

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2020-0037.1A**COMMISSION DATE:** Sept. 21, 2021**SUBDIVISION NAME:** Marshall Ranch Subdivision**ADDRESS:** 1300 Lost Creek Blvd**APPLICANT:** Eanes Marshall Ranch, LP (Linda K. Haines)**AGENT:** Jonathan Fleming (KTCivil)**ZONING:** SF-2 (single family residence)**AREA:** 37.23 acres**LOTS:** 55**COUNTY:** Travis**DISTRICT:** 8**WATERSHED:** Barton Creek & Eanes Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Eanes Homestead Road, Eternity Terrace and Marshall Ranch Road.**DEPARTMENT COMMENTS:**

The request is for the approval of Marshall Ranch Subdivision, a subdivision out of the approved Marshall Ranch Subdivision preliminary plan, comprised of 55 lots (49 single family) on 37.23 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 September 17, 2021 and attached as Exhibit C.

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

Exhibit A: Vicinity map

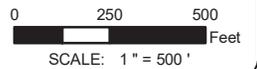
Exhibit B: Proposed plat

Exhibit C: Comment report dated September 17, 2021

Drawing: L:\PROJECT\Milestone\MCB20001 - Marshall Tract\GIS\Exhibits\Marshall Tract - Site Location Map.mxd



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315  
 AUSTIN, TEXAS 78731 | TEL. (512) 758-7474  
 TBPE FIRM NO. F-18129



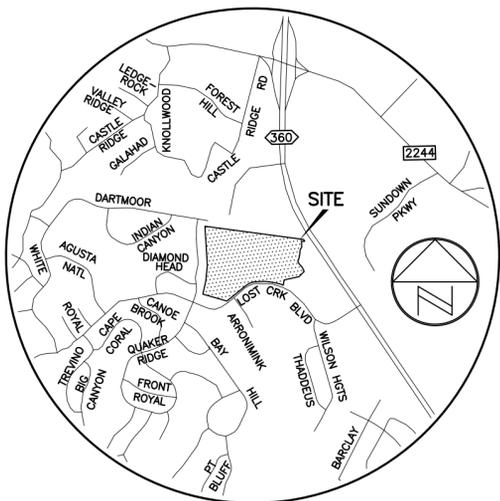
**MILESTONE**  
 COMMUNITY BUILDERS

SITE LOCATION MAP

**MARSHALL RANCH SUBDIVISION**  
 AUSTIN, TRAVIS COUNTY, TEXAS

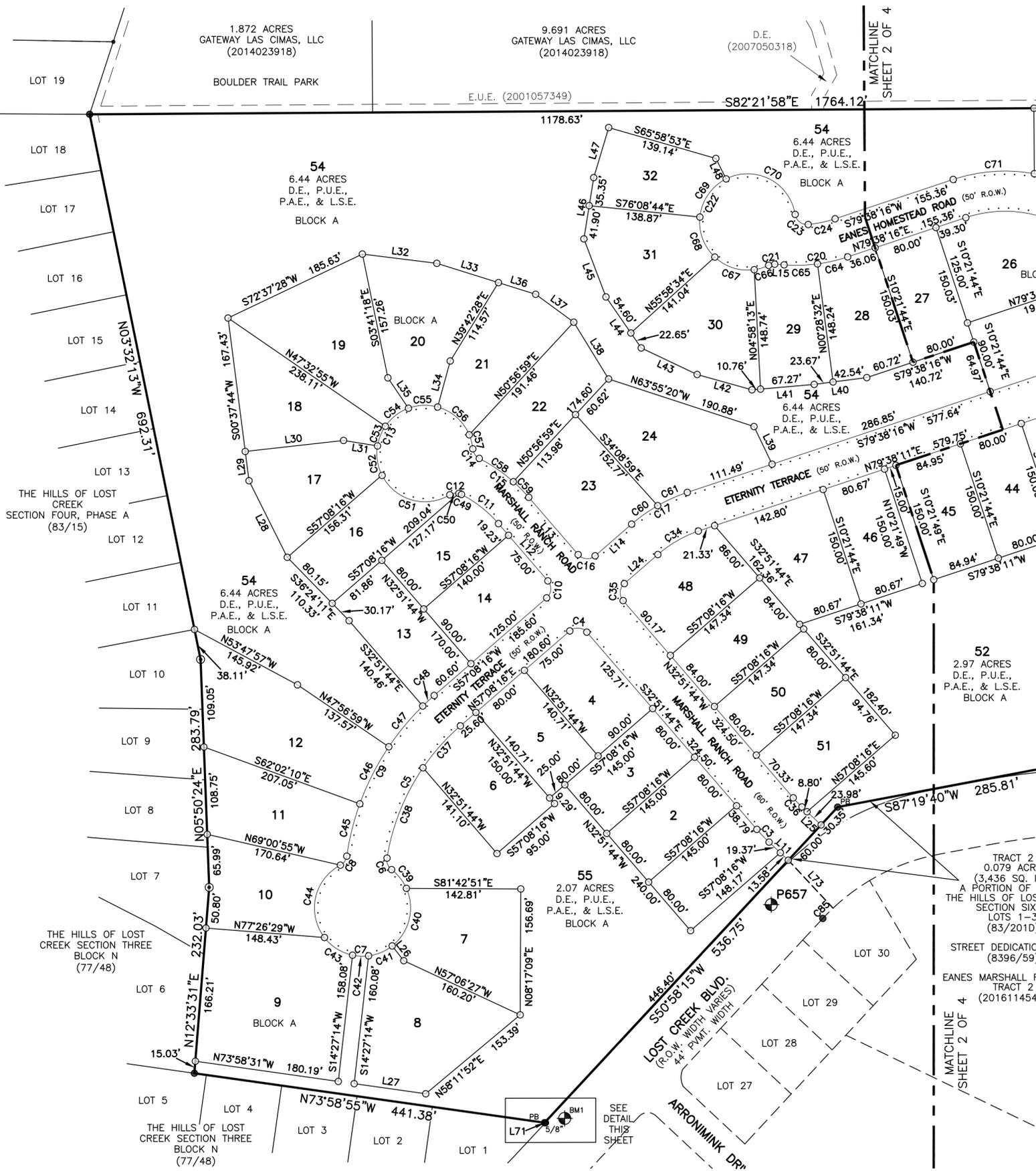
EXH

# MARSHALL RANCH SUBDIVISION



LOCATION MAP  
NOT TO SCALE

SCALE: 1" = 100'  
GRAPHIC SCALE



LEGEND

- 1/2" REBAR WITH CAP FOUND AS NOTED
- PB 1/2" REBAR WITH "PBS & J" CAP FOUND
- CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ▲ MAG NAIL FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- CONCRETE HIGHWAY MONUMENT FOUND
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- E.U.E. ELECTRIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- E.E. ELECTRIC EASEMENT
- SIDEWALK LOCATION
- ( ) RECORD INFORMATION

OWNER:  
EANES MARSHALL RANCH, LP.  
8127 MESA DR. STE B206  
AUSTIN, TX. 78759

DEVELOPER:  
MILESTONE COMMUNITY BUILDERS  
9111 JOLLYVILLE ROAD STE. 111  
AUSTIN, TX. 78759  
(512) 686-4986

ENGINEER:  
KITCHEN TABLE CIVIL SOLUTIONS  
6805 N. CAPITAL OF TEXAS HIGHWAY,  
SUITE # 315  
AUSTIN, TEXAS 78731  
(512) 758-7474

SURVEYOR:  
CHAPARRAL PROFESSIONAL LAND SURVEYING,  
INC.  
3500 McCALL LANE  
AUSTIN, TX 78744  
(512) 443-1724

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P657".

COTTON SPINDLE WITH WASHER SET.

SURFACE COORDINATES:  
N = 10,077,223.42  
E = 3,086,770.44

TEXAS STATE PLANE COORDINATES:  
N = 10,076,215.80  
E = 3,086,461.79

COMBINED SCALE FACTOR = 0.99990001 (FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.000100 (FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE: 1°17'20"

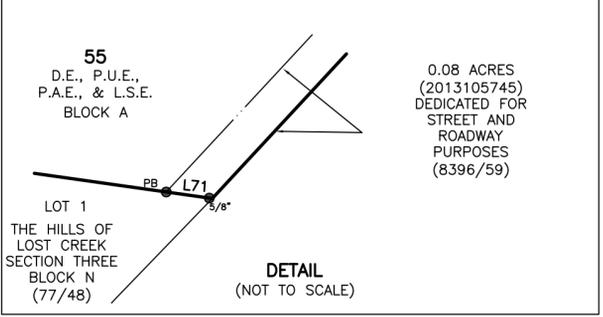
BENCHMARK INFORMATION:

BM #1: SQUARE CUT ON TOP OF WEST CORNER OF CONCRETE BASE OF TRAFFIC LIGHT ON THE NORTHWEST SIDE OF LOST CREEK BLVD, APPROXIMATELY 100' SOUTHWEST OF ARRONIMINK DRIVE.

ELEVATION = 945.52'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

BM #2: SQUARE CUT ON TOP OF CURB ON THE WEST SIDE OF DRIVEWAY INTERSECTING LOST CREEK BLVD AT THE SOUTHWEST CORNER OF THE PROPERTY, JUST NORTH OF RAMP LEADING TO THE SIDEWALK.

ELEVATION = 939.22'  
VERTICAL DATUM: NAVD 88 (GEOID 09)



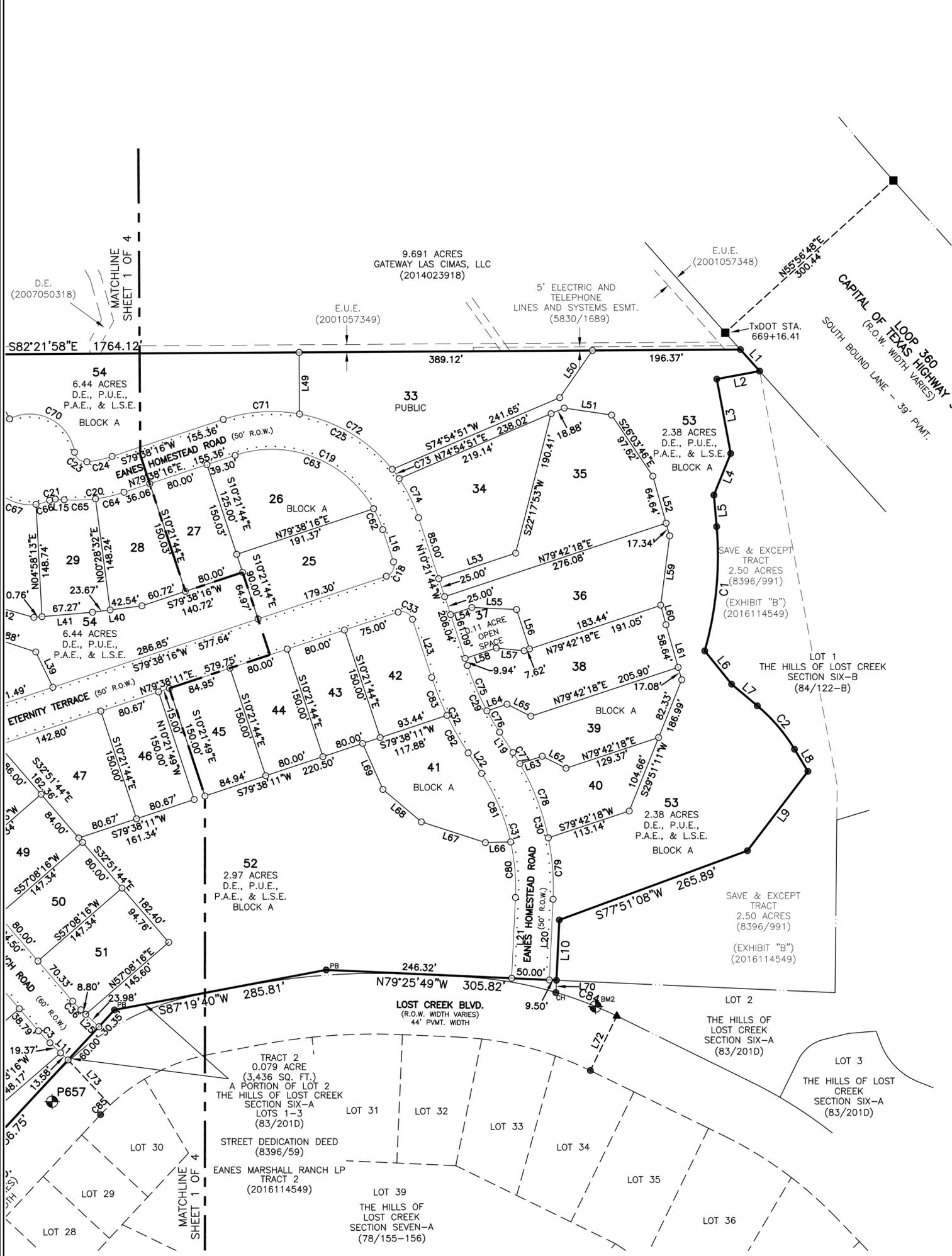
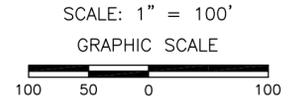
**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.: 229-040  
DRAWING NO.: 229-040-PL-R2  
PLOT DATE: 07/23/2021  
PLOT SCALE: 1"=100'  
DRAWN BY: RGH

SHEET 01 OF 04

# MARSHALL RANCH SUBDIVISION



LEGEND	
●	1/2" REBAR WITH CAP FOUND AS NOTED
● <sup>PB</sup>	1/2" REBAR WITH "PBS & J" CAP FOUND
● <sup>CH</sup>	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
▲	MAG NAIL FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	IRON PIPE FOUND (SIZE NOTED)
■	CONCRETE HIGHWAY MONUMENT FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
L.S.E.	LANDSCAPE EASEMENT
E.U.E.	ELECTRIC UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
E.E.	ELECTRIC EASEMENT
---	SIDEWALK LOCATION
( )	RECORD INFORMATION

 <b>Professional Land Surveying, Inc.</b> Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 229-040
	DRAWING NO.: 229-040-PL-R2
	PLOT DATE: 07/23/2021
	PLOT SCALE: 1"=100'
DRAWN BY: RGH	SHEET 02 OF 04

# MARSHALL RANCH SUBDIVISION

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	455.69'	20°52'20"	166.00'	S13°29'23"W	165.09'
C2	232.03'	18°47'06"	76.07'	S32°41'03"E	75.73'
C3	210.00'	6°00'00"	21.99'	S35°51'44"E	21.98'
C4	15.00'	90°00'00"	23.56'	S77°51'44"E	21.21'
C5	275.00'	40°03'09"	192.24'	N37°06'41"E	188.35'
C6	15.00'	61°50'12"	16.19'	N13°49'59"W	15.41'
C7	60.00'	295°23'38"	309.34'	S77°03'16"E	64.13'
C8	15.00'	54°31'57"	14.28'	S43°22'34"W	13.74'
C9	325.00'	41°01'40"	232.72'	S36°37'26"W	227.78'
C10	15.00'	90°00'00"	23.56'	S12°08'16"W	21.21'
C11	155.00'	21°50'13"	59.07'	S43°46'50"E	58.72'
C12	15.00'	58°25'25"	15.30'	S83°54'39"E	14.64'
C13	60.00'	295°32'06"	309.48'	S34°38'41"W	64.00'
C14	15.00'	57°21'00"	15.01'	N26°15'46"W	14.40'
C15	205.00'	22°04'32"	78.98'	N43°54'00"W	78.50'
C16	15.00'	90°00'00"	23.56'	N77°51'44"W	21.21'
C17	205.00'	22°30'00"	80.50'	S68°23'16"W	79.99'
C18	15.00'	90°00'00"	23.56'	S34°38'16"W	21.21'
C19	155.00'	90°00'00"	243.47'	S55°21'44"E	219.20'
C20	205.00'	22°30'00"	80.50'	S89°06'44"E	79.99'
C21	15.00'	29°55'35"	7.83'	N87°10'28"E	7.75'
C22	60.00'	286°47'25"	300.33'	S35°36'24"W	71.56'
C23	15.00'	86°40'10"	22.69'	N44°19'58"W	20.59'
C24	155.00'	12°41'42"	34.34'	S85°59'07"W	34.27'
C25	205.00'	90°00'00"	322.01'	N55°21'44"W	289.91'
C26	14.50'	67°22'48"	17.05'	N44°03'08"W	16.09'
C27	50.50'	134°45'37"	118.78'	N10°21'44"W	93.23'
C28	14.50'	67°22'48"	17.05'	N23°19'40"E	16.09'
C29	375.00'	15°00'00"	98.17'	N17°51'44"W	97.89'
C30	325.00'	36°03'43"	204.55'	N07°19'53"W	201.19'
C31	275.00'	36°03'43"	173.08'	S07°19'53"E	170.24'
C32	425.00'	15°00'00"	111.26'	S17°51'44"E	110.95'
C33	15.00'	90°00'05"	23.56'	S55°21'47"E	21.21'
C34	155.00'	21°43'13"	58.76'	N67°59'52"E	58.41'
C35	15.00'	90°00'00"	23.56'	N12°08'16"E	21.21'
C36	150.00'	6°00'00"	15.71'	N35°51'44"W	15.70'
C37	275.00'	14°37'04"	70.16'	S49°49'44"W	69.97'
C38	275.00'	25°26'05"	122.08'	S29°48'09"W	121.08'
C39	60.00'	28°44'10"	30.09'	N30°23'00"W	29.78'
C40	60.00'	75°51'11"	79.43'	N21°54'41"E	73.76'
C41	60.00'	30°51'56"	32.32'	N75°16'14"E	31.93'
C42	60.00'	19°14'19"	20.15'	S79°40'39"E	20.05'
C43	60.00'	40°17'41"	42.20'	S49°54'39"E	41.33'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C44	60.00'	100°24'21"	105.15'	S20°26'22"W	92.20'
C45	325.00'	11°51'14"	67.24'	N22°02'13"E	67.12'
C46	325.00'	14°05'10"	79.90'	N35°00'25"E	79.70'
C47	325.00'	11°39'55"	66.17'	N47°52'58"E	66.05'
C48	325.00'	3°25'21"	19.41'	N55°25'36"E	19.41'
C49	15.00'	13°36'43"	3.56'	N61°30'18"W	3.56'
C50	15.00'	44°48'43"	11.73'	S89°16'59"W	11.43'
C51	60.00'	94°31'18"	98.98'	N65°51'43"W	88.13'
C52	60.00'	35°42'39"	37.40'	N00°44'44"W	36.79'
C53	60.00'	25°20'30"	26.54'	N29°46'50"E	26.32'
C54	60.00'	35°25'52"	37.10'	N60°10'01"E	36.52'
C55	60.00'	35°25'52"	37.10'	S84°24'07"E	36.52'
C56	60.00'	51°50'01"	54.28'	N40°46'10"W	52.45'
C57	60.00'	17°15'54"	18.08'	N06°13'13"W	18.01'
C58	205.00'	14°24'30"	51.55'	N47°44'01"W	51.42'
C59	205.00'	7°40'02"	27.43'	N36°41'45"W	27.41'
C60	205.00'	11°08'57"	39.89'	N62°42'45"E	39.83'
C61	205.00'	11°21'03"	40.61'	N73°57'45"E	40.55'
C62	155.00'	11°09'36"	30.19'	N15°56'32"W	30.14'
C63	155.00'	78°50'24"	213.28'	N60°56'32"W	196.85'
C64	205.00'	10°50'16"	38.78'	N85°03'24"E	38.72'
C65	205.00'	11°39'44"	41.73'	S83°41'36"E	41.65'
C66	60.00'	17°58'44"	18.83'	N81°12'03"E	18.75'
C67	60.00'	51°00'20"	53.41'	S64°18'25"E	51.67'
C68	60.00'	52°39'31"	55.14'	S12°28'29"E	53.22'
C69	60.00'	57°27'17"	60.17'	S42°34'54"W	57.68'
C70	60.00'	107°41'33"	112.78'	N54°50'40"W	96.89'
C71	205.00'	28°39'50"	102.56'	S86°01'49"E	101.49'
C72	205.00'	40°50'19"	146.12'	N51°16'45"W	143.04'
C73	205.00'	4°18'53"	15.44'	N28°42'09"W	15.43'
C74	205.00'	16°10'59"	57.90'	N18°27'13"W	57.71'
C75	375.00'	9°59'09"	65.36'	S15°21'19"E	65.27'
C76	375.00'	5°00'51"	32.82'	S22°51'19"E	32.81'
C77	325.00'	3°03'14"	17.32'	N23°50'07"W	17.32'
C78	325.00'	18°36'48"	105.58'	N13°00'06"W	105.12'
C79	325.00'	14°23'40"	81.65'	N03°30'09"E	81.44'
C80	275.00'	15°24'17"	73.94'	N02°59'50"E	73.71'
C81	275.00'	20°39'26"	99.15'	N15°02'01"W	98.61'
C82	425.00'	7°42'19"	57.16'	N21°30'34"W	57.11'
C83	425.00'	7°17'41"	54.11'	N14°00'34"W	54.07'
C84	522.53'	9°29'16"	86.53'	N60°55'25"W	86.43'
C85	265.05'	3°54'27"	18.08'	S52°55'17"W	18.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°52'29"E	38.25'
L2	S87°30'07"W	57.82'
L3	S02°37'01"E	100.09'
L4	S30°01'44"W	59.40'
L5	S03°02'22"W	41.79'
L6	S30°58'00"E	56.64'
L7	S42°00'11"E	44.56'
L8	S23°13'38"E	34.21'
L9	S45°22'58"W	132.10'
L10	S10°41'59"W	79.86'
L11	S38°51'44"E	32.95'
L12	S32°51'44"E	94.23'
L13	N32°51'44"W	94.23'
L14	S57°08'16"W	60.28'
L15	S77°51'44"E	11.78'
L16	S10°21'44"E	45.00'
L17	N10°21'44"W	25.00'
L18	N10°21'44"W	61.04'
L19	N25°21'44"W	32.24'
L20	N10°41'59"E	106.87'
L21	S10°41'59"W	106.98'
L22	S25°21'44"E	32.24'
L23	S10°21'44"E	81.04'
L24	N57°08'16"E	55.28'
L25	N38°51'44"W	32.78'
L26	N30°09'44"W	23.37'
L27	S73°58'31"E	90.24'
L29	S00°37'44"W	36.74'
L30	S88°22'02"E	123.51'
L31	N72°53'25"W	42.90'
L32	N74°55'55"W	93.64'
L33	N64°40'49"W	80.59'
L34	N23°18'49"E	59.45'
L35	S26°04'26"E	45.70'
L36	N64°40'49"W	48.64'
L37	N45°49'42"W	58.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L38	N23°38'45"W	82.98'
L39	N17°47'11"W	51.94'
L40	N89°23'27"W	66.21'
L41	N86°55'53"W	78.02'
L42	N66°23'06"W	71.01'
L43	N56°42'25"W	77.25'
L44	N26°41'57"W	77.25'
L45	N12°53'33"W	77.25'
L46	N17°06'55"E	77.25'
L47	N24°46'27"E	65.01'
L48	N18°41'27"W	28.46'
L49	N07°38'02"E	81.46'
L50	S42°49'38"W	75.86'
L51	S73°40'54"E	63.57'
L52	S07°48'56"E	81.98'
L53	S79°42'18"W	107.52'
L54	N79°42'18"E	29.71'
L55	S79°23'32"E	59.29'
L56	S10°21'44"E	54.89'
L57	S76°25'33"E	37.08'
L58	N79°38'16"E	43.57'
L59	S15°20'35"W	92.51'
L60	S06°57'31"E	26.77'
L61	S08°01'55"E	75.72'
L62	N55°17'42"W	35.36'
L63	S79°42'18"W	31.21'
L64	S79°42'18"W	28.02'
L65	N55°17'42"W	35.34'
L66	N83°28'21"W	33.47'
L67	N64°08'00"W	89.30'
L68	N41°53'35"W	66.64'
L69	N15°52'37"W	66.46'
L70	S10°08'54"W	16.14'
L71	N77°26'49"W	1.18'
L72	S33°56'49"W	80.29'
L73	S35°07'29"E	81.68'



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1"=100'

DRAWN BY:  
RGH

**SHEET**  
**03 OF 04**

# MARSHALL RANCH SUBDIVISION

## GENERAL NOTES:

1. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
2. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH 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.
4. 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.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. 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 CENTER LINE 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.
9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
10. 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: [EANES HOMESTEAD ROAD, LOST CREEK BLVD., MARSHALL RANCH ROAD, ETERNITY TERRACE AND SOUTH CAPITAL OF TEXAS HIGHWAY]. 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 EXCEPT SIDEWALK ALONG CAPITAL OF TEXAS HIGHWAY WILL BE REQUIRED AT THE DISCRETION OF TXDOT.
11. 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 OF AUSTIN 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.
12. 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.
13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
14. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
15. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
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. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
18. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN FULL PURPOSE ANNEXATION, AND IS DESIGNATED AS SINGLE FAMILY (SF-2) IN ACCORDANCE WITH ORDINANCE NO. 20081218-032.
19. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
20. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
21. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
22. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
23. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
24. THIS PROJECT IS LOCATED IN THE EANES AND BARTON CREEK WATERSHEDS, WHICH ARE CLASSIFIED AS WATER SUPPLY SUBURBAN AND BARTON SPRINGS ZONE RESPECTIVELY.
25. THIS SITE IS OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.
26. 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
27. SLOPES IN EXCESS OF 15 PERCENT EXIST ON BLOCK A, LOTS 6, 7, 12, 13, 16-31, 34-36, 38-41, 43-49. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
28. CONSTRUCTION ON SLOPES  
NO BUILDING OR PARKING AREAS SHALL BE CONSTRUCTED ON SLOPES IN EXCESS OF 15 PERCENT, PROVIDED, HOWEVER, THAT BUILDINGS AND PARKING STRUCTURES MAY BE LOCATED ON SLOPES OF 15 TO 25 PERCENT WHEN THE FOLLOWING CRITERIA ARE MET:  
· IMPERVIOUS COVER ON 15-25 PERCENT SLOPES SHALL NOT EXCEED TEN (10) PERCENT OF THE TOTAL AREA OF 15-25 PERCENT SLOPE.  
· STRUCTURES LOCATED DOWNGRADIENT OF SLOPES BETWEEN 15-25 PERCENT SHOULD BE TERRACED AND CONSOLIDATED INTO THE HILLSIDE. STRUCTURAL EXCAVATION SHALL NOT EXCEED A MAXIMUM OF EIGHT (8) FEET IN DEPTH, EXCEPT BY TERRACING. AREAS OF CUT NOT HIDDEN FROM VIEW SHALL BE EFFECTIVELY SCREENED BY ADDITIONAL LANDSCAPING.  
· HILLSIDE VEGETATION SHALL NOT BE DISTURBED OTHER THAN THAT NECESSARY TO LOCATE THE STRUCTURE. ALL DISTURBED AREAS SHALL BE RESTORED WITH NATIVE VEGETATION. ADAPTED VEGETATION MAY BE ALLOWED TO ACCOMMODATE UNIQUE SITE CONDITIONS IF APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.  
· IF TERRACES ARE NOT PROVIDED, CUTS AND FILLS ARE TO BE RESTORED TO NO MORE THAN 3:1 SLOPES AND REVEGETATED.  
· IN ALL CASES, SLOPES GENERATED BY CUT AND FILL SHALL BE STABLE, GIVING FULL CONSIDERATION TO SOIL CHARACTERISTICS AND EROSION POTENTIAL.  
TECHNIQUES TO BE USED ARE TO BE SPECIFIED WITH THE FINAL PLAT. SLOPE EXCEEDING A 3:1 RATIO, OTHER THAN CUTS WHICH ARE DETERMINED TO BE STABLE, MUST BE STABILIZED BY PERMANENT STRUCTURAL MEANS (E.G., DRY STACK WALL, TERRACES, EXPOSED AGGREGATE CONCRETE WALLS, ETC.) AND APPROVED BY THE DIRECTOR.

29. A BLOCK LENGTH WAIVER WAS APPROVED IN CONFORMANCE WITH SECTION 25-4-153(C).
30. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
31. ACCESS TO LOOP 360 FROM LOT 52 IS PROHIBITED.
32. ALL SINGLE-FAMILY HOMES WITH FIRE FLOW AREA OF 3,601 SQ. FT. AND GREATER SHALL REQUIRE AN AUTOMATIC SPRINKLER SYSTEM.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THE PRESENTS:

THAT EANES MARSHALL RANCH, LP., BEING THE OWNERS OF 37.235 ACRES IN THE JOHN SWESEY SURVEY NO. 506, ABSTRACT NO. 702, IN TRAVIS COUNTY, TEXAS, CONVEYED TO THE EANES MARSHALL RANCH, LP BY DEED RECORDED IN DOCUMENT NO. 2016114549 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 37.235 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019 A.D.

BY: \_\_\_\_\_  
EANES MARSHALL RANCH, LP.  
8127 MESA DR. STE. B206  
AUSTIN, TX. 78759

## SURVEYOR'S CERTIFICATION

I, BRYAN D. NEWSOME, 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 PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND ON JANUARY 9, 2019.

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

BRYAN D. NEWSOME, R.P.L.S. 5657  
SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724

## ENGINEER'S CERTIFICATION:

I, JONATHAN P. FLEMING, 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 CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0440J, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

\_\_\_\_\_  
JONATHAN P. FLEMING, P.E. # 109872  
ENGINEERING BY:  
KITCHEN TABLE CIVIL SOLUTIONS  
6805 N. CAPITAL OF TEXAS HIGHWAY,  
SUITE # 315  
AUSTIN, TEXAS 78731  
(512) 758-7474  
TEXAS REGISTERED ENGINEERING FIRM 18129



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE LIMITS OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019, AD.

\_\_\_\_\_  
JOEY DA LA GARZA FOR:  
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 \_\_\_\_\_, 2019, AD.

\_\_\_\_\_  
JOLENE KIOLBASSA, CHAIR

\_\_\_\_\_  
ANA AGUIRE, 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, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY

RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_,

20\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

 Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 229-040
	DRAWING NO.: 229-040-PL-R2
	PLOT DATE: 07/23/2021
	PLOT SCALE: 1"=100'
	DRAWN BY: RGH
	<b>SHEET</b> <b>04 OF 04</b>

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



CASE NUMBER: C8-2020-0037.1A  
UPDATE: U0  
CASE MANAGER: Joey de la Garza      PHONE #: 512-974-2664

PROJECT NAME: Marshall Ranch  
LOCATION: 1300 LOST CREEK BLVD

SUBMITTAL DATE: August 23, 2021  
FINAL REPORT DATE: September 15, 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 **December 31, 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 : Ramon Rezvanipour  
Site Plan Plumbing : Cory Harmon  
AW Utility Development Services : Bradley Barron  
ATD Engineering : Sydnie Fiocca  
Drainage Engineering : Kyle Virr  
Environmental : Mike Mcdougal  
Transportation Engineering : Jennifer Back  
PARD / Planning & Design : Justin Stewart  
Subdivision : Joey de la Garza  
Water Quality : Kyle Virr  
Wetlands Biologist : Staryn J Wagner

Electric Review - Cody Shook - 512-322-6881

No comment.

Drainage Engineering Review - Kyle Virr - 512-974-2538

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.

- DE 1 DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.
- DE 2 DCM 8.3.4(G) states, "Detailed hydraulic design calculations shall be provided for all SWM ponds. Stage-discharge rating data shall be presented in tabular form with all discharge components, such as orifice, weir, and outlet conduit flows, clearly indicated. Stage-storage table shall also be provided. In all cases the effects of tailwater or other outlet control considerations should be included in the rating table calculations". Please provide this table.
- DE 3 Add the following Floodplain Note [LDC 25-7-152]:  
 "The 100 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # \_\_\_\_\_, dated \_\_\_\_\_ for \_\_\_\_\_ (name of city of county)."  
 This must be certified by registered professional engineer.
- DE 4 Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.
- DE 5 Ponds must comply with applicable portions of the Maintenance and Construction requirements of DCM 1.2.4 (E) (1-18). If an applicant desires a waiver from these requirements, please provide a separate submittal with a sealed waiver request letter to the Drainage Engineering reviewer with clear justification for the departure from the DCM. The City charges a drainage waiver fee.

Environmental Review - Mike McDougal - 512-974-6380

- EV 01 Remove plat note number 24. This note is not required.
- EV 02 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]

- 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]

EV 03 Revise plat note number 26 to state: “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]

Flood Plain Review - Joydeep Goswami - 512-974-3521

Reviewer’s Notes: The subject tract is not located within the vicinity of a defined floodplain and/or within critical water quality zone or erosion hazard zone buffer per City of Austin G.I.S. information. There are no floodplain comments at this time.

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

PR 1 Parkland dedication will be required per City Code §25-1-601, as amended, prior to approval of this final plat.

PR 2 Per City Code §25-1-601, please add this note to plat:  
 Parkland dedication has been satisfied for 49 units by a combination of fees in lieu of parkland and the dedication of approximately 2,200 feet of a 15’ wide park easement. Development fees have been satisfied by the construction of an 8’ sidewalk within right of way along the east side of Eanes Homestead Road that connects aforementioned easements. Trail within park easements will be built by PARD, yet maintained by the homeowners association.

Please contact this reviewer to request PLD worksheet to memorialize this agreement, and request the fee bill for remainder of fee in lieu. Payment of this fee-in-lieu will be required to remove this comment.

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

SR 1. Provide documentation the person signing the plat has the authority to sign the plat on behalf of the owner. 25-1-83

SR 2. Remove the following plat notes as they are not appropriate for the plat: 1, 18, 20, 24, 25, 26, 28 & 29.

SR 3. Provide a lot summary table near the legend. Indicate the acreage of the overall subdivision, the size of each lot (in square footage), and the number and total of each land use (open space, drainage, parkland, etc.) 25-1-83

SR 4. Revise the Zoning and Platting signature block to the following (25-1-83):

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_ Chair

\_\_\_\_\_ Secretary

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

That Eanes Marshall Ranch, LP, being the owner of that certain 37.250 acres tract of land out of the John Swesey Survey, No. 506, Abstract No. 702, situated in Travis County, Texas, as conveyed to the Eanes Marshall Ranch, LP by deed as recorded in Document No. 2016114549 of the official public records of Travis County, Texas, does hereby subdivide said 37.250 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:

MARSHALL RANCH SUBDIVISION

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. Add the notary signature block underneath the Owner’s Statement as follows: 25-1-83

State of \_\_\_\_\_ §  
County of \_\_\_\_\_ §

Before me, the undersigned authority, a notary public in and for the State of \_\_\_\_\_, on this day did personally appear \_\_\_\_\_, known to be the person whose name is subscribed to the foregoing instrument and has acknowledged to me that they have executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

\_\_\_\_\_  
Notary Public – State of \_\_\_\_\_ Date \_\_\_\_\_

SR 7. If fiscal is not required to be posted, add the following note: 25-1-83

“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.”

SR 8. If fiscal is required, add the following note. The subdivision construction agreement (SCA) will be prepared by the fiscal officer. 25-1-83, 25-4-38, 25-4-84

"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."

SR 9. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses and make sure all seals and stamps are legible. 25-1-83

SR 10. Revise the surveyor’s certification. 25-1-83

"I, Bryan D. Newsome, 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 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."

## SR 11. Revise the engineer's certification 25-1-83

"I, Jonathan P. Fleming, 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."

ATD Engineering Review - Sydnie Fiocca - 512-978-1670

## ATD1. What is the status of the preliminary plan? Has it been approved?

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

AW 1. §25-9:

Service Extension Requests 4577(R) and 4578(R) are currently in review and must be approved prior to plat approval. For status, contact Colleen Kirk at (512)-972-0266 or [Colleen.Kirk@austintexas.gov](mailto:Colleen.Kirk@austintexas.gov).

AW 2. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9:

Provide lot for elevated reservoir required by Service Extension Request. Add a note to the plat that states the following:

LOT ## IS RESTRICTED TO AUSTIN WATER USE ONLY FOR ELEVATED STORAGE TANK AND ASSOCIATED APPURTENANCES.

Location of required elevated storage tank must be approved by Austin Water. Contact Janet Atkinson at (512)972-1064 or [Janet.Atkinson@austintexas.gov](mailto:Janet.Atkinson@austintexas.gov) for review and approval of the proposed lot location and size.

AW 3. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:

Once AW1 and AW2 are resolved, the landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. 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.

AW 4. §25-1-83 – Subdivision Application Requirements and Expiration:

Lot 52 does not have frontage to Loop 360. Correct note 31 to reflect the correct lot fronting Loop 360.

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 - Kyle Virr - 512-974-2538

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.

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ2: ECM 1.6.8 states, “On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site” (LDC 25-7-61). Please provide compliance.

WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: [http://austintexas.gov/sites/default/files/files/Planning/Applications\\_Forms/Landfill\\_Verification\\_Form.pdf](http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf)

WQ4: ECM 1.6.5(A) states, “Full sedimentation/filtration or full sedimentation/biofiltration systems shall be required where the City is responsible for maintenance unless topographic constraints make this design unfeasible. Unfeasible is considered: assuming (for the purposes of this selection process only) a maximum ponding depth of three feet in the sedimentation basin, if it is not feasible to obtain an outlet for the drainage from the filtration basin within one hundred (100) feet of the crest of the filtration embankment, then the partial sedimentation/filtration configuration system may be used.”

Wetlands Biologist Review - Staryn J Wagner - 512-974-2956

*Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes. CEFs and their setbacks must be shown on all site plan sheets.*

Site visit completed on 1/19/2021 by Radmon Rice and Staryn Wagner. Several wetlands were identified. The additional wetlands were all found in what appeared to be previously disturbed areas and are presumed to be hydrologically connected to seeps. The dominant hydrophytic vegetation was *Eleocharis sp.*, and *Andropogon glomeratus*.

**WB 1. Update 0.** Clearly show the boundary of all wetland CEFs and clearly label the features: “WETLAND CEF” on all applicable plan sheets ECM 1.10.4. (This is not necessary for wetlands that will be destroyed and mitigated for.)

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.**

Engineering & Constructability - Jennifer Back, P.E. - [jennifer.back@austintexas.gov](mailto:jennifer.back@austintexas.gov)

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.

Transportation Engineering Group will be renamed to Land Review Engineering and Constructability Review Group. The City of Austin – Development Services (DSD) is not able to revise our review

group title until the new version of our database software - AMANDA is fully rolled out. DSD has deemed it to be beneficial to implement a "Constructability" review for all projects submitted, whether located in the City of Austin or the ETJ. The Public Works Department along with other CoA utilities have been experiencing a large amount of construction re-work due to actual field conditions differing from the design construction drawings. Since the constructability review will be looking at multiple disciplines, there is a potential that our review comments may or may not be commented on by other review groups. Our constructability review is conducted to help resolve potential construction issues during the design phase of the project. This review is being done to benefit all involved in the construction project – Developer, Engineer of Record, Contractor and the City of Austin by having another set of eyes reviewing for common constructability issues. Constructability review can lead to enhanced quality, a reduction in change orders and information requests, cost savings, and optimized schedules which reduce the overall time of construction.

- EC 1. Transportation Criteria Manual Section 5.3.1(a) requires at least 10' between a curb inlet opening and the edge of a driveway curb return. Provide a driveway layout for all lots that have a nearby curb inlet. I could not locate a storm sewer layout for the approved preliminary plan. For any lots that cannot meet the minimum distance, please email this reviewer to discuss a waiver.

END OF COMMENT REPORT