

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0122.4A**COMMISSION DATE:** April 20, 2021**SUBDIVISION NAME:** EastVillage Single Family Phase 4 Final Plat**ADDRESS:** 4605 E Howard Ln**APPLICANT:** RH Pioneer North, LLC (Annie Atkinson)**AGENT:** T. Walter Hoysa, P.E. (LJA Engineering, Inc.)**ZONING:** PUD**NEIGHBORHOOD PLAN:** N/A**AREA:** 10.69 acres**LOTS:** 63**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Harris Branch (Suburban)**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Syndicate Rd, Cobalt Ln, Oxford Vineyard Ln, Poco Dr and Pear Light Rd.**DEPARTMENT COMMENTS:**

The request is for the approval of EastVillage Single Family Phase 4 Final Plat, a subdivision out of the approved EastVillage Single Family Phase 4 Preliminary Plan (C8-2018-0122) comprised of 63 lots on 10.69 acres.

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

STAFF RECOMMENDATION:

Staff recommends disapproval of the plat for the reasons listed in the comment report dated April 14, 2021 and attached as Exhibit C.

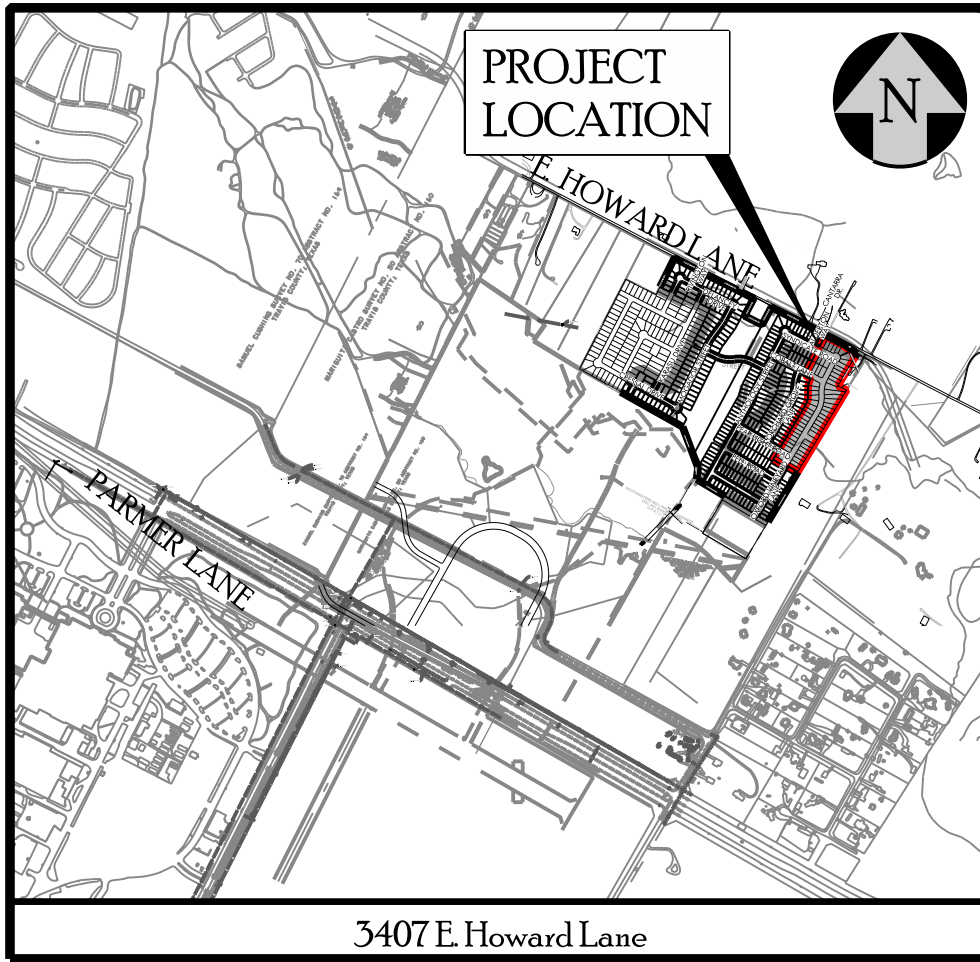
CASE MANAGER: Joey de la Garza**PHONE:** 512-974-2664**E-mail:** joey.delagarza@austintexas.gov**ATTACHMENTS**

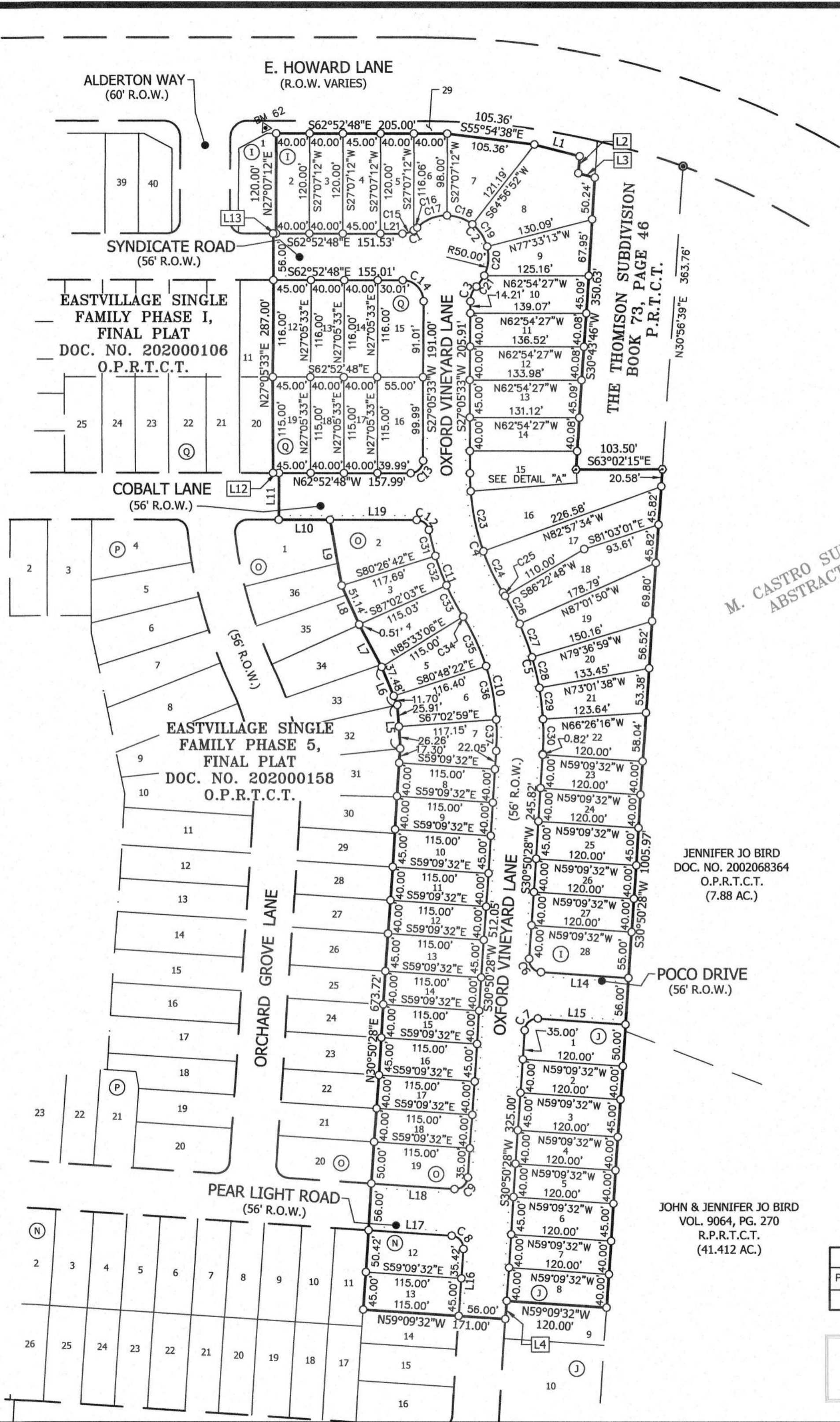
Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated April 14, 2021

Legal Description:
EASTVILLAGE Single Family
Phase 4 Final Plat Doc. no. _____





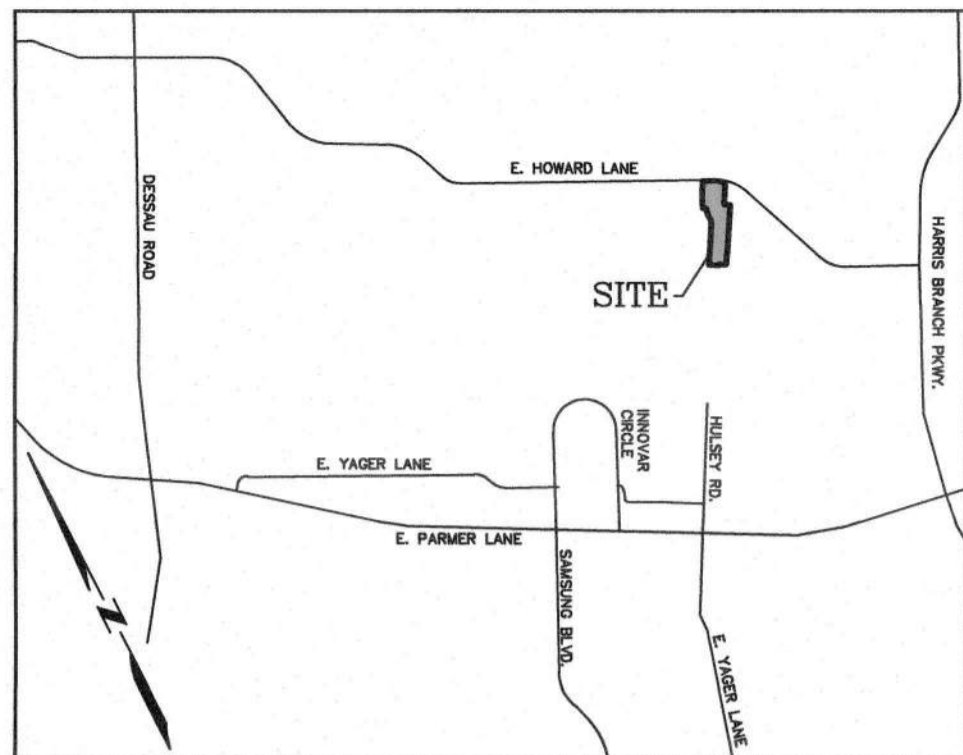
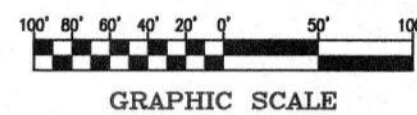
THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00008978.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" REBAR WITH CAP STAMPED "LANDESIGN" FOUND (OR AS NOTED)
- 1/2" REBAR WITH CAP STAMPED "LANDESIGN" SET
- ▲ NAIL FOUND (60D, OR AS NOTED)
- ⊛ COTTON SPINDLE FOUND
- ⊠ FENCE CORNER POST FOUND
- △ CALCULATED POINT NOT SET
- O.R.T.C.T. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- WQE WATER QUALITY EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- E.T.E. ELECTRIC/TELEPHONE EASEMENT
- SIDEWALK



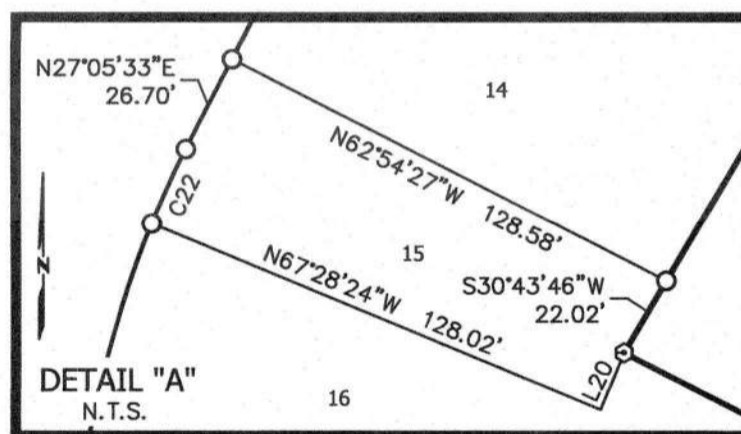
VICINITY MAP
(NOT TO SCALE)

LAND USE SUMMARY: EASTVILLE SINGLE FAMILY PHASE 4, FINAL PLAT

TOTAL ACREAGE:	10.69 ACRES
RESIDENTIAL LOTS:	63 LOTS
NUMBER OF BLOCKS:	5 BLOCKS
OXFORD VINEYARD LANE (56' R.O.W.):	1,288 L.F.
SYNDICATE ROAD (56' R.O.W.):	208 L.F.
COBALT LANE (56' R.O.W.):	202 L.F.
POCO DRIVE (56' R.O.W.):	148 L.F.
PEAR LIGHT ROAD (56' R.O.W.):	143 L.F.

SUBMITTAL DATE: _____
 APPLICATION SUBMITTAL DATE: NOVEMBER 16, 2021
 PREPARATION DATE: _____

M. CASTRO SURVEY NO. 50
ABSTRACT NO. 160



JENNIFER JO BIRD
DOC. NO. 2002068364
O.P.R.T.C.T.
(7.88 AC.)

POCO DRIVE
(56' R.O.W.)

JOHN & JENNIFER JO BIRD
VOL. 9064, PG. 270
R.P.R.T.C.T.
(41.412 AC.)

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	25.00'	19.65'	45°02'08"	N85° 23' 52"W	19.15'
C2	50.00'	157.12'	180°02'38"	N17° 53' 37"W	100.00'
C3	25.00'	19.65'	45°02'08"	N49° 36' 37"E	19.15'
C4	272.00'	149.89'	31°34'22"	N11° 18' 22"E	148.00'
C5	328.00'	202.20'	35°19'16"	N13° 10' 50"E	199.02'
C6	15.00'	23.56'	90°00'00"	N14° 09' 32"W	21.21'
C7	15.00'	23.56'	90°00'00"	S75° 50' 28"W	21.21'
C8	15.00'	23.56'	90°00'00"	S14° 09' 32"E	21.21'
C9	15.00'	23.56'	90°00'00"	S75° 50' 28"W	21.21'
C10	272.00'	167.68'	35°19'16"	S13° 10' 50"W	165.04'
C11	328.00'	112.35'	19°37'33"	S05° 19' 58"W	111.80'
C12	15.00'	20.43'	78°01'32"	S23° 52' 02"E	18.88'
C13	15.00'	23.57'	90°01'39"	S72° 06' 23"W	21.22'
C14	25.00'	39.26'	89°58'21"	S17° 53' 37"E	35.35'
C15	25.00'	14.22'	32°35'47"	S79° 10' 41"E	14.03'
C16	25.00'	5.43'	12°26'22"	N78° 18' 15"E	5.42'
C17	50.00'	39.70'	45°29'46"	N85° 10' 03"W	38.67'
C18	50.00'	32.61'	37°22'02"	N43° 44' 09"W	32.03'
C19	50.00'	32.72'	37°29'55"	N06° 18' 11"W	32.14'
C20	50.00'	35.87'	41°06'16"	N32° 59' 55"E	35.11'
C21	50.00'	16.21'	18°34'39"	N62° 50' 22"E	16.14'
C22	272.00'	21.68'	4°33'57"	S24° 48' 34"W	21.67'
C23	272.00'	73.52'	15°29'10"	S14° 47' 01"W	73.29'
C24	272.00'	54.69'	11°31'15"	S01° 16' 49"W	54.60'
C25	328.00'	4.92'	0°51'37"	N04° 03' 00"W	4.92'

Line #	Direction	Length
L1	S48° 19' 39"E	55.74'
L2	S30° 43' 46"W	20.37'
L3	S48° 19' 39"E	20.37'
L4	S30° 50' 28"W	21.65'
L5	N22° 56' 05"E	52.17'
L6	N04° 26' 28"E	49.18'
L7	N00° 48' 21"W	56.78'
L8	N03° 17' 15"E	51.65'
L9	N16° 37' 09"E	79.67'
L10	N62° 52' 48"W	61.55'
L11	N27° 05' 33"E	56.00'
L12	N62° 52' 48"W	7.00'
L13	S62° 52' 48"E	3.42'
L14	N59° 09' 32"W	105.00'
L15	N59° 09' 32"W	105.00'
L16	S30° 50' 28"W	80.42'
L17	S59° 09' 32"E	100.00'
L18	N59° 09' 32"W	100.00'
L19	S62° 52' 48"E	103.89'
L20	S22° 31' 36"W	16.24'
L21	S62° 52' 48"E	26.53'

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C26	328.00'	37.72'	6°35'22"	N00° 19' 31"W	37.70'
C27	328.00'	42.44'	7°24'51"	N06° 40' 35"E	42.41'
C28	328.00'	37.72'	6°35'22"	N13° 40' 41"E	37.70'
C29	328.00'	37.72'	6°35'22"	N20° 16' 03"E	37.70'
C30	328.00'	41.67'	7°16'44"	N27° 12' 06"E	41.64'
C31	328.00'	32.00'	5°35'25"	S12° 21' 01"W	31.99'
C32	328.00'	37.72'	6°35'22"	S06° 15' 38"W	37.70'
C33	328.00'	42.44'	7°24'51"	S00° 44' 29"E	42.41'
C34	328.00'	0.18'	0°01'55"	S04° 27' 51"E	0.18'
C35	272.00'	64.91'	13°40'26"	N02° 21' 24"E	64.76'
C36	272.00'	65.31'	13°45'24"	N16° 04' 19"E	65.15'
C37	272.00'	37.46'	7°53'26"	N26° 53' 44"E	37.43'

Point #	Northing	Easting	Elevation	Raw Description
62	10115563.20	3153474.00	666.05	CP PK LSI WASHER

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



**EASTVILLE SINGLE FAMILY PHASE 4
SINGLE FAMILY PHASE 4
FINAL PLAT**

REVISIONS	DESCRIPTION	DATE

PROJECT NAME: PIONEER CROSSING
 JOB NUMBER: 17-030
 DATE: 11/12/20
 SCALE: 1" = 100'
 DRAWING FILE PATH: L:\17-030 PIONEER CROSSING\DWG\EASTVILLE PH 4.DWG
 FIELDNOTE FILE PATH: N/A
 RPLS: TST | TECH: JRM | PARTYCHIEF: N/A
 CHECKED BY: TST | FIELDBOOK: N/A

DRAWING NAME: EASTVILLE PH 4
 SHEET 01 of 02

C8-2018-XXXX.XX

STATE OF TEXAS {
COUNTY OF TRAVIS {

KNOWN ALL MEN BY THESE PRESENTS: THAT RH PIONEER NORTH, LLC, BEING THE OWNER OF THAT CERTAIN TRACT DESCRIBED AS TRACT 1 (367.425 ACRES) LOCATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160, IN TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2017178604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING BY AND THROUGH RH PIONEER NORTH, LLC, BY DO HEREBY SUBDIVIDE 10.69 ACRES, IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"EASTVILLAGE SINGLE FAMILY PHASE 4, FINAL PLAT"

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

RH PIONEER NORTH, LLC
(A TEXAS LIMITED LIABILITY COMPANY)

BY: REMAN, LLC
(A NEW YORK LIMITED LIABILITY COMPANY)

BY: ANNIE ATKINSON
2730 TRANSIT ROAD
WEST SENECA, NEW YORK 14224

THE STATE OF TEXAS §
COUNTY OF §

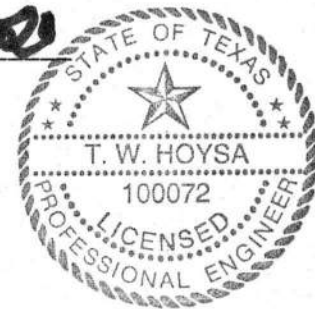
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

NOTARY PUBLIC - STATE OF TEXAS

I, T.W. HOYSA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED. PORTIONS OF THE TRACT SHOWN HEREON LIE WITHIN ZONE "AE" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 4853C0290J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

T.W. HOYSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 100072
LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD
BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
TBPE REG. NO. F-1386

12/17/2020 DATE



NOTES

- 1. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND/OR TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN ANY DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
4. DETENTION NOTE: PRIOR TO DEVELOPMENT OF THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
5. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS, AS AMENDED BY PIONEER CROSSING PUD.
6. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
7. 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.
8. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: OXFORD VINEYARD LANE, SYNDICATE ROAD, COBALT LANE, POOCO DRIVE, AND PEAR LIGHT ROAD. 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 OF UTILITY COMPANY.
9. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE ENVIRONMENTAL CRITERIA MANUAL.
10. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
11. LANDSCAPE, DRAINAGE, AND OPEN SPACE LOTS, SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HIS SUCCESSOR/ASSIGNS.
12. 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.
13. THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND / OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL 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.
14. ANY AUSTIN ENERGY TRANSMISSION LINE RELOCATION SHALL BE AT THE OWNERS SOLE EXPENSE.
15. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION 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 ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
16. 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.
17. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S EXPENSE.
18. A 10' P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW'S.
19. 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.
20. 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 TRAVIS COUNTY, TEXAS.
21. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS AND SEPARATE WATER METERS. THE RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

THIS SUBDIVISION PLAT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE DAY OF 20.

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

FOR DENISE LUCAS, DIRECTOR DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE DAY OF 20.

CHAIR SECRETARY

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. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No.

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

SURVEYOR'S CERTIFICATION:

I, TRAVIS S. TABOR, 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 SURVEY RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND 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 ON THE GROUND.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6428



EASTVILLAGE SINGLE FAMILY PHASE 4 FINAL PLAT

Table with columns: REVISIONS, DESCRIPTION, DATE. Includes project name: PIONEER CROSSING, job number: 17-030, date: 11/12/20, scale: 1" = 100', drawing file path, fieldnote file path, rpls, tech, party chief, checked by.

DRAWING NAME: EASTVILLAGE PH 4

SHEET 02 of 02

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



CASE NUMBER: C8-2018-0122.4A
 UPDATE: U0
 CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: East Village Single Family Phase 4
 LOCATION: 3407 E HOWARD LN

SUBMITTAL DATE: March 22, 2021
 FINAL REPORT DATE: April 14, 2021

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 **June 21, 2021**. 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. This report
 - b. The revised plat/plan in pdf format
 - c. 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
 911 Addressing: Jorge Perdomo
 Environmental: Pamela Abee-Taulli
 Subdivision: Joey de la Garza
 Transportation Planning: Martin Laws

Electric Review - Andrea Katz - 512-322-6957

Approved

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This plat review is Rejected;

AD2: Please update E HOWARD LN label and remove any punctuation marks or points

NOTE: Addressing recommends abbreviating directional and street types without punctuation marks

§25-4-155

ATD Engineering Review - Bryan Golden - 512-974-2426

ATD 1. No comments.

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

No comments

Environmental Review - Pamela Abee-Taulli - 512-974-1879

PLAT NOTES [LDC 25-1, Article 4]

EV 1 Remove the specific reference to Land Development Code Chapter 25-8, Subchapter B shown in plat note number 12, regarding Austin Energy's right to prune trees. A subdivision final plat note should only reference the Land Development Code in general. [[LDC 25-1, Article 4]

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

EV 2 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan and phased fiscal estimate are required. [LDC 25-8, Subchapter A, Article 7, Division 4; ECM 1.4.4]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

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

SR 1. Add the Case #C8-2018-0122.4A in the bottom right hand corner of each sheet. 25-1-83

SR 2. Please remove the application submittal date and plat preparation date from the Land Use Summary box on Sheet 1. 25-1-83

SR 3. Submit a drawing that shows the final plat in relation to the entire preliminary plan. 25-1-83

SR 4. One concrete monument is required to be placed at or near a major property corner if one is not located and shown within 1300 feet on previously recorded property. 25-4-131

SR 5. Revise the owner's dedication block as follows: 25-1-83, TX LGC 212.004(c)

That RH PIONEER NORTH, LLC, a Texas Limited Liability Company, being the owner of that certain 10.69 acres tract of land out of the M. Castro Survey No. 50, Abstract No. 160, situated in Travis County, Texas, as conveyed by deed as recorded in Document No. 2017178604 of the official public records of Travis County, Texas, acting by and through _____, does hereby subdivide 10.69 acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

EASTVILLAGE SINGLE FAMILY PHASE 4, FINAL PLAT

And do 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.

- SR 6. Provide documentation that the person signing the plat has the authority to sign the plat on behalf of the owner. 25-1-83
- SR 7. Amend plat notes 14 & 17 into one note as they are redundant. 25-1-83
- SR 8. Amend the administrative approval block to the following (25-1-83):

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

- SR 9. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. All seals and stamps must be legible. 25-1-83
- SR 10. *Information only: Recording fees will be calculated and sent to the applicant by the case manager once the plat has been approved. 25-1-83

Transportation Planning - Martin Laws - 512-974-6351

- TR1. Provide the following note stating that streets will be constructed to City of Austin standards. LDC 25-6-171(a).
- TR2. New subdivisions must have at least two access streets, and each must connect to a different external street, unless otherwise approved by the Director. LDC 25-4-157(B).

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

Fire For Site Plan Review - Tom Migl - 512-974-0164

AFD1. FYI - this application proceeds the effective date of WUI code adoption Ordinance no. 20200409-040, however the residential building permits will be subject to this ordinance. The development is within 150 feet of a Wildland hazard fuel load and you may want to generate a vicinity map with associated setbacks per the ordinance to anticipate building impacts to the proposed development and facilitate a timely permit process.

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

The proposed final plat (C8-2018-0122.4A) is approved from a plumbing code perspective.

End of Report