*)

SR 10. Recording fees will be calculated after the plat is approved. (*City of Austin LDC; 25-1-83*)

Transportation Planning - Ivan Naranjo - 512-974-7649

TR1. Common areas and pedestrian access ways are separate lots to be owned and maintained by the Homeowners Association for this subdivision. Approved copies of the following documents must be submitted and must be recorded with the final plat: Covenants, Conditions, and Restrictions (outlining ownership, maintenance, fee assessment, association dues, and any other requested restrictions); Association Bylaws (outlining membership, voting rights, and similar items). Please provide a note on the plat showing recording information for the CCR's and HOA Bylaws. Label common areas with lot numbers.

AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - David Marquez - 512-974-3389

No comments

Site Plan Plumbing - Cory Harmon - 512-974-2882

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2015 Uniform Plumbing Code, add a plat note that conveys the following: Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.

END OF REPORT

**SIMON - CASKEY
FINAL PLAT
Location Map**

