

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2021-0078

COMMISSION DATE: Nov. 2, 2021

SUBDIVISION NAME: Cearley Community Subdivision Preliminary Plan

ADDRESS: 1601 Cedar Bend Dr

APPLICANT: Cearley Tract Development, Inc. (Garrett Martin)

AGENT: Connor Overby, P.E. (Atwell, LLC)

ZONING: SF-4A-CO (single family residence)

AREA: 29.17 acres

LOTS: 130

COUNTY: Travis

DISTRICT: 7

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along Cearley Dr, Kit Cove, Fennec Way and Corsac Way.

DEPARTMENT COMMENTS:

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 October 29, 2021 and attached as Exhibit C.

CASE MANAGER: Joey de la Garza

PHONE: 512-974-2664

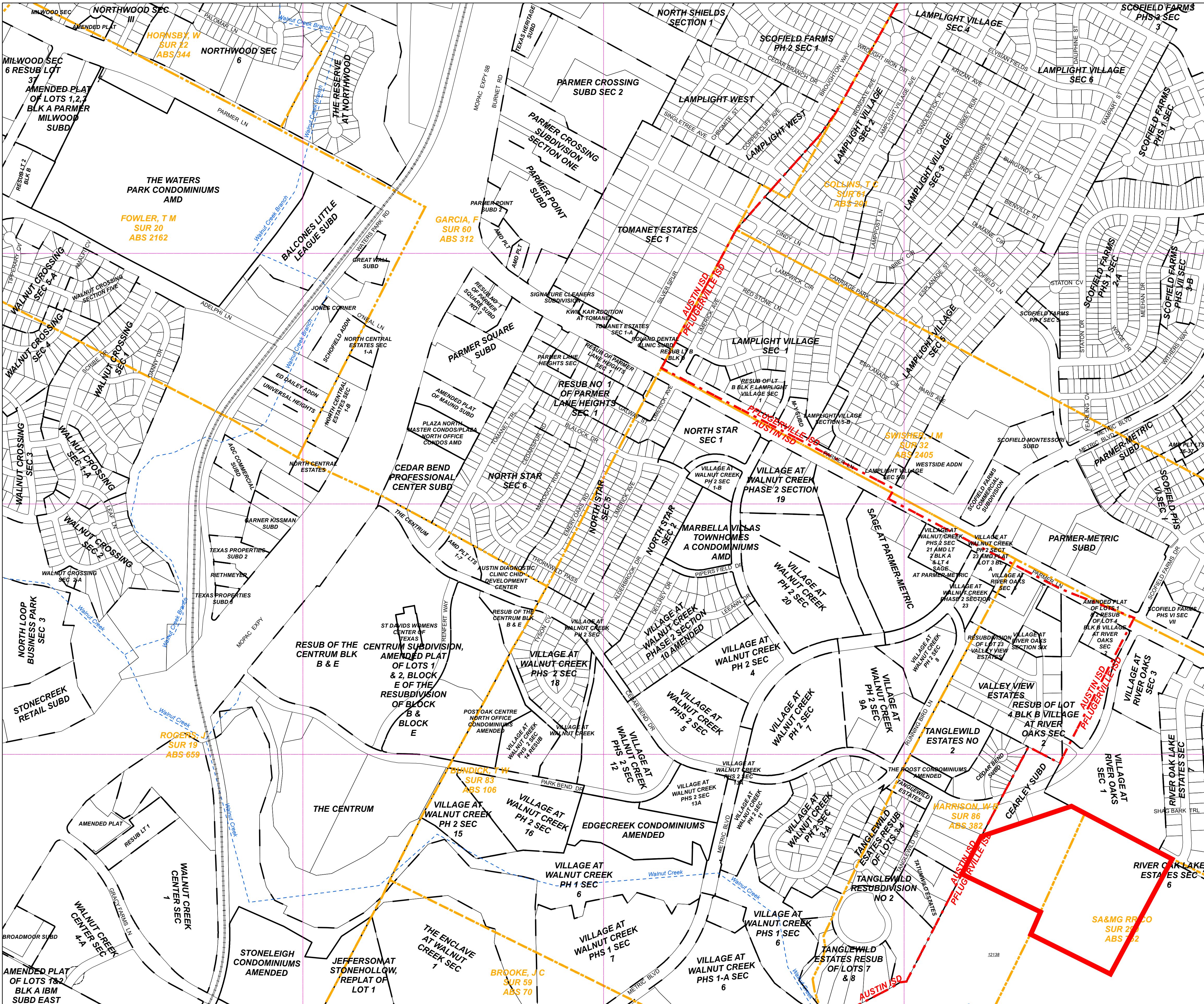
E-mail: joey.delagarza@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

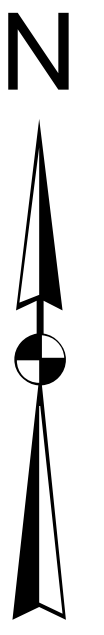
Exhibit C: Comment report dated October 29, 2021



Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

This tax map was compiled solely for the use of TCAD.
Areas depicted by these digital products are approximate,
and are not necessarily accurate to mapping, surveying or
engineering standards. Conclusions drawn from this information
are the responsibility of the user. The TCAD makes no claims,
promises or guarantees about the accuracy, completeness or
adequacy of this information and expressly disclaims liability for
any errors and omissions. The mapped data does not constitute
a legal document.

NAD 1983_StatePlane_
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic



Italic = 100 scale map
Thin = 100 scale map
Bold = 400 scale map

26701	26702	26703	26704	26705	26706	26707
26708	26709	26710	26711	26712	26713	26714
26715	26716	26717	26718	26719	26720	26721
26722	26723	26724	26725	26726	26727	26728
26729	26730	26731	26732	26733	26734	26735
26736	26737	26738	26739	26740	26741	26742
26743	26744	26745	26746	26747	26748	26749
26750	26751	26752	26753	26754	26755	26756
26757	26758	26759	26760	26761	26762	26763
26764	26765	26766	26767	26768	26769	26770

0 400 Feet

Revision Date:
7/12/2019

25911

WATER & WASTEWATER
AUSTIN WATER UTILITY
AVANTE PLAZA, SUITE 300
625 EAST 10TH STREET
AUSTIN, TEXAS 78734
CONTACT: ALFREDO TORRES
PHONE: 512.972.0238

ELECTRIC
CITY OF AUSTIN
1800 LAVACA ST.
AUSTIN, TX 78701
512.494.9400

GAS
TXU ENERGY
1005 CONGRESS AVENUE #750
AUSTIN, TX 78701
1.800.818.6132

ONE-CALL
UTILITY LOCATING SERVICE
CONTRACTOR TO CALL BEFORE DIGGING!!
PHONE: 1.800.245.4545

CIVIL ENGINEER

ATWELL, LLC.
896 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
CONTACT: CONNOR J. OVERBY, P.E.
PHONE: 512.954.0505

SURVEYOR

ATWELL, LLC.
805 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
CONTACT: ROBERT GERTSON, R.P.L.
PHONE: 512.904.0505

CEARLEY TRACT DEVELOPMENT, INC.
9111 JOLLYVILLE ROAD, SUITE 111
AUSTIN, TX 78759
PH: 512-645-2145

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AUSTIN, TX 78759
PH: 512-645-2145

ABS 382 SUR 86 HARRISON W B ABS 752 SUR 290 S A & M G R R CO ACR 30.4980

1. 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 ENGINEER.
2. A PORTION OF THE PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, NO. 44453CS026SK, DATED JANUARY 5, 2016 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. THIS PROJECT IS LOCATED IN THE WALNUT CREEK WATERSHED, AND IS CLASSIFIED AS A SUBURBAN WATERSHED BY THE CITY OF AUSTIN AND WILL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND APPLICABLE RULES.
4. THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
5. WATER AND WASTEWATER SERVICES FOR THIS PROJECT HAVE BEEN GRANTED BY AUSTIN WATER UTILITY UNDER SER-4813 AND SER-4814 RESPECTUALLY.

CONNOR J OVERBY, LICENSED PROFESSIONAL ENGINEER No. # 108799

BY THE ACT OF SUBMITTING BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE, HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM 1-800-245-4545, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.

ENVIRONMENTAL INSPECTION HAS THE AUTHORITY TO MODIFY/CHANGE EROSION AND SEDIMENTATION CONTROLS TO KEEP THE PROJECT IN COMPLIANCE, AS PER SECTION 25-8-183 OF THE LAND DEVELOPMENT CODE.

The map shows a topographic representation of the study area. Key features include:

- Topography:** Contour lines indicating elevation, with labels such as 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000.
- Roads:** Several roads are shown, including 'Rte. 1', 'Rte. 2', 'Rte. 3', 'Rte. 4', 'Rte. 5', 'Rte. 6', 'Rte. 7', 'Rte. 8', 'Rte. 9', 'Rte. 10', 'Rte. 11', 'Rte. 12', 'Rte. 13', 'Rte. 14', 'Rte. 15', 'Rte. 16', 'Rte. 17', 'Rte. 18', 'Rte. 19', 'Rte. 20', 'Rte. 21', 'Rte. 22', 'Rte. 23', 'Rte. 24', 'Rte. 25', 'Rte. 26', 'Rte. 27', 'Rte. 28', 'Rte. 29', 'Rte. 30', 'Rte. 31', 'Rte. 32', 'Rte. 33', 'Rte. 34', 'Rte. 35', 'Rte. 36', 'Rte. 37', 'Rte. 38', 'Rte. 39', 'Rte. 40', 'Rte. 41', 'Rte. 42', 'Rte. 43', 'Rte. 44', 'Rte. 45', 'Rte. 46', 'Rte. 47', 'Rte. 48', 'Rte. 49', 'Rte. 50', 'Rte. 51', 'Rte. 52', 'Rte. 53', 'Rte. 54', 'Rte. 55', 'Rte. 56', 'Rte. 57', 'Rte. 58', 'Rte. 59', 'Rte. 60', 'Rte. 61', 'Rte. 62', 'Rte. 63', 'Rte. 64', 'Rte. 65', 'Rte. 66', 'Rte. 67', 'Rte. 68', 'Rte. 69', 'Rte. 70', 'Rte. 71', 'Rte. 72', 'Rte. 73', 'Rte. 74', 'Rte. 75', 'Rte. 76', 'Rte. 77', 'Rte. 78', 'Rte. 79', 'Rte. 80', 'Rte. 81', 'Rte. 82', 'Rte. 83', 'Rte. 84', 'Rte. 85', 'Rte. 86', 'Rte. 87', 'Rte. 88', 'Rte. 89', 'Rte. 90', 'Rte. 91', 'Rte. 92', 'Rte. 93', 'Rte. 94', 'Rte. 95', 'Rte. 96', 'Rte. 97', 'Rte. 98', 'Rte. 99', 'Rte. 100'.
- Water Bodies:** Several water bodies are shown, including 'Lake 1', 'Lake 2', 'Lake 3', 'Lake 4', 'Lake 5', 'Lake 6', 'Lake 7', 'Lake 8', 'Lake 9', 'Lake 10', 'Lake 11', 'Lake 12', 'Lake 13', 'Lake 14', 'Lake 15', 'Lake 16', 'Lake 17', 'Lake 18', 'Lake 19', 'Lake 20', 'Lake 21', 'Lake 22', 'Lake 23', 'Lake 24', 'Lake 25', 'Lake 26', 'Lake 27', 'Lake 28', 'Lake 29', 'Lake 30', 'Lake 31', 'Lake 32', 'Lake 33', 'Lake 34', 'Lake 35', 'Lake 36', 'Lake 37', 'Lake 38', 'Lake 39', 'Lake 40', 'Lake 41', 'Lake 42', 'Lake 43', 'Lake 44', 'Lake 45', 'Lake 46', 'Lake 47', 'Lake 48', 'Lake 49', 'Lake 50', 'Lake 51', 'Lake 52', 'Lake 53', 'Lake 54', 'Lake 55', 'Lake 56', 'Lake 57', 'Lake 58', 'Lake 59', 'Lake 60', 'Lake 61', 'Lake 62', 'Lake 63', 'Lake 64', 'Lake 65', 'Lake 66', 'Lake 67', 'Lake 68', 'Lake 69', 'Lake 70', 'Lake 71', 'Lake 72', 'Lake 73', 'Lake 74', 'Lake 75', 'Lake 76', 'Lake 77', 'Lake 78', 'Lake 79', 'Lake 80', 'Lake 81', 'Lake 82', 'Lake 83', 'Lake 84', 'Lake 85', 'Lake 86', 'Lake 87', 'Lake 88', 'Lake 89', 'Lake 90', 'Lake 91', 'Lake 92', 'Lake 93', 'Lake 94', 'Lake 95', 'Lake 96', 'Lake 97', 'Lake 98', 'Lake 99', 'Lake 100'.
- Site Location:** A specific area is marked with a label 'SITE LOCATION' and a small black rectangle, indicating the proposed site.

[illegible]

SHEET LIST INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	EXHIBIT A - EXISTING CONDITIONS
4	EXHIBIT B - OVERALL SITE
5	EXHIBIT C - SLOPE MAP
6	EXHIBIT D - ENVIRONMENTAL PROTECTION PLAN
7	EXHIBIT E - HERITAGE TREE PLAN
8	EXHIBIT F - GRADING PLAN
9	EXHIBIT G - PRE-DEVELOPED DRAINAGE AREA MAP
10	EXHIBIT H - POST-DEVELOPED DRAINAGE AREA MAP
11	EXHIBIT I - WATER QUALITY PLAN
12	EXHIBIT J - OVERALL UTILITY PLAN

AUSTIN WATER UTILITY	DATE
PLANNING & DEVELOPMENT REVIEW DEPARTMENT	DATE
CITY OF AUSTIN DEVELOPMENT PERMIT NUMBER	
AUSTIN FIRE DEPARTMENT	DATE

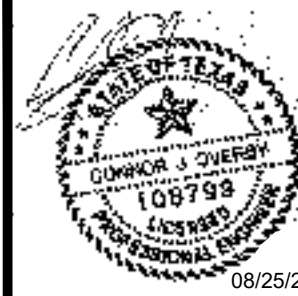
***APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENT ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.**

SITE PLAN RELEASE		Sheet 1 of 2
FILE NUMBER: _____	EXPIRATION DATE: _____	
CASE MANAGER: _____	APPLICATION DATE: _____	
APPROVED ADMINISTRATIVELY ON: _____		
APPROVED BY PLANNING COMMISSION ON: _____		
APPROVED BY CITY COUNCIL ON: _____		
Under Section 112 of Chapter 25-5 Of The Austin City Code		

Director, Department of Planning and Development

DATE OF RELEASE: _____ Zoning: _____

Rev 1 _____ Correction 1 _____
Rev 2 _____ Correction 2 _____
Rev 3 _____ Correction 3 _____



Know what's **below**.
Call before you dig

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
805 LAS CIMAS PARKWAY SUITE 310

CEARLEY COMMUNITY
SUBDIVISION

AUSTIN, TEXAS

CEARLEY TRACT
DEVELOPMENT, INC.
CEDAR BEND DR. & SCOFIELD FARMS DR.

COVER SHEET

DATE October 27, 2020

REVISIONS

SCALE 0

DB	CM	CH
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P.M. CJO

JOB	20003191
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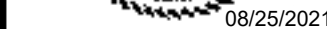
1 OF 12

	Cedar Bend Dr.	Cearley Dr.	Kit Cove	Fennec Way	Corsac Way
Classification	commercial collector	collector	local	local	local
ROW Width	70'	78'	56'	56'	56'
Pavement Width	45'	44'	36'	36'	36'
Cross-Section	curb and gutter one side	curb and gutter	curb and gutter	curb and gutter	curb and gutter
Sidewalk Location	one side	both sides	both sides	both sides	both sides

	Cedar Bend Dr.	Cearley Dr.	Kit Cove	Fennec Way	Corsac Way
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ROW Width	70'	78'	56'	56'	56'
Pavement Width	45'	44'	36'	36'	36'
Cross-Section	curb and gutter one side	curb and gutter	curb and gutter	curb and gutter	curb and gutter
Sidewalk Location	one side	both sides	both sides	both sides	both sides

- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN OR TRAVIS COUNTY.
2. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
4. THIS SUBDIVISION IS IN FULL PURPOSE JURISDICTION CITY OF AUSTIN.
5. WATER & WASTEWATER SERVICE WILL BE SERVED BY THE CITY OF AUSTIN, ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
6. THE OWNER OF THIS SUBDIVISION, AND HIS/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 LOCATION OR LOCATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. 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 ONSITE PONDING OR OTHER APPROVED METHODS.
8. THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THE TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN. THE FLOODPLAIN INSURANCE ADMINISTRATOR HIGH RISK NUMBER #484530265K, DATED JANUARY 1, 2016 FOR TRAVIS COUNTY, TEXAS.
9. ROADWAY STANDARDS:
ALL STREETS WITH THE SUBDIVISION SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN'S STANDARDS.
10. OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND/OR THEIR EESONS. PUBLIC UTILITY EASEMENTS WILL BE FURTHER DEFINED ON THE FINAL PLAT. THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT.
11. EROSION AND SEDIMENTATION CONTROLS FOR SINGLE FAMILY CONSTRUCTION: IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER/ BUILDER TO INSTALL AND MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROLS DOWNHILL OF THE DISTURBED AREAS DURING THE PERIOD OF HOUSE CONSTRUCTION.
12. UTILITY SYSTEM:
NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
13. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THE SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. ALL UTILITIES AND EASEMENTS, THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE HOMEOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
14. THE PROPOSED WATER AND WASTEWATER ALIGNMENTS AND SIZING SHOWN ON THE PRELIMINARY PLAN HAVE NOT BEEN APPROVED BY AUSTIN WATER. FINAL EASEMENTS, IF NECESSARY, MUST BE APPROVED BY AUSTIN WATER AS TO FORM, TYPE, AND WIDTH.
15. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
16. THIS PROJECT IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE ACCORDING TO THE CITY OF AUSTIN.
17. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENTS PURSUANT TO THE LAND DEVELOPMENT CODE.
18. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS. ON THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STATE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WILL ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
19. ALL RESIDENTIAL LOTS MUST CONTAIN AT LEAST THREE TREES OF AT LEAST TWO DIFFERENT SPECIES LISTED IN ECOM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF 2 INCHES AND EACH TREE MUST BE MAINTAINED IN ACCORDANCE WITH THE ECOM.
20. AUSTIN ENERGY HAS THE RIGHT TO PRUNE OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-6, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
21. 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 FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT WILL NOT BE LOCATED SO AS TO CAUSE DAMAGE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE DAMAGE TO THE LOT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
22. 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 ELECTRIC 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.
23. 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. THE OWNER WILL NOT REMOVE ELECTRIC SERVICES UNLESS REQUIRED. CLEARANCES ARE MAINTAINED, ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
24. BUILDING SETBACKS SHALL BE IN COMPLIANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
25. STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL PLAT.
26. 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: CEARLEY DRIVE, KIT COVE, FENNEC WAY, AND CORSCAW WAY. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO PROVIDE SIDEWALKS IN ACCORDANCE WITH THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. 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 ELECTRICAL LINES, CABLES, PIPES, 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.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY ERECTION CONTROL, PROTECTION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AN TREE REMOVAL THAT IS WITHIN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL SERVICE. AUSTIN ENERGY WILL BE RESPONSIBLE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. 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 ORDINANCES AND ANY OTHER AGENCIES. THE OWNER SHALL BE RESPONSIBLE WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRICAL SERVICE UNLESS REQUIRED. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.

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CEARLEY COMMUNITY
SUBDIVISION

AUSTIN, TEXAS

CEARLEY TRACT
DEVELOPMENT, INC.

CEDAR BEND DR & SCOE FIELD FARMS DR

GENERAL NOTES

DATE October 27, 2020

REVISIONS

SCALE 0

DR.	CM	CH.	XG
-----	----	-----	----

P.M. CJO

BOOK —

JOB 20003191

SHEET NO. 12

2 OF 12

SITE PLAN RELEASE

Sheet 2 Of 2

FILE NUMBER: EXPIRATION DATE:

CASE MANAGER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON:

APPROVED BY PLANNING COMMISSION ON:

APPROVED BY CITY COUNCIL ON: _____

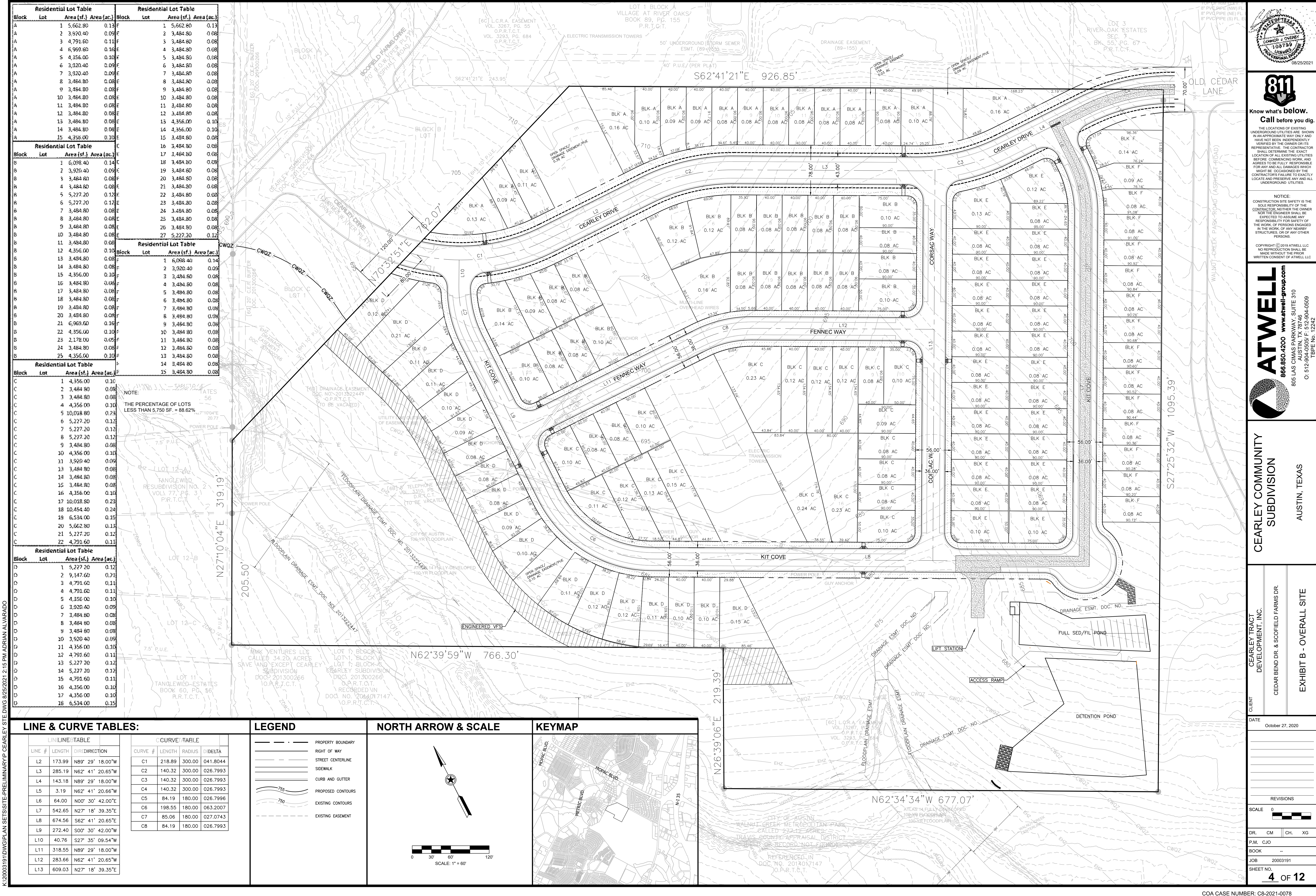
Under Section 112 of Chapter 25-5 Of The Austin City Code

Director, Department of Planning and Development

DATE OF RELEASE: _____ Zoning: _____

Rev 1	Correction 1
-------	--------------

Rev 2 _____ Correction 2 _____
Rev 2 _____ Correction 2 _____



Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
A	1	5,662.80	0.13
A	2	3,920.40	0.09
A	3	4,791.60	0.11
A	4	5,969.60	0.14
A	5	4,356.00	0.10
A	6	3,920.40	0.09
A	7	3,920.40	0.09
A	8	3,484.80	0.08
A	9	3,484.80	0.08
A	10	3,484.80	0.08
A	11	3,484.80	0.08
A	12	3,484.80	0.08
A	13	3,484.80	0.08
A	14	3,484.80	0.08
A	15	4,356.00	0.10

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
B	1	5,662.80	0.13
B	2	3,920.40	0.09
B	3	4,791.60	0.11
B	4	5,969.60	0.14
B	5	4,356.00	0.10
B	6	3,920.40	0.09
B	7	3,920.40	0.09
B	8	3,484.80	0.08
B	9	3,484.80	0.08
B	10	3,484.80	0.08
B	11	3,484.80	0.08
B	12	3,484.80	0.08
B	13	3,484.80	0.08
B	14	3,484.80	0.08
B	15	4,356.00	0.10

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
C	1	5,662.80	0.13
C	2	3,920.40	0.09
C	3	4,791.60	0.11
C	4	5,969.60	0.14
C	5	4,356.00	0.10
C	6	3,920.40	0.09
C	7	3,920.40	0.09
C	8	3,484.80	0.08
C	9	3,484.80	0.08
C	10	3,484.80	0.08
C	11	3,484.80	0.08
C	12	3,484.80	0.08
C	13	3,484.80	0.08
C	14	3,484.80	0.08
C	15	4,356.00	0.10

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
D	1	5,662.80	0.13
D	2	3,920.40	0.09
D	3	4,791.60	0.11
D	4	5,969.60	0.14
D	5	4,356.00	0.10
D	6	3,920.40	0.09
D	7	3,920.40	0.09
D	8	3,484.80	0.08
D	9	3,484.80	0.08
D	10	3,484.80	0.08
D	11	3,484.80	0.08
D	12	3,484.80	0.08
D	13	3,484.80	0.08
D	14	3,484.80	0.08
D	15	4,356.00	0.10

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
E	1	5,662.80	0.13
E	2	3,920.40	0.09
E	3	4,791.60	0.11
E	4	5,969.60	0.14
E	5	4,356.00	0.10
E	6	3,920.40	0.09
E	7	3,920.40	0.09
E	8	3,484.80	0.08
E	9	3,484.80	0.08
E	10	3,484.80	0.08
E	11	3,484.80	0.08
E	12	3,484.80	0.08
E	13	3,484.80	0.08
E	14	3,484.80	0.08
E	15	4,356.00	0.10

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
F	1	5,662.80	0.13
F	2	3,920.40	0.09
F	3	4,791.60	0.11
F	4	5,969.60	0.14
F	5	4,356.00	0.10
F	6	3,920.40	0.09
F	7	3,920.40	0.09
F	8	3,484.80	0.08
F	9	3,484.80	0.08
F	10	3,484.80	0.08
F	11	3,484.80	0.08
F	12	3,484.80	0.08
F	13	3,484.80	0.08
F	14	3,484.80	0.08
F	15	4,356.00	0.10

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
G	1	5,662.80	0.13
G	2	3,920.40	0.09
G	3	4,791.60	0.11
G	4	5,969.60	0.14
G	5	4,356.00	0.10
G	6	3,920.40	0.09
G	7	3,920.40	0.09
G	8	3,484.80	0.08
G	9	3,484.80	0.08
G	10	3,484.80	0.08
G	11	3,484.80	0.08
G	12	3,484.80	0.08
G	13	3,484.80	0.08
G	14	3,484.80	0.08
G	15	4,356.00	0.10

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
H	1	5,662.80	0.13
H	2	3,920.40	0.09
H	3	4,791.60	0.11
H	4	5,969.60	0.14
H	5	4,356.00	0.10
H	6	3,920.40	0.09
H	7	3,920.40	0.09
H	8	3,484.80	0.08
H	9	3,484.80	0.08
H	10	3,484.80	0.08
H	11	3,484.80	0.08
H	12	3,484.80	0.08
H	13	3,484.80	0.08
H	14	3,484.80	0.08
H	15	4,356.00	0.10

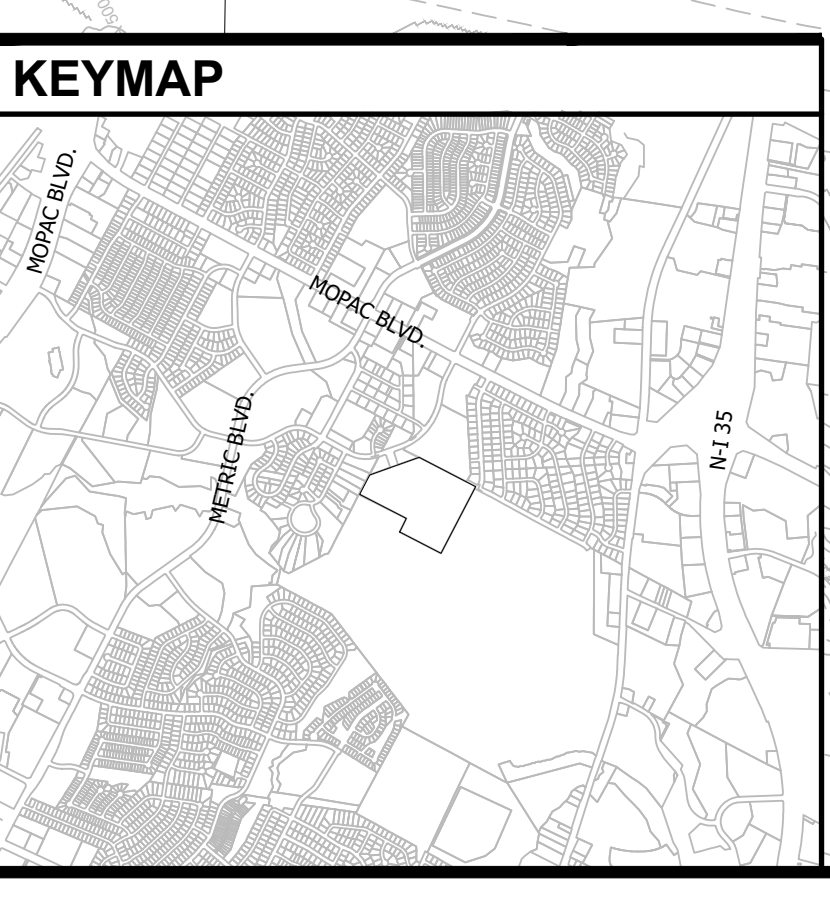
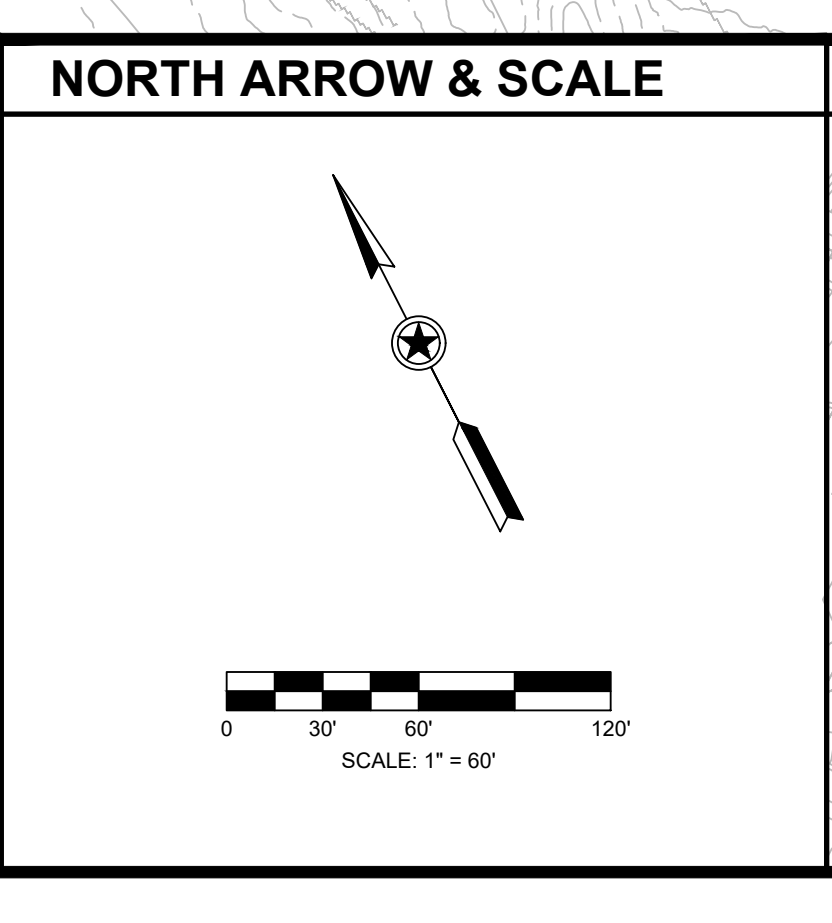
Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
I	1	5,662.80	0.13
I	2	3,920.40	0.09
I	3	4,791.60	0.11
I	4	5,969.60	0.14
I	5	4,356.00	0.10
I	6	3,920.40	0.09
I	7	3,920.40	0.09
I	8	3,484.80	0.08
I	9	3,484.80	0.08
I	10	3,484.80	0.08
I	11	3,484.80	0.08
I	12	3,484.80	0.08
I	13	3,484.80	0.08
I	14	3,484.80	0.08
I	15	4,356.00	0.10

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
J	1	5,662.80	0.13
J	2	3,920.40	0.09
J	3	4,791.60	0.11
J	4	5,969.60	0.14
J	5	4,356.00	0.10
J	6	3,920.40	0.09
J	7	3,920.40	0.09
J	8	3,484.80	0.08
J	9	3,484.80	0.08
J	10	3,484.80	0.08
J	11	3,484.80	0.08
J	12	3,484.80	0.08
J	13	3,484.80	0.08
J	14	3,484.80	0.08
J	15	4,356.00	0.10

LINE & CURVE TABLES:			
LINE TABLE			
LINE #	LENGTH	DIR/DIRECTION	
L2	173.99	N89° 29' 18.00"W	
L3	285.19	N62° 41' 20.65"W	
L4	143.18	N89° 29' 18.00"W	
L5	3.19	N62° 41' 20.66"W	
L6	64.00	N00° 30' 42.00"E	
L7	542.65	N27° 18' 39.35"E	
L8	674.56	S62° 41' 20.65"E	
L9	272.40	S00° 30' 42.00"W	
L10	40.76	S27° 35' 09.54"W	
L11	318.55	N89° 29' 18.00"W	
L12	283.66	N62° 41' 20.65"W	
L13	609.03	N27° 18' 39.35"E	

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	218.89	300.00	041.8044
C2	140.32	300.00	026.7993
C3	140.32	300.00	026.7993
C4	140.32	300.00	026.7993
C5	84.19	180.00	026.7996
C6	198.55	180.00	063.2007
C7	85.06	180.00	027.0743
C8	84.19	180.00	026.7993

LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	STREET CENTERLINE
	SIDEWALK
	CURB AND GUTTER
	PROPOSED CONTOURS
	EXISTING CONTOURS
	EXISTING EASEMENT



811

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE DIRECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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AUSTIN, TEXAS 78746
O-512-600-0000 FAX 512-604-0509
TBP# No. 12242

CEARLEY COMMUNITY SUBDIVISION

AUSTIN, TEXAS

CLIENT: CEARLEY TRACT DEVELOPMENT, INC.
CEARLEY BEND DR & SCOFIELD FARMS DR

DATE: October 27, 2020

REVISIONS:

SCALE	0		
DR.	CM	CH.	XG
P.M.	CJO		
BOOK	-		
JOB	20003191		
SHEET NO.	4 OF 12		

K:\20003191\DWG\PLAN SETS\SITE-PRELIMINARY\PEARLEY STE.DWG 8/25/2021 2:15 PM ADRIAN ALVARADO

CAD FILE: P-PEARLEY STE.DWG

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



CASE NUMBER: C8-2021-0078
UPDATE: U0
CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: Cearley Community Subdivision Preliminary Plan
LOCATION: 1601 CEDAR BEND DR

SUBMITTAL DATE: October 4, 2021
FINAL REPORT DATE: October 29, 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 **January 4, 2022**. 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: Sophia Briones
Transportation Engineering: Jennifer Back
Electric: Cody Shook
ATD Engineering: Matiur Rahman
City Arborist: Taylor Horton
Environmental: Pamela Abee-Taulli
Hydro Geologist: Eric Brown
Site Plan Plumbing: Juan Beltran
Subdivision: Joey de la Garza
Wetlands Biologist: Eric Brown
PARD / Planning & Design Review: Scott Grantham

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. If a curb inlet is present there shall be ten (10) feet between the inlet opening and the edge of a driveway curb return. [TCM 5.3.1a]. Provide a driveway exhibit showing compliance with TCM 5.3.1a. for the following lots:

Block A, Lot 10
Block B, Lot 11
Block C, Lots 2, 10, 15, 21
Block D, Lots 9, 18
Block E, Lots 4, 13, 15

Please note that ALL lots must meet this requirement, not just the ones listed. If any lot cannot meet this requirement, please contact this reviewer to request a waiver.

EC 2. Fiscal arrangements are required for street, detention, sidewalk, drainage, restoration, erosion controls, water quality ponds [LDC 25-1-112]. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, drainage easements, etc.

Electric Review - Cody Shook - 512-622-3881

EL 1. There is an LCRA easement on this site. The owner/applicant is required to contact Anne Manning, 512-578-4420, or 1-800-776-5272, ext. 4420 or anne.manning@lcra.org with LCRA for review/approval.

EL 2. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Ten foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all street R.O.W. Show the easement(s) on the face of the plat.

EL 3. Overhead electric distribution lines serving existing structures on this site must be removed before any development activities may occur. Please contact electric designer Travis Vincent (Travis.Vincent@austinenergy.com) to coordinate removal of these lines.

ATD Engineering Review - Matiur Rahman

GENERAL

As of August 1, 2021, all transportation planning review is being conducted by ATD staff. Except for ADA compliance, all outstanding LUR-TR comments will be transferred to ATD review.

FYI Subdivision. Please note, development of structures that require a building permit, on this plat, and subsequent re-plats of this Subdivision will be subject to the City of Austin Street Impact Fee Ordinances 20201220-061 [<https://www.austintexas.gov/edims/document.cfm?id=352887>] and 20201210-062 [<https://www.austintexas.gov/edims/document.cfm?id=352739>], as applicable prior to acquiring the building permit. The City shall start collecting street impact fees with all building permits issued on or after June 21, 2022. For more information please visit the Street Impact Fee website [austintexas.gov/streetimpactfee].

ROADWAYS WITHIN THE SUBDIVISION

- ATD 1. FYI. Staff recommends adding roadway classification levels in the roadways table in SHEET#2 as per ASMP, in addition to the TCM classification.
- ATD 2. FYI. As per the Austin Strategic Mobility Plan, Level 1 streets are all required to have 60 feet of right of way in greenfield developments. This applies to Kit Cave, Fennec Way and Corsac Way.
- ATD 3. FYI. Staff recommends to carefully design the transition of Cearly Dr from 120' of ROW to 78' in the north-west part of subdivision to avoid any safety concern.

NTA & ZONING COMPLIANCE (ZONING CASE # C14-2014-0193)

- ATD 4. As per the approved NTA, the applicant will be required to post fiscal for improving the roadway with up to 40 feet for the entire street frontage along the property. Please submit and post a construction cost estimate signed and sealed by an engineer. ZONING ORDINANCE NO. 20151217-086
- ATD 5. As per the approved NTA, the connection between Scofield Farms Drive/Cedar Bend Drive shall be constructed to City of Austin Standards at the time of subdivision plat approval. ZONING ORDINANCE NO. 20151217-086
- ATD 6. As per the approved NTA, please dedicate an access easement to connect to the adjacent park land. Please show the location and size of easement connection. ZONING ORDINANCE NO. 20151217-086

ACCESS EASEMENTS

- ATD 7. A lot that is less than 50 feet wide and that fronts on a collector street must have a paved alley or paved private access easement along the rear property line. LDC 25-4-232 (C)(18). This applies to the several lots along CEARLY DRIVE. Please revise to meet this code requirement.

IMPERVIOUS COVER COMMENTS [LDC 25, Subchapter A, Articles 9 through 13; ECM Appendices Q1 and Q2]

EV 1 Provide the following table for Impervious Cover Assumptions calculations adjacent to the Q2 table. The Proposed IC Total from this table should be shown in the Q2 table as the Total Proposed Impervious Cover. [LDC 25-8-64]

Lot size	Number of lots	Assumed IC per lot (SF)	Proposed IC (SF)
greater than 3 ac.		10,000	
greater than 1 ac. and no more than 3 ac.		7,000	
greater than 15,000 SF and no more than 1 ac.		5,000	
greater 10,000 SF and no more than 15,000 SF		3,500	
10,000 SF or less in size		2,500	
Total lots and proposed IC			
ROW impervious cover			
Other impervious cover, such as stormwater pond access drives			
TOTAL			

CLASSIFIED WATERWAYS / CWQZ / WQTZ / FLOODPLAIN [LDC 25-8, Subchapter A]

EV 2 Thank you for providing the CWQZ buffer averaging table and delineation on sh. 5. [LDC 25-8, Subchapter A, Article 2; ECM 1.5.2] Please make the following minor changes to the labels and the table.

- 1) Label the existing CWQZ as "ORIGINAL CWQZ";
 - 2) Label the proposed buffer averaged CWQZ as "AVERAGED CWQZ";
- Also, show the 100-foot CWQZ minimum setback.

EV 3 The stormwater drainage pond must be delineated to demonstrate compliance with regulations and rules for utilities within the CWQZ. [LDC 25-8, Subchapter A, Article 7; ECM 1.5.0] Drainage ponds are not permitted in the CWQZ, only green water quality controls are permitted.

EV 4 Delineate and label all pond maintenance access drives and staging areas for all detention, retention, and water quality facilities that will be maintained by the City of Austin once constructed. These areas must demonstrate compliance with the applicable regulations and rules. [LDC 25-8, Subchapter A, Article 7; DCM 1.2.4.E.11; ECM 1.5.3, 1.9.3]

SLOPES & GRADING [LDC 25-8, Article 7, Division 3, ECM 1.8.0, 1.11.0]

EV 5 Please explain the discrepancy between the slopes shown on the slope map, sh. 5, and those shown on Property Profile for the same location (orange = slopes >15%).



Flood Plain Review - Zach Kretsch - 512-974-3363

DATE REVIEWED: 10/22/2021
UPDATE # U0

General notes: This lot lies within the Walnut creek watershed and there is a portion of the floodplain located on the lot. The portion of the floodplain on the southwest side of the property has been contained by a drainage easement that has been dedicated by separate instrument and provided with this application. The portion of the floodplain on the southern edge of the site is proposed to be dedicated within a drainage easement. Please ensure that this easement is dedicated and recorded prior to the final plat formal review. The floodplains have also been delineated on the site, and all the drainage easement plat notes are present.

FYI: The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Please provide documentation demonstrating this or provide requisite easement prior to final plat formal review. Comment to remain open until easement has been recorded during final plat stage.

Hydro Geologist Review - Eric Brown - 512-978-1539

Unable to conduct review of preliminary plan due to included ERI being for an adjacent, but separate parcel. Please include the ERI for the correct subject area for review and comments.

FYI: ERI included is for the area circled in red. Required subject area is in green in the screenshot below.



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

SR 1. Revise the City of Austin approval block in a 6"x4" area on each page of the preliminary plan: 25-1-83

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____
FILE NUMBER C8-2021-0078 APPLICATION DATE 10/04/2021
APPROVED BY LAND USE COMMISSION ON _____
EXPIRATION DATE (LDC 25-4-62) 10/04/2026
CASE MANAGER:

Joey de la Garza, for:
Denise Lucas, Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing and require building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

- SR 2. Remove the following from sheet 1: "Revision Block", "Note to Contactor" and entire "Approved By" signature block for various City of Austin departments along with the following text: "APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENT ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY." 25-1-83
- SR 3. Remove the plan notes 18 & 19. 25-1-83
- SR 4. If this is a small lot subdivision, please amend the name of the subdivision to: Cearley Community Small Lot Subdivision. 25-1-83
- SR 5. Add the engineer's certification block to sheet 1 of preliminary plan: 25-1-83
"I, Connor J. Overby, 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."
- SR 6. Add the following note to the Preliminary Plan 25-4-211: "Parkland requirements for this development will be satisfied at final plat".
- SR 6. 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 7. Because the site is zoned SF-4A, the preliminary plan must contain no fewer than 51% small lots, and no more than 49% standard size lots. 25-4-232
- SR 8. Add the following plat note. 25-1-83
"Lot XX, Block YY will be maintained by the owner or his/her assigns. No residential development shall be allowed on this lot. If conveyed to a public entity or neighborhood organization, recreation facilities and rest areas may be constructed".
- SR 9. Add the following note to the preliminary plan, 25-1-83:

Prior to the recording of any final plat of all or a portion of this preliminary plan, fiscal security shall be provided in accordance with LDC §25-1-112 of the Land Development Code for the following subdivision improvements:
 (A) Street construction and related infrastructure, including paving, drainage, sidewalks, water supply and wastewater collection, for the following streets: Cearley Dr, Kit Cove, Corsac Way & Fennec Way. Fiscal security is not required for streets not listed in subsection (A).
 (B) Environmental and safety controls, and other related items (e.g., erosion and sedimentation controls, restoration, channel work, pipe in easements, detention, water quality ponds, etc.) as determined prior to final plat approval. The restoration cost estimate will be based on disturbed areas including the following streets: Cearley Dr, Kit Cove, Corsac Way & Fennec Way
- SR 10. Please label all open space lots with lot and block numbers. 25-1-83

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 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.

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.

FYI: Austin Water will require an easement for the required lift station, as well as an access easement with all weather surface. This will be dedicated during the construction plan phase by separate instrument.

Wetlands Biologist Review - Eric Brown - 512-978-1539

Unable to conduct review of preliminary plan due to included ERI being for an adjacent, but separate parcel. Please include the ERI for the correct subject area for review and comments.

FYI: ERI included is for the area circled in red. Required subject area is in green in the screenshot below.



City Arborist Review - Taylor Horton - 512-974-1218

Date: 10/26/21

- CA1 Confirm no Heritage trees will be required to be removed with the design of this preliminary plan. The grading plans indicate grading within the CRZ of various Heritage trees.
- CA2 Removal of heritage trees is not allowed by code. Demonstrate compliance with LDC 25-8-641. Provide conceptual buildability exhibits for all lots with protected trees. Include existing regulated trees shown with conceptual footprints, driveway, and all utilities required to serve each lot.
- CA3 If Heritage trees will be impacted greater than what is required to be considered preserved (outlined below) then redesign or request a recommendation for a variance from LDC 25-8-641 through the Project Assessment process. The recommendation for a variance request is required for the subdivision application submittal to be considered complete.
- Trees proposed to be preserved must meet the following criteria:
- (1) a minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;
 - (2) cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and

(3) no cut or fill is permitted within the 1/4 critical root zone.

(4) No more than 25% of a tree's canopy can be removed.

Site Plan Plumbing - Juan Beltran - 512-972-2095 juan.beltran2@austintexas.gov

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add note: **each lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer services lines shall be positioned or located in a manner that will not cross lot lines.**

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

Update 0:

- PR1. A Parkland Early Determination (PED #1090) letter was issued for this site on November 25, 2020, stating that parkland dedication would be owed for this site. The letter further stated that the parkland should include the creek, and the creek buffer in the southwest and south portion of the site.
- PR2. Show area to be dedicated, to include the southwest (creek and creek buffer), and south (west of detention pond and lift station) portion of the site, and may include drainage easements. Break out as individual lots, which should total at least 15% of the site. Label as "Park."
- PR3. Park lots must be publically accessible. Clarify whether roadways on the site will be public ROW or private drives with public access easements. Demonstrate that public access can be provided to the park lots.
- PR4. Add the following note to the plan:
Parkland dedication is required per City Code §25-1-601, as amended, prior to approval of a final plat in this subdivision. The area to be dedicated is shown on this preliminary plan as Lot(s) __, Block(s) __.
- PR5. Define the boundaries of the drainage easement and water quality easement on the parkland/open space lots. Defining the easements areas is required so that park areas are not at risk of being lost by "blanket" easements.
- PR6. Provide a map and table showing the area of parkland dedication that is in the following categories: (A) 25-year floodplain, (B) critical water quality zone, 100-year floodplain, or CEF buffer NOT in 25-year floodplain, and (C) land unencumbered by the above mentioned restrictions.

END OF REPORT