

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2021-0078**COMMISSION DATE:** December 7, 2021**SUBDIVISION NAME:** Cearley preliminary plan**ADDRESS:** 1601 Cedar Bend Drive**APPLICANT:** Cearley Tract Development, Inc. (Garrett Martin)**AGENT:** Atwell, LLC (Connor Overby, P.E.)**ZONING:** SF-4A-CO**NEIGHBORHOOD PLAN:** none**AREA:** 0.703 acre (30,642 sf)**LOTS:** 123**COUNTY:** Travis**DISTRICT:** 7**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along all interior streets.**DEPARTMENT COMMENTS:**

The request is for the approval the Cearley preliminary plan, consisting of 123 single-family lots on 29.17 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 February December 1, 2021 and attached as Exhibit C.

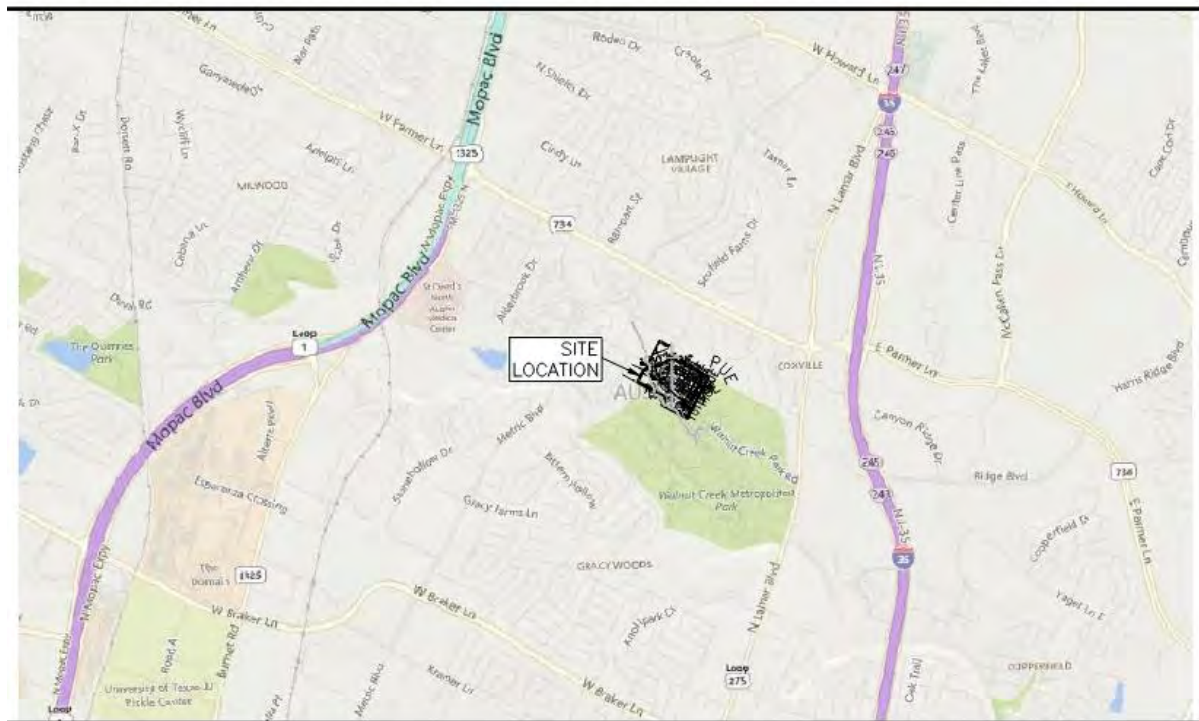
CASE MANAGER: Joey De La Garza**PHONE:** 512-974-2664**E-mail:** joey.delagarza@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed preliminary plan

Exhibit C: Comment report dated December 1, 2021

VICINITY MAP



UTILITIES

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

CONSULTANTS/CONTRACTORS

CIVIL ENGINEER

ATWELL, LLC.
805 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
CONTACT: CONNOR J. OVERBY, P.E.
PHONE: 512.904.0505

SURVEYOR

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

OWNER

CEARLEY TRACT DEVELOPMENT, INC.

9111 JOLLYVILLE ROAD, SUITE 111
AUSTIN, TX 78759
PH: 512-645-2145

DEVELOPER

CEARLEY TRACT DEVELOPMENT, INC.

9111 JOLLYVILLE ROAD, SUITE 111
AUSTIN, TX 78759
PH: 512-645-2145

BENCHMARK INFORMATION

LEGAL DESCRIPTION

ABS 382 SUR 86 HARRISON W B ABS 752 SUR 290 S A & M G R R CO ACR 30.4890

NOTES

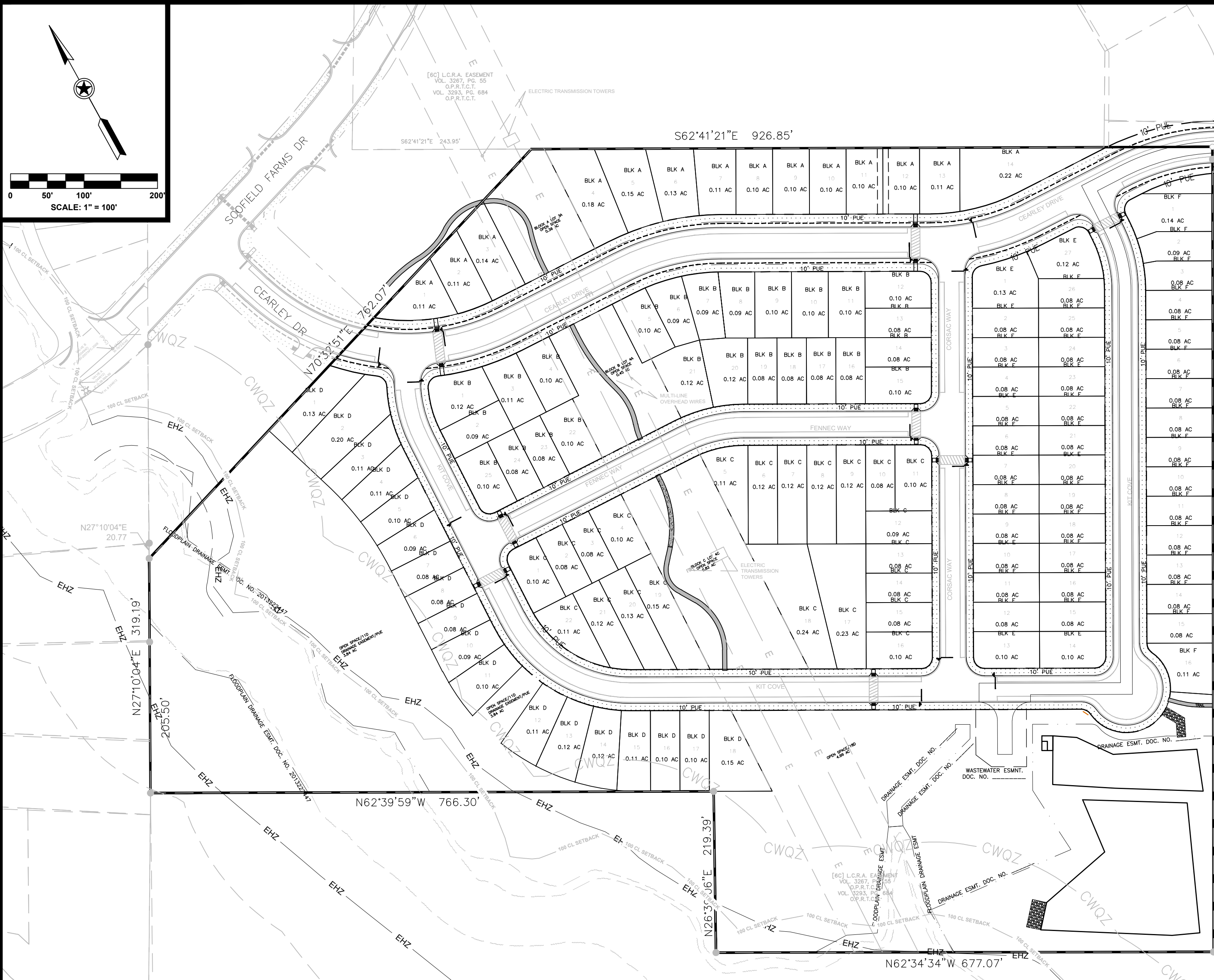
1. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
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. 48453C0265K, DATED JANUARY 6, 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 RESPECTFULLY.
6. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.
7. 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 BLOCK D LOT 11, BLOCK D LOT 16, BLOCK A LOT 3A, BLOCK B LOT 4A, BLOCK C LOT 4C.

SUBMITTED BY:

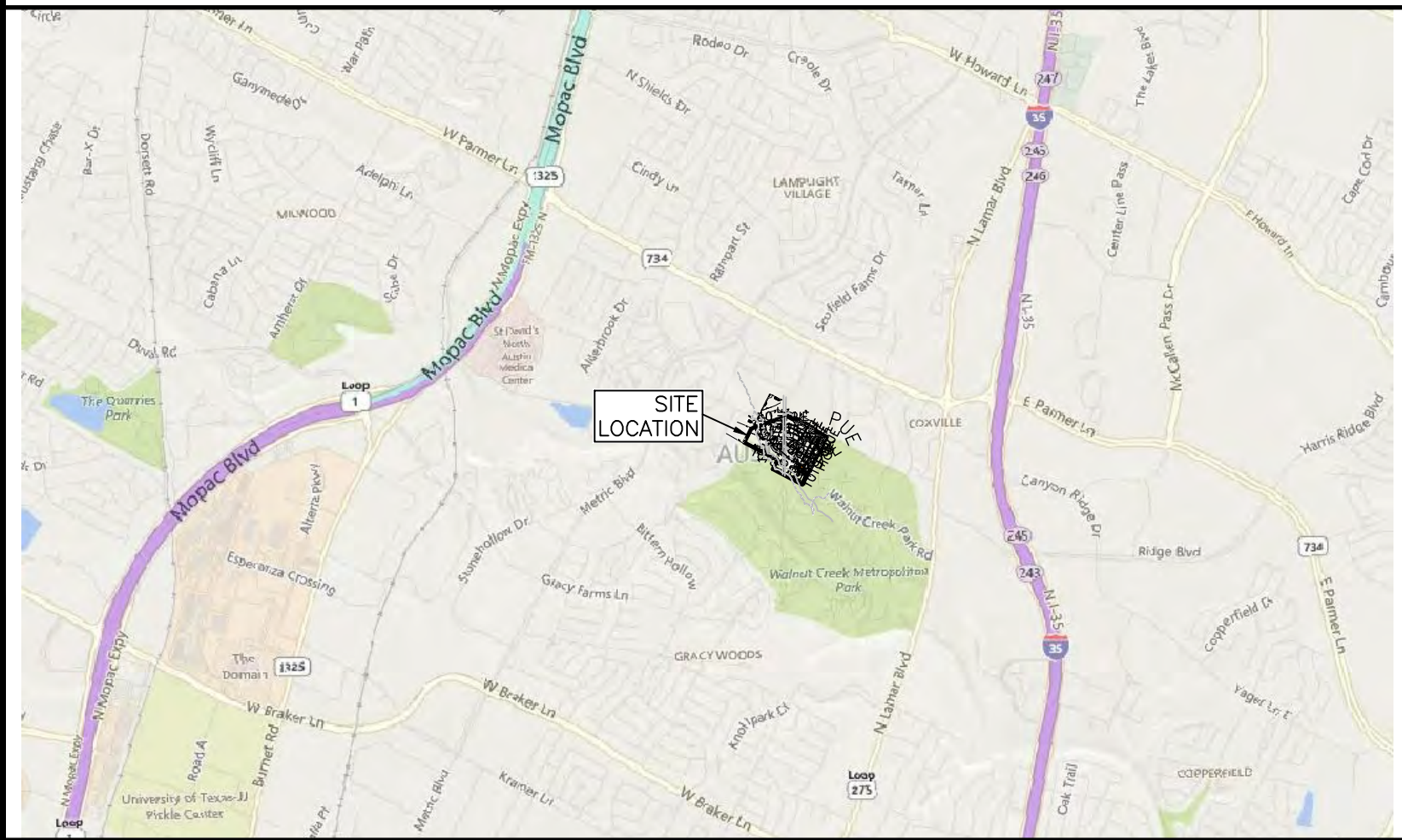
CONNOR J OVERBY, LICENSED PROFESSIONAL ENGINEER No. # 108799

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.

PRELIMINARY PLAN FOR CEARLEY COMMUNITY SUBDIVISION



VICINITY MAP



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



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 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, OR PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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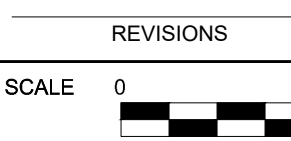


CEARLEY COMMUNITY
SUBDIVISION
AUSTIN, TEXAS

CLIENT: CEARLEY TRACT DEVELOPMENT, INC.
CEDAR BEND DR. & SPOFIELD FARMS DR.
COVER SHEET

DATE: October 27, 2020

REVISIONS	



DR.	CM.	CH.	XG.
P.M.	CJO		
BOOK			
JOB	20003191		
SHEET NO.			
	1	OF 12	

CITY APPROVAL

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF
FILE NUMBER: C8-2021-0078 APPLICATION DATE: 10/04/2021
APPROVED BY LAND USE COMMISSION ON: _____
EXPIRATION DATE (LDC 25-4-62): _____
CASE MANAGER: _____

JOEY DE LA GARZA, FOR:
DENIS 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 MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

AUSTIN ENERGY STANDARD NOTES

1. AUSTIN ENERGY IS 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 ELECTRIC FACILITIES. THESE EASEMENTS MAY BE REQUIRED FOR ACCESS TO THE PROPERTY AND/OR TO THE UTILITY 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 EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AN EASEMENT THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRIC FACILITIES. THE OWNER SHALL BE RESPONSIBLE FOR THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK TO 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 APPLICABLE CODES. THE OWNER SHALL WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT, AUSTIN ENERGY WILL NOT RENDER ELECTRICAL SERVICE UNLESS REQUIRED. THE OWNER HAS THE OBLIGATION TO COMPLY WITH THE CITY OF AUSTIN TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

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CITY APPROVAL

- 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):
- CASE MANAGER:
-
- JOEY DE LA GARZA, FOR:
DENIS LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
-
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CEARLEY COMMUNITY
SUBDIVISION
AUSTIN, TEXAS

GENERAL NOTES

DATE 04/11/07 0000

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

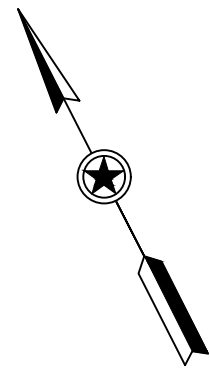
K:\20003181\DWG\PLAN SETS\SITE-PRELIMINARY\PEARLEY EXT.DWG 11/18/2021 8:42 PM CARLOS MARTINEZ

TREE LIST				
TREE #	DESCRIPTION AND SIZE	STATUS	CLASS	
1394	ELM 10	SAVE	-	
1395	LO 33	SAVE	H	
1396	PECAN 38	SAVE	H	
1541	LO 53	SAVE	H	
1542	LO 44	SAVE	H	
1543	LO 27	SAVE	H	
1544	LO 69	SAVE	H	
1545	ELM 12	SAVE	-	
1546	LO 34	SAVE	H	
1547	LO 36	SAVE	H	
1548	ELM 22	SAVE	-	
1549	LO 13	SAVE	-	
1550	ELM 10	SAVE	-	
1551	LO 26	SAVE	H	
1552	ELM 8	SAVE	-	
1553	LO 24	SAVE	H	
1554	ELM 24	SAVE	H	
1555	ELM 17	SAVE	-	
1556	LO 28	SAVE	H	
1557	ELM 19	SAVE	-	
1558	ELM 16	SAVE	-	
1559	ELM 23	SAVE	-	
1560	PECAN 13	SAVE	-	
1561	PECAN 13	SAVE	-	
1562	PECAN 18	SAVE	-	
1563	ELM 10	SAVE	-	
1564	ELM 15	SAVE	-	
1565	ELM 9	SAVE	-	
1566	ELM 23	SAVE	-	
1567	ELM 15	SAVE	-	
1568	ELM 13	SAVE	-	
1569	ELM 13	SAVE	-	
1570	PECAN 14	SAVE	-	
1571	ELM 18	SAVE	-	
1572	WATER ELM 14	SAVE	-	
1573	WATER ELM 19	SAVE	-	
1574	PECAN 13	SAVE	-	
1575	PECAN 8	SAVE	-	
1576	PECAN 14	SAVE	-	
1577	WATER ELM 19	SAVE	-	
1578	WATER ELM 19	SAVE	-	
1579	PECAN 9	SAVE	-	
1580	PECAN 11	SAVE	-	
1581	PECAN 11	SAVE	-	
1582	WATER ELM 14	SAVE	-	
1583	PECAN 19	SAVE	-	
1584	WATER ELM 10	SAVE	-	
1585	PECAN 13	SAVE	-	
1586	PECAN 20	SAVE	-	
1587	PECAN 18	SAVE	-	
1588	PECAN 8	SAVE	-	
1589	PECAN 16	SAVE	-	
1590	PECAN 12	SAVE	-	
1591	PECAN 11	SAVE	-	
1592	PECAN 10	SAVE	-	
1593	PECAN 12	SAVE	-	
1594	PECAN 17	SAVE	-	
1595	PECAN 15	SAVE	-	
1596	WATER ELM 21	SAVE	-	
1597	PECAN 11	SAVE	-	
1598	PECAN 13	SAVE	-	
1599	ELM 16	SAVE	-	
1600	WATER ELM 17	SAVE	-	
1701	LO 30 M (3-14")	SAVE	H	
1702	LO 35 M (13",17",18")	SAVE	H	
1703	LO 34	SAVE	H	
1704	LO 8	SAVE	-	
1705	LO 19	SAVE	-	
1706	LO 13	REMOVE	-	
1707	LO 8	REMOVE	-	
1708	LO 15	REMOVE	-	
1709	LO 9	REMOVE	-	
1710	LO 11	REMOVE	-	
1711	LO 12	REMOVE	-	
1712	LO 15	REMOVE	-	
1713	LO 38	SAVE	H	
1714	LO 13	SAVE	-	
1715	LO 20	SAVE	-	
1716	LO 10	SAVE	-	
1717	LO 8	SAVE	-	
1718	LO 9	SAVE	-	
1719	LO 64 M (26",33",32")	SAVE	H	
1720	LO 12	SAVE	-	
1721	ELM 9	REMOVE	ROW	
1722	ELM 12	REMOVE	ROW	
1723	ELM 9	SAVE	-	
1724	LO 10	SAVE	-	
1725	LO 15	SAVE	-	
1726	ELM 11	SAVE	-	
1727	LO 12	SAVE	-	
1728	ELM 9	SAVE	-	
1729	ELM 9	SAVE	-	

TREE LIST				
TREE #	DESCRIPTION AND SIZE	STATUS	CLASS	
1730	ELM 13	SAVE	-	
1731	LO 20	SAVE	-	
1732	ELM 13	SAVE	-	
1733	ELM 11	SAVE	-	
1734	LO 10	SAVE	-	
1735	LO 27	SAVE	H	
1737	ELM 19	SAVE	-	
1738	ELM 20	SAVE	-	
1739	LO 22	SAVE	-	
1740	LO 47	SAVE	H	
1741	LO 35	SAVE	H	
1742	LO 22	SAVE	-	
1743	LO 13	SAVE	-	
1744	LO 21	SAVE	-	
1745	ELM 19	SAVE	-	
1746	LO 22	SAVE	-	
1747	LO 12	SAVE	-	
1748	ELM 16	SAVE	-	
1749	ELM 11	SAVE	-	
1750	LO 22	SAVE	-	
1751	ELM 22	SAVE	-	
1752	LO 51	SAVE	H	
1753	LO 59 M (11",3-10",8",16",12",13",8")	SAVE	H	
1754	LO 31	SAVE	H	
1755	LO 8	SAVE	-	
1756	LO 8	SAVE	-	
1757	LO 8	SAVE	-	
1758	LO 9	SAVE	-	
1759	LO 19	SAVE	-	
1760	LO 31	SAVE	H	
2804	LO 19	SAVE	-	
3001	LO 15	SAVE	-	
3002	LO 36	SAVE	H	
3008	LO 9	SAVE	-	
3009	LO 9	SAVE	-	
3011	LO 16	SAVE	-	
3012	ELM 24	SAVE	H	
3013	ELM 8	SAVE	-	
3014	LO 15	SAVE	-	
3015	ELM 11	SAVE	-	
3016	LO 25	SAVE	H	
3017	LO 9	SAVE	-	
3018	LO 33	SAVE	H	
3019	ELM 17	SAVE	-	
3020	ELM 10	SAVE	-	
3021	LO 20	SAVE	-	
3023	ELM 10	REMOVE	ROW	
3024	ELM 11	REMOVE	ROW	
3025	ELM 9	REMOVE	ROW	
3026	ELM 9	REMOVE	ROW	
3027	ELM 11	REMOVE	ROW	
3028	ELM 12	REMOVE	ROW	
3030	ELM 10	SAVE	-	
3031	ELM 9	SAVE	-	
3033	ELM 12	SAVE	-	
3035	LO 32	SAVE	H	
3037	LO 13	SAVE	-	
3038	ELM 18	SAVE	-	
3039	LO 31	SAVE	H	
3040	ELM 11	SAVE	-	
3041	LO 21	SAVE	-	
3046	LO 21	SAVE	-	
3047	ELM 9	SAVE	-	
3048	LO 8	SAVE	-	
3049	LO 9	SAVE	-	
3050	LO 29	SAVE	H	
3051	ELM 13	SAVE	-	
3055	LO 25	SAVE	H	
3056	ELM 9	SAVE	-	
3057	ELM 8	SAVE	-	
3058	ELM 8	SAVE	-	
3059	ELM 10	SAVE	-	
3060	LO 9	SAVE	-	
3061	LO 24	SAVE	H	
3063	LO 16	SAVE	-	
3064	LO 14	SAVE	-	
3065	LO 39	SAVE	H	
3066	ELM 22	SAVE	-	
3067	LO 25	SAVE	H, ROW	
6008	LO 19	REMOVE	-	
6009	LO 13	REMOVE	-	
6010	LO 12	REMOVE	-	
6011	LO 13	REMOVE	-	
6012	ELM 22	REMOVE	-	
6013	LO 40	SAVE	H	
6014	ELM 14	REMOVE	-	
6015	ELM 11	REMOVE	-	
6016	ELM 16	SAVE	-	
6030	LO 10	REMOVE	-	
17371	LO 46	SAVE	H	
17381	LO 46	SAVE	H	

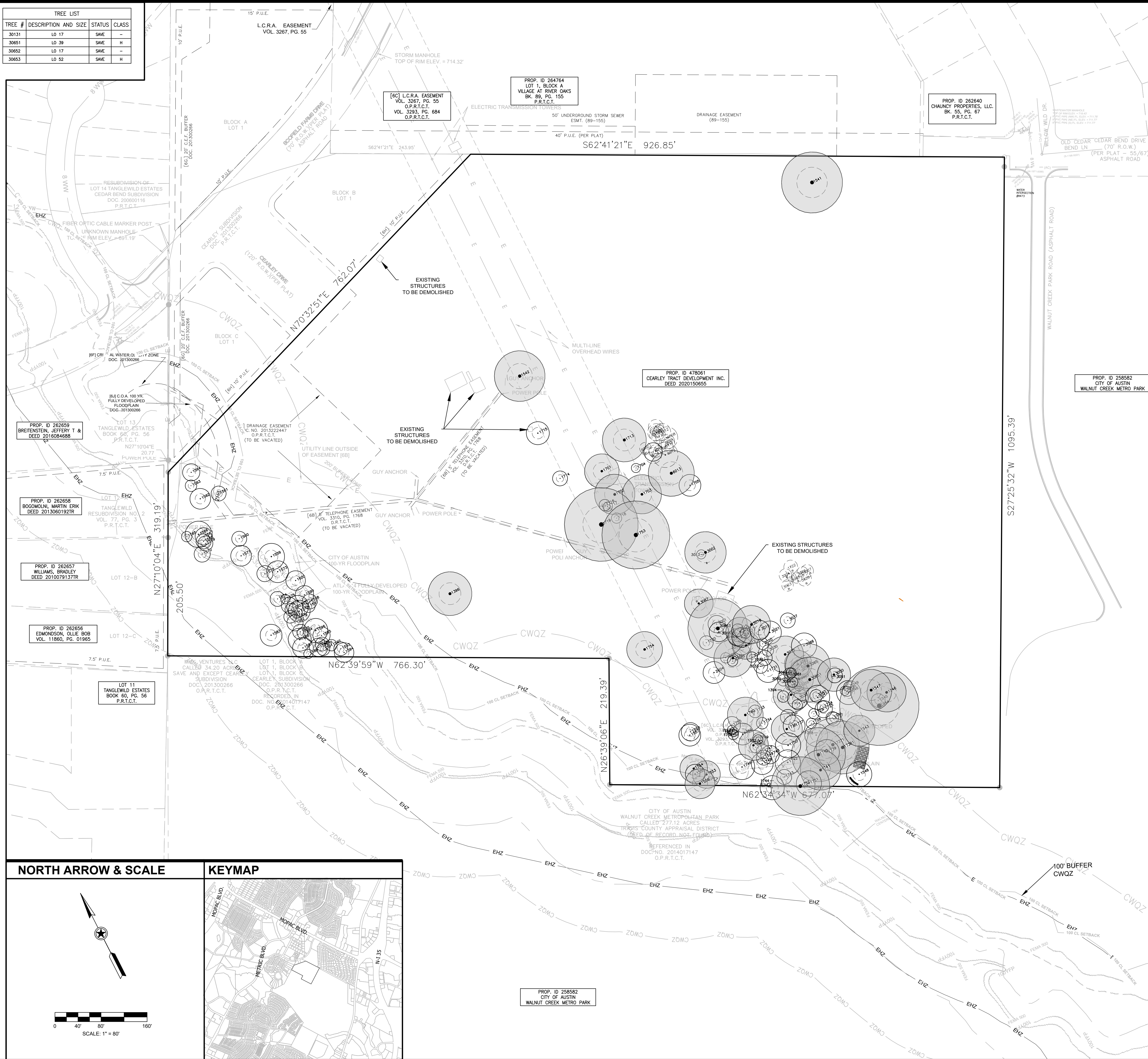
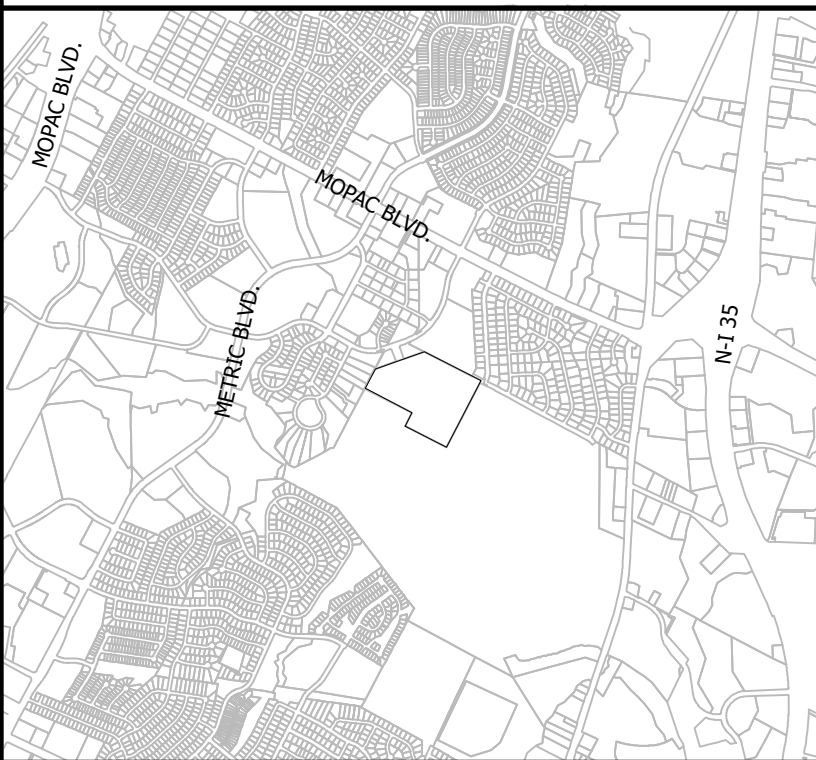
TREE LIST				
TREE #	DESCRIPTION AND SIZE	STATUS	CLASS	
30131	LO 17	SAVE	-	
30651	LO 39	SAVE	H	
30652	LO 17	SAVE	-	
30653	LO 52	SAVE	H	

NORTH ARROW & SCALE



SCALE: 1" = 80'

KEYMAP



11/18/2021

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.

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ATWELL

866.850.4200 www.atwell-group.com

805 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TEXAS 78746
O: 512-508-0509 F: 512-508-1242
TBP# No. 12242

CLIENT

PEARLEY TRACT DEVELOPMENT, INC.

CEARLEY BEND DR & SCOFIELD FARMS DR.

DATE

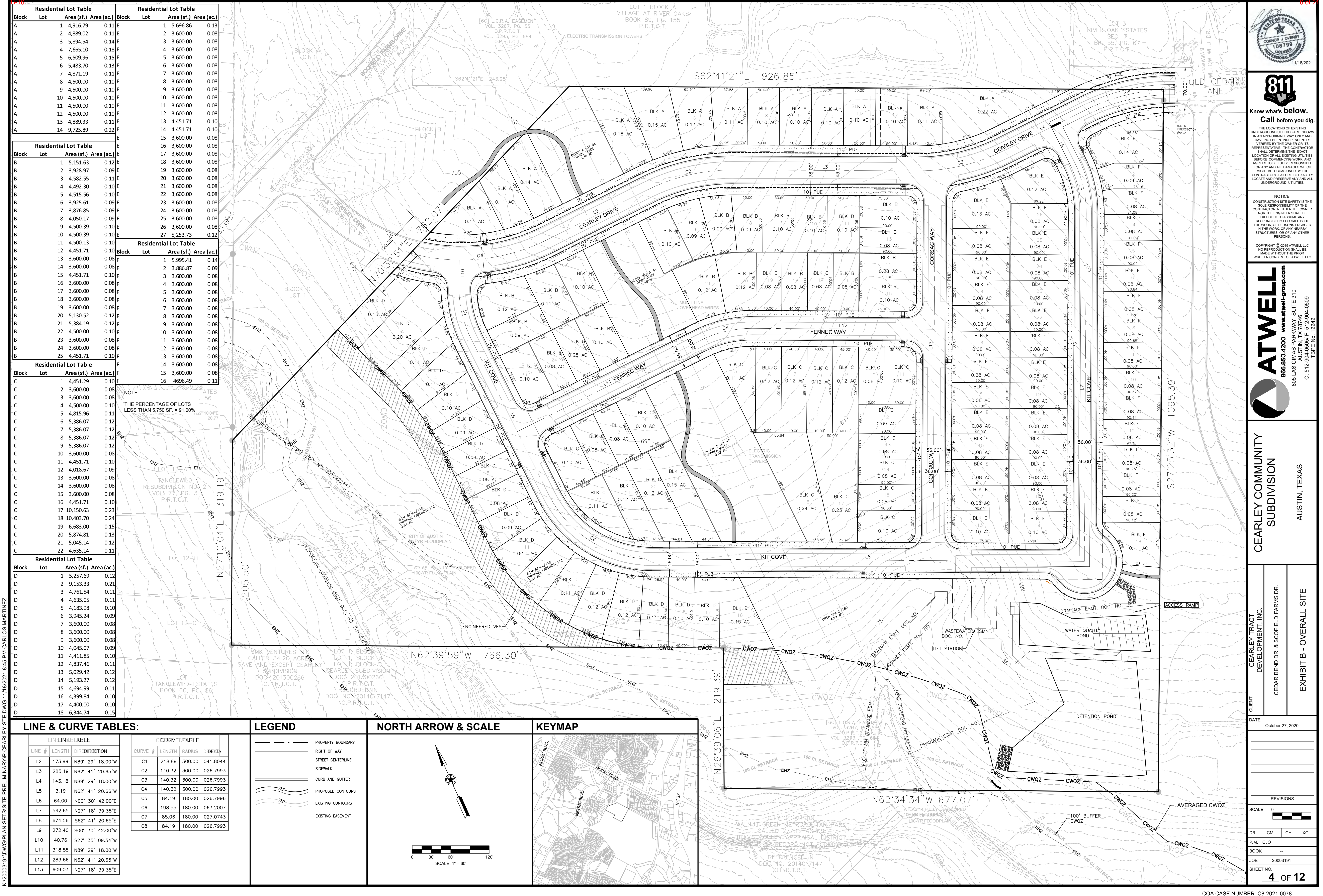
October 27, 2020

REVISIONS

SCALE	0		
DR.	CM	CH.	XG
P.M.	CJO		
BOOK	-		
JOB	20003191		
SHEET NO.	3	OF 12	

AUSTIN, TEXAS

EXHIBIT A - EXISTING CONDITIONS



Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
A	1	4,916.79	0.11
A	2	4,889.02	0.11
A	3	5,894.54	0.14
A	4	7,665.10	0.18
A	5	6,509.96	0.15
A	6	5,483.70	0.13
A	7	4,871.19	0.11
A	8	4,500.00	0.10
A	9	4,500.00	0.10
A	10	4,500.00	0.10
A	11	4,500.00	0.10
A	12	4,500.00	0.10
A	13	4,889.33	0.11
A	14	9,725.89	0.22

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
E	1	5,151.63	0.12
E	2	3,928.97	0.09
E	3	4,582.55	0.11
E	4	4,492.30	0.10
E	5	4,515.56	0.10
E	6	3,925.61	0.09
E	7	3,876.85	0.09
E	8	4,050.17	0.09
E	9	4,500.39	0.10
E	10	4,500.39	0.10
E	11	4,500.13	0.10
E	12	4,451.71	0.10
E	13	3,600.00	0.08
E	14	3,600.00	0.08
E	15	3,600.00	0.08
E	16	3,600.00	0.08
E	17	3,600.00	0.08
E	18	3,600.00	0.08
E	19	3,600.00	0.08
E	20	3,600.00	0.08
E	21	3,600.00	0.08
E	22	3,600.00	0.08
E	23	3,600.00	0.08
E	24	3,600.00	0.08
E	25	3,600.00	0.08
E	26	3,600.00	0.08
E	27	5,253.73	0.12

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
B	1	5,151.63	0.12
B	2	3,928.97	0.09
B	3	4,582.55	0.11
B	4	4,492.30	0.10
B	5	4,515.56	0.10
B	6	3,925.61	0.09
B	7	3,876.85	0.09
B	8	4,050.17	0.09
B	9	4,500.39	0.10
B	10	4,500.39	0.10
B	11	4,500.13	0.10
B	12	4,451.71	0.10
B	13	3,600.00	0.08
B	14	3,600.00	0.08
B	15	3,600.00	0.08
B	16	3,600.00	0.08
B	17	3,600.00	0.08
B	18	3,600.00	0.08
B	19	3,600.00	0.08
B	20	3,600.00	0.08
B	21	3,600.00	0.08
B	22	3,600.00	0.08
B	23	3,600.00	0.08
B	24	3,600.00	0.08
B	25	3,600.00	0.08
B	26	3,600.00	0.08
B	27	5,253.73	0.12

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
F	1	5,995.41	0.14
F	2	3,886.87	0.09
F	3	3,600.00	0.08
F	4	3,600.00	0.08
F	5	3,600.00	0.08
F	6	3,600.00	0.08
F	7	3,600.00	0.08
F	8	3,600.00	0.08
F	9	3,600.00	0.08
F	10	3,600.00	0.08
F	11	3,600.00	0.08
F	12	3,600.00	0.08
F	13	3,600.00	0.08
F	14	3,600.00	0.08
F	15	3,600.00	0.08
F	16	4,696.49	0.11

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
C	1	4,451.29	0.10
C	2	3,600.00	0.08
C	3	3,600.00	0.08
C	4	4,500.00	0.10
C	5	4,815.96	0.11
C	6	5,386.07	0.12
C	7	5,386.07	0.12
C	8	5,386.07	0.12
C	9	5,386.07	0.12
C	10	3,600.00	0.08
C	11	4,451.71	0.10
C	12	4,018.67	0.09
C	13	3,600.00	0.08
C	14	3,600.00	0.08
C	15	3,600.00	0.08
C	16	4,451.71	0.10
C	17	10,150.63	0.23
C	18	10,403.70	0.24
C	19	6,683.00	0.15
C	20	5,874.81	0.13
C	21	5,045.14	0.12
C	22	4,635.14	0.11

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
D	1	5,257.69	0.12
D	2	9,153.33	0.21
D	3	4,761.54	0.11
D	4	4,635.05	0.11
D	5	4,183.98	0.10
D	6	3,945.24	0.09
D	7	3,600.00	0.08
D	8	3,600.00	0.08
D	9	3,600.00	0.08
D	10	4,045.07	0.09
D	11	4,411.85	0.10
D	12	4,837.46	0.11
D	13	5,029.42	0.12
D	14	5,193.27	0.12
D	15	4,694.99	0.11
D	16	4,399.84	0.10
D	17	4,400.00	0.10
D	18	6,344.74	0.15

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
E	1	5,151.63	0.12
E	2	3,928.97	0.09
E	3	4,582.55	0.11
E	4	4,492.30	0.10
E	5	4,515.56	0.10
E	6	3,925.61	0.09
E	7	3,876.85	0.09
E	8	4,050.17	0.09
E	9	4,500.39	0.10
E	10	4,500.39	0.10
E	11	4,500.13	0.10
E	12	4,451.71	0.10
E	13	3,600.00	0.08
E	14	3,600.00	0.08
E	15	3,600.00	0.08
E	16	3,600.00	0.08
E	17	3,600.00	0.08
E	18	3,600.00	0.08
E	19	3,600.00	0.08
E	20	3,600.00	0.08
E	21	3,600.00	0.08
E	22	3,600.00	0.08
E	23	3,600.00	0.08
E	24	3,600.00	0.08
E	25	3,600.00	0.08
E	26	3,600.00	0.08
E	27	5,253.73	0.12

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
F	1	5,995.41	0.14
F	2	3,886.87	0.09
F	3	3,600.00	0.08
F	4	3,600.00	0.08
F	5	3,600.00	0.08
F	6	3,600.00	0.08
F	7	3,600.00	0.08
F	8	3,600.00	0.08
F	9	3,600.00	0.08
F	10	3,600.00	0.08
F	11	3,600.00	0.08
F	12	3,600.00	0.08
F	13	3,600.00	0.08
F	14	3,600.00	0.08
F	15	3,600.00	0.08
F	16	4,696.49	0.11

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
G	1	5,151.63	0.12
G	2	3,928.97	0.09
G	3	4,582.55	0.11
G	4	4,492.30	0.10
G	5	4,515.56	0.10
G	6	3,925.61	0.09
G	7	3,876.85	0.09
G	8	4,050.17	0.09
G	9	4,500.39	0.10
G	10	4,500.39	0.10
G	11	4,500.13	0.10
G	12	4,451.71	0.10
G	13	3,600.00	0.08
G	14	3,600.00	0.08
G	15	3,600.00	0.08
G	16	3,600.00	0.08
G	17	3,600.00	0.08
G	18	3,600.00	0.08
G	19	3,600.00	0.08
G	20	3,600.00	0.08
G	21	3,600.00	0.08
G	22	3,600.00	0.08
G	23	3,600.00	0.08
G	24	3,600.00	0.08
G	25	3,600.00	0.08
G	26	3,600.00	0.08
G	27	5,253.73	0.12

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
H	1	5,151.63	0.12
H	2	3,928.97	0.09
H	3	4,582.55	0.11
H	4	4,492.30	0.10
H	5	4,515.56	0.10
H	6	3,925.61	0.09
H	7	3,876.85	0.09
H	8	4,050.17	0.09
H	9	4,500.39	0.10
H	10	4,500.39	0.10
H	11	4,500.13	0.10
H	12	4,451.71	0.10
H	13	3,600.00	0.08
H	14	3,600.00	0.08
H	15	3,600.00	0.08
H	16	3,600.00	0.08
H	17	3,600.00	0.08
H	18	3,600.00	0.08
H	19	3,600.00	0.08
H	20	3,600.00	0.08
H	21	3,600.00	0.08
H	22	3,600.00	0.08
H	23	3,600.00	0.08
H	24	3,600.00	0.08
H	25	3,600.00	0.08
H	26	3,600.00	0.08
H	27	5,253.73	0.12

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
I	1	5,151.63	0.12
I	2	3,928.97	0.09
I	3	4,582.55	0.11
I	4	4,492.30	0.10
I	5	4,515.56	0.10
I	6	3,925.61	0.09
I	7	3,876.85	0.09
I	8	4,050.17	0.09
I	9	4,500.39	0.10
I	10	4,500.39	0.10
I	11	4,500.13	0.10
I	12	4,451.71	0.10
I	13	3,600.00	0.08
I	14	3,600.00	0.08
I	15	3,600.00	0.08
I	16	3,600.00	0.08
I	17	3,600.00	0.08
I	18	3,600.00	0.08
I	19	3,600.00	0.08
I	20	3,600.00	0.08
I	21	3,600.00	0.08
I	22	3,600.00	0.08
I	23	3,600.00	0.08
I	24	3,600.00	0.08
I	25	3,600.00	0.08
I	26	3,600.00	0.08
I	27	5,253.73	0.12

Residential Lot Table			
Block	Lot	Area (sf.)	Area (ac.)
J	1	5,151.63	0.12
J	2	3,928.97	0.09
J	3	4,582.55	0.11
J	4	4,492.30	0.10
J	5	4,515.56	0.10
J	6	3,925.61	0.09
J	7	3,876.85	0.09
J	8	4,050.17	0.09
J	9	4,500.39	0.10
J	10	4,500.39	0.10
J	11	4,500.13	0.10
J	12	4,451.71	0.10
J	13	3,600.00	0.08
J	14	3,600.00	0.08
J	15	3,600.00	0.08
J	16	3,600.00	0.08
J	17	3,600.00	0.08
J	18	3,600.00	0.08
J	19	3,600.00	0.08
J	20	3,600.00	0.08
J	21	3,600.00	0.08
J	22	3,600.00	0.08
J	23	3,600.00	0.08
J	24	3,600.00	0.08
J	25	3,600.00	0.08
J	26	3,600.00	0.08
J	27	5,253.73	0.12

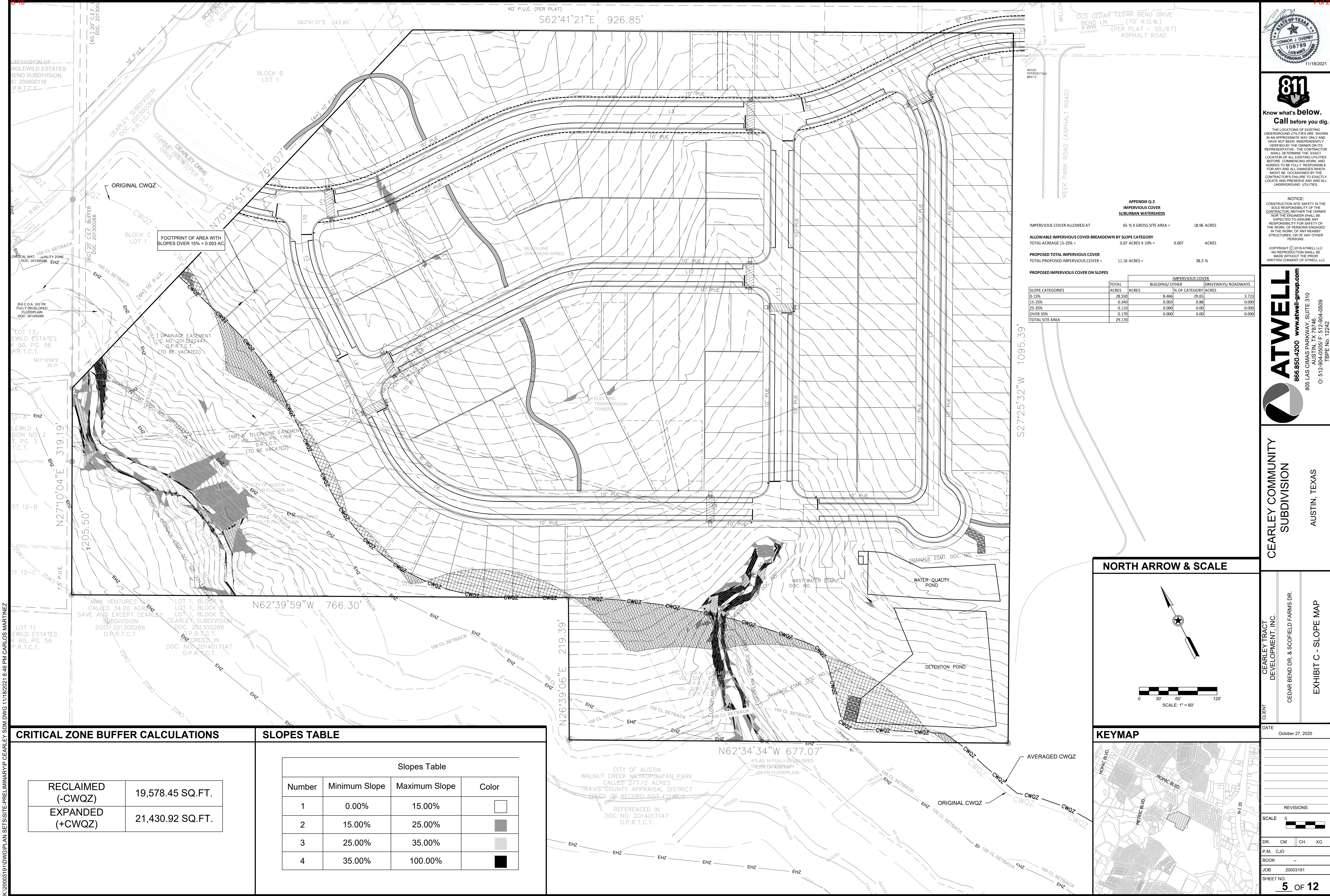
K:\2003\191DW\PLAN SET\SITE-PRELIMINARY\CEAPLEY_CST.DWG

LINE & CURVE TABLES:

LINE TABLE				CURVE TABLE			
LINE #	LENGTH	DIR/DIRECTION		CURVE #	LENGTH	RADIUS	DELTA
L2	173.99	N89° 29' 18.00"W		C1	218.89	300.00	401.804°
L3	285.19	N62° 41' 20.65"W		C2	140.32	300.00	026.799°
L4	143.18	N89° 29' 18.00"W		C3	140.32	300.00	026.799°
L5	3.19	N62° 41' 20.66"W		C4	140.32	300.00	026.799°
L6	64.00	N00° 30' 42.00"E		C5	84.19	180.00	026.799°
L7	542.65	N27° 18' 39.35"E		C6	198.55	180.00	063.200°
L8	674.56	S62° 41' 20.65"E		C7	85.06	180.00	027.074°
L9	272.40	S00° 30' 42.00"W		C8	84.19	180.00	026.799°
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					

0.76

1.07



CRITICAL ZONE BUFFER CALCULATIONS

RECLAIMED (-CWQZ)	19,578.45 SQ.FT.
EXPANDED (+CWQZ)	21,430.92 SQ.FT.

SLOPES TABLE

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	<div></div>
2	15.00%	25.00%	<div></div>
3	25.00%	35.00%	<div></div>
4	35.00%	100.00%	<div></div>

APPENDIX Q-2
IMPERVIOUS COVER
SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT 65 % X GROSS SITE AREA = 18.96 ACRES

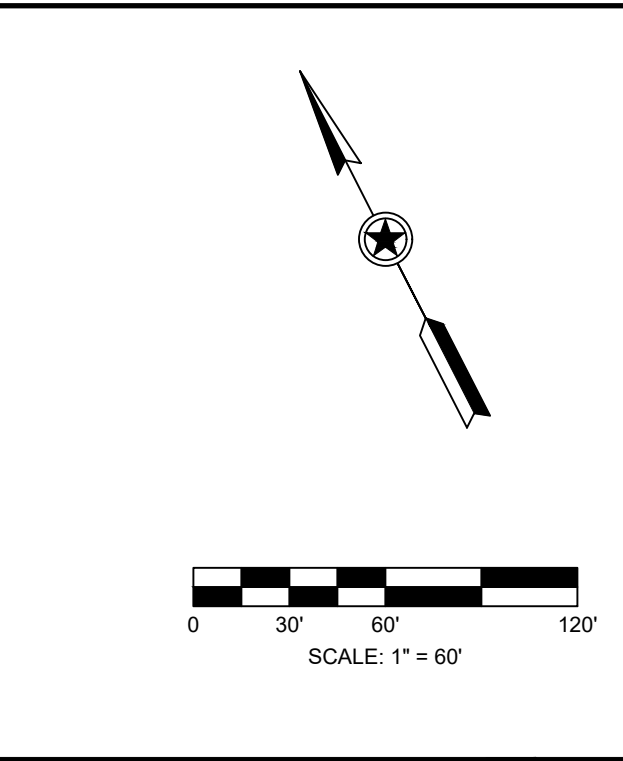
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY
TOTAL ACREAGE 15-25% = 0.07 ACRES X 10% = 0.007 ACRES

PROPOSED TOTAL IMPERVIOUS COVER
TOTAL PROPOSED IMPERVIOUS COVER = 11.16 ACRES = 38.3 %

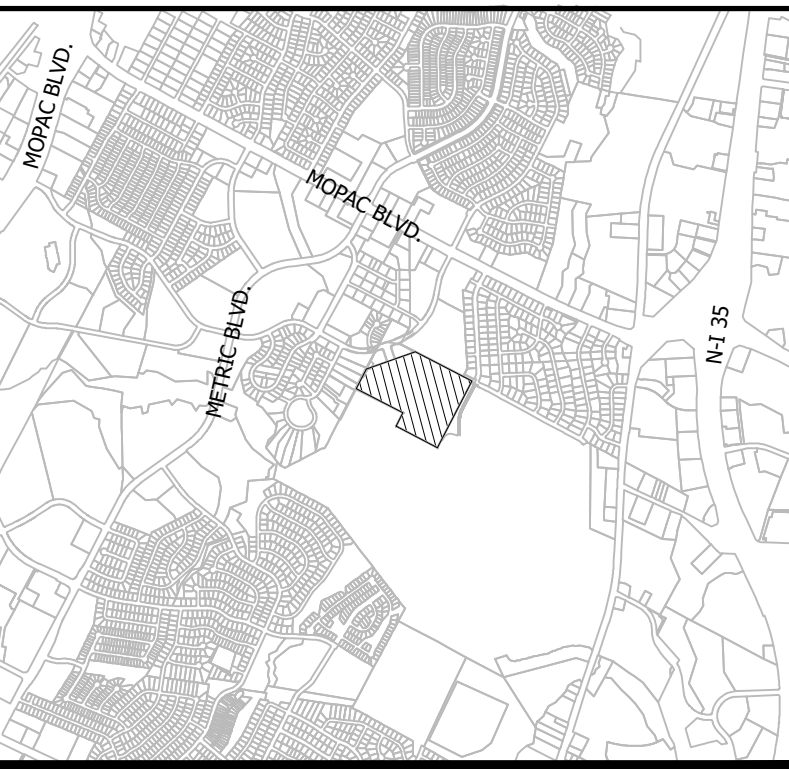
PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	IMPERVIOUS COVER			
	TOTAL ACRES	BUILDING/ OTHER ACRES	% OF CATEGORY ACRES	DRIVEWAYS/ ROADWAYS ACRES
0-15%	28.550	8.466	29.65	3.723
15-25%	0.340	0.003	0.88	0.000
25-35%	0.110	0.000	0.00	0.000
OVER 35%	0.120	0.000	0.00	0.000
TOTAL SITE AREA	29.170			

NORTH ARROW & SCALE



KEYMAP



11/18/2021

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 OTHER PERSONS.

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CEARLEY COMMUNITY SUBDIVISION
AUSTIN, TEXAS

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

EXHIBIT C - SLOPE MAP

DATE: October 27, 2020

REVISIONS

SCALE: 0

DR: CM CH: XG
P.M.: CJO
BOOK: -
JOB: 20003191
SHEET NO.: 5 OF 12

K:\20003191\DWG\PLAN SETS\SITE-PRELIMINARY\PEARLEY SD\DWG 11/18/2021 8:46 PM CARLOS MARTINEZ

CAD FILE: P-PEARLEY SD\DWG

APPENDIX Q-2
IMPERVIOUS COVER
SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT 65 % X GROSS SITE AREA = 18.96 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY
TOTAL ACREAGE 15-25% = 0.07 ACRES X 10% = 0.007 ACRES

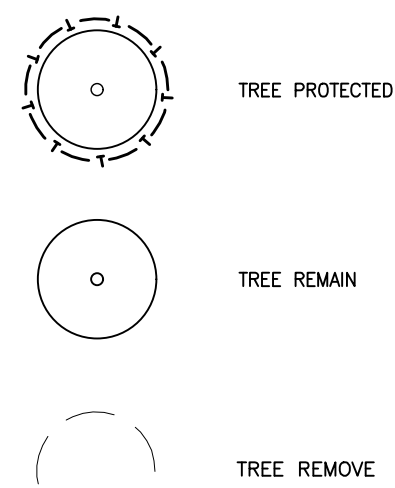
PROPOSED TOTAL IMPERVIOUS COVER
TOTAL PROPOSED IMPERVIOUS COVER = 11.16 ACRES = 38.3 %

PROPOSED IMPERVIOUS COVER ON SLOPES

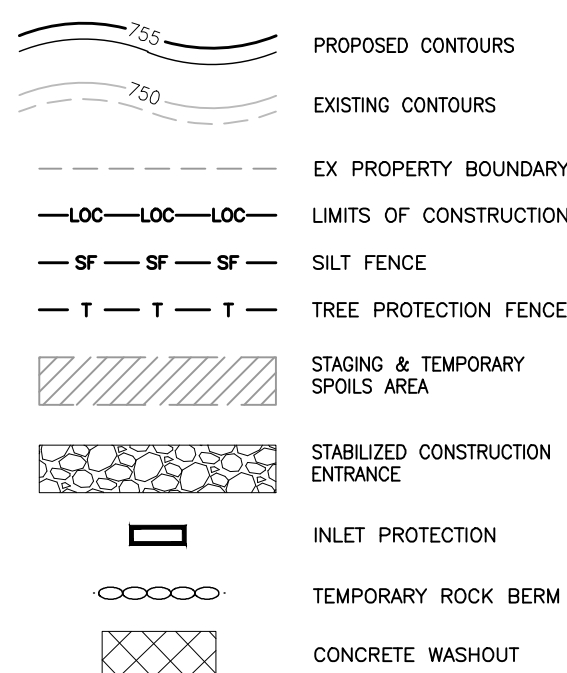
SLOPE CATEGORIES	IMPERVIOUS COVER				
	TOTAL ACRES	BUILDING/ OTHER ACRES	% OF CATEGORY	DRIVEWAYS/ ROADWAYS ACRES	
0-15%	28.470	8.466	29.74	3.723	
15-25%	0.390	0.003	0.77	0.000	
25-35%	0.120	0.000	0.00	0.000	
OVER 35%	0.190	0.000	0.00	0.000	
TOTAL SITE AREA	29.170				

Lot size	Number of lots	Assumed IC per lot (SF)	Proposed IC (SF)
greater than 3 ac.	0	10,000	0.00
greater than 1 ac. and no more than 3 ac.	0	7,000	0.00
greater than 15,000 SF and no more than 1 ac.	0	5,000	0.00
greater 10,000 SF and no more than 15,000 SF	0	3,500	0.00
10,000 SF or less in size	123	2,500	2623.00
Total lots and proposed IC	123		2623.00
ROW impervious cover			174134.78
Other impervious cover, such as stormwater pond access drives			309371.82
TOTAL			486129.60

TREE LEGEND



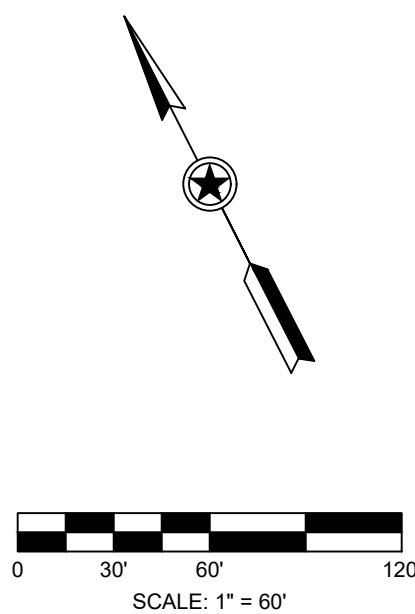
LEGEND



NOTES

- LIMITS OF CONSTRUCTION: 22.5 ACRES
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, SECTION 1.4.5.D.
- ALL AREA INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND REVEGETATION.
- THE TRAVIS COUNTY AND COA INSPECTORS HAVE THE AUTHORITY TO MODIFY EROSION/SEDIMENTATION CONTROLS AS REQUIRED TO ENSURE THE CONTROLS ARE FUNCTIONING PROPERLY.
- ANY DIRT, MUD, ROCKS OR OTHER DEBRIS CARRIED ONTO EXISTING ROADS SHALL BE REMOVED IMMEDIATELY AND THE ROAD RESTORED TO A DRIVABLE CONDITION, FREE FROM OBSTRUCTIONS.
- WHERE STREET IMPROVEMENTS END ON A GRADE THAT ALLOWS OFFSITE SEDIMENT TO WASH ONTO PAVEMENT, THE CONTRACTOR SHALL INSTALL ROCK BERMS AT THE EDGE OF PAVEMENT. ROCK BERMS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL ADJACENT PHASE IMPROVEMENTS BEGIN.
- AT THE COMPLETION OF STREET AND UTILITY IMPROVEMENTS, THE CONTRACTOR SHALL REVEGETATE THE AREAS DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH THE CONDITIONS LISTED ON THE GENERAL NOTES SHEET.
- IN AREAS WHERE SILT FENCE IS TO BE INSTALLED CROSSING CONTOURS, J-HOOKS SHALL BE ADDED TO THE SILT FENCE EVERY 100'.
- OFFSITE DISPOSAL OF SPOIL MATERIAL MUST BE CLEARED BY COUNTY INSPECTOR PRIOR TO THE REMOVAL FROM THE JOBSITE.
- DIRT TRACKED INTO THE ROADWAY OUTSIDE THE LOC MUST BE IMMEDIATELY REMOVED UPON DISCOVERY.
- CONTRACTOR SHALL ATTEMPT TO REVEGETATE MAJOR AND CRITICAL PORTIONS OF THE PROJECT IN DISCREET PHASES AND AS EARLY AS POSSIBLE.
- FOR THE STABILIZATION OF ALL THE SLOPES 3:1 OR GREATER, SUITABLE ESC MATTING (TYPE I) WILL BE UTILIZED IN CONJUNCTION WITH REVEGETATIVE EFFORTS ONSITE. (TYPE II) FOR CHANNELS.
- IF DISTURBED AREA IS NOT TO BE WORKED ON FOR THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR VEGETATION MATTING.
- ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH CITY OF AUSTIN RULES AND REGULATIONS.
- CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5 (A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
- THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
- FOR OFF-SITE UTILITY LINES- PROVIDE PERPENDICULAR EROSION CONTROLS EVERY 30' AS YOU FINISH LINE.

NORTH ARROW & SCALE



KEYMAP



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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TBPE No. 12242

CEARLEY COMMUNITY
SUBDIVISION

AUSTIN, TEXAS

CLIENT CEARLEY TRACT
DEVELOPMENT, INC.

CEAR BEND DR & SCOFIELD FARMS DR

EXHIBIT D - ENVIRONMENTAL
PROTECTION PLAN

DATE October 27, 2020

REVISIONS

SCALE 0

DR CM CH XG

P.M. CJO

BOOK -

JOB 20003191

SHEET NO. 6 OF 12

TREE LIST					TREE LIST				
TREE #	DESCRIPTION AND SIZE	STATUS	CLASS		TREE #	DESCRIPTION AND SIZE	STATUS	CLASS	
1394	ELM 10	SAVE	-		1730	ELM 13	SAVE	-	
1395	LO 33	SAVE	H		1731	LO 20	SAVE	-	
1396	PECAN 38	SAVE	H		1732	ELM 13	SAVE	-	
1541	LO 53	SAVE	H		1733	ELM 11	SAVE	-	
1542	LO 44	SAVE	H		1734	LO 10	SAVE	-	
1543	LO 27	SAVE	H		1735	LO 27	SAVE	H	
1544	LO 69	SAVE	H		1737	ELM 19	SAVE	-	
1545	ELM 12	SAVE	-		1738	ELM 20	SAVE	-	
1546	LO 34	SAVE	H		1739	LO 22	SAVE	-	
1547	LO 36	SAVE	H		1740	LO 47	SAVE	H	
1548	ELM 22	SAVE	-		1741	LO 35	SAVE	H	
1549	LO 13	SAVE	-		1742	LO 22	SAVE	-	
1550	ELM 10	SAVE	-		1743	LO 13	SAVE	-	
1551	LO 26	SAVE	H		1744	LO 21	SAVE	-	
1552	ELM 8	SAVE	-		1745	ELM 19	SAVE	-	
1553	LO 24	SAVE	H		1746	LO 22	SAVE	-	
1554	ELM 24	SAVE	H		1747	LO 12	SAVE	-	
1555	ELM 17	SAVE	-		1748	ELM 16	SAVE	-	
1556	LO 26	SAVE	H		1749	ELM 11	SAVE	-	
1557	ELM 19	SAVE	-		1750	LO 22	SAVE	-	
1558	ELM 16	SAVE	-		1751	ELM 22	SAVE	-	
1559	ELM 23	SAVE	-		1752	LO 51	SAVE	H	
1560	PECAN 13	SAVE	-		1753	LO 59 W (11"3'-10"8",16",12",13"8")	SAVE	H	
1561	PECAN 13	SAVE	-		1754	LO 31	SAVE	H	
1562	PECAN 18	SAVE	-		1755	LO 15	SAVE	-	
1563	ELM 10	SAVE	-		1756	LO 8	SAVE	-	
1564	ELM 15	SAVE	-		1757	LO 8	SAVE	-	
1565	ELM 9	SAVE	-		1758	LO 9	SAVE	-	
1566	ELM 23	SAVE	-		1759	LO 19	SAVE	-	
1567	ELM 15	SAVE	-		1760	LO 31	SAVE	H	
1568	ELM 13	SAVE	-		2804	LO 19	SAVE	-	
1569	ELM 13	SAVE	-		3001	LO 15	SAVE	-	
1570	PECAN 14	SAVE	-		3002	LO 36	SAVE	H	
1571	ELM 18	SAVE	-		3008	LO 9	SAVE	-	
1572	WATER ELM 14	SAVE	-		3009	LO 9	SAVE	-	
1573	WATER ELM 19	SAVE	-		3011	LO 16	SAVE	-	
1574	PECAN 13	SAVE	-		3012	ELM 24	SAVE	H	
1575	PECAN 8	SAVE	-		3013	ELM 8	SAVE	-	
1576	PECAN 14	SAVE	-		3014	LO 15	SAVE	-	
1577	WATER ELM 19	SAVE	-		3015	ELM 11	SAVE	-	
1578	WATER ELM 19	SAVE	-		3016	LO 25	SAVE	H	
1579	PECAN 9	SAVE	-		3017	LO 9	SAVE	-	
1580	PECAN 11	SAVE	-		3018	LO 33	SAVE	H	
1581	PECAN 11	SAVE	-		3019	ELM 17	SAVE	-	
1582	WATER ELM 14	SAVE	-		3020	ELM 10	SAVE	-	
1583	PECAN 18	SAVE	-		3021	LO 20	SAVE	-	
1584	WATER ELM 10	SAVE	-		3023	ELM 10	REMOVE	ROW	
1585	PECAN 13	SAVE	-		3024	ELM 11	REMOVE	ROW	
1586	PECAN 20	SAVE	-		3025	ELM 9	REMOVE	ROW	
1587	PECAN 18	SAVE	-		3026	ELM 9	REMOVE	ROW	
1588	PECAN 8	SAVE	-		3027	ELM 11	REMOVE	ROW	
1589	PECAN 16	SAVE	-		3028	ELM 12	REMOVE	ROW	
1590	PECAN 12	SAVE	-		3030	ELM 10	SAVE	-	
1591	PECAN 11	SAVE	-		3031	ELM 9	SAVE	-	
1592	PECAN 10	SAVE	-		3033	ELM 12	SAVE	-	
1593	PECAN 12	SAVE	-		3035	LO 32	SAVE	H	
1594	PECAN 17	SAVE	-		3037	LO 13	SAVE	-	
1595	PECAN 15	SAVE	-		3038	ELM 18	SAVE	-	
1596	WATER ELM 21	SAVE	-		3039	LO 31	SAVE	H	
1597	PECAN 11	SAVE	-		3040	ELM 11	SAVE	-	
1598	PECAN 13	SAVE	-		3041	LO 21	SAVE	-	
1599	ELM 16	SAVE	-		3046	LO 21	SAVE	-	
1600	WATER ELM 17	SAVE	-		3047	ELM 9	SAVE	-	
1701	LO 30 M (3'-14")	SAVE	H		3048	LO 8	SAVE	-	
1702	LO 35 M (13",17",18")	SAVE	H		3049	LO 9	SAVE	-	
1703	LO 34	SAVE	H		3050	LO 29	SAVE	H	
1704	LO 8	SAVE	-		3051	ELM 13	SAVE	-	
1705	LO 19	SAVE	-		3055	LO 25	SAVE	H	
1706	LO 13	REMOVE	-		3056	ELM 9	SAVE	-	
1707	LO 8	REMOVE	-		3057	ELM 8	SAVE	-	
1708	LO 15	REMOVE	-		3058	ELM 8	SAVE	-	
1709	LO 9	REMOVE	-		3059	ELM 10	SAVE	-	
1710	LO 11	REMOVE	-		3060	LO 9	SAVE	-	
1711	LO 12	REMOVE	-		3061	LO 9	SAVE	-	
1712	LO 15	REMOVE	-		3062	LO 24	SAVE	H	
1713	LO 38	SAVE	H		3063	LO 16	SAVE	-	
1714	LO 13	SAVE	-		3064	LO 14	SAVE	-	
1715	LO 20	SAVE	-		3065	LO 39	SAVE	H	
1716	LO 10	SAVE	-		3066	ELM 22	SAVE	-	
1717	LO 8	SAVE	-		3067	LO 25	SAVE	H, ROW	
1718	LO 9	SAVE	-		6008	LO 19	REMOVE	-	
1719	LO 64 W (26",33",32")	SAVE	H		6009	LO 13	REMOVE	-	
1720	LO 12	SAVE	-		6010	LO 12	REMOVE	-	
1721	ELM 9	REMOVE	ROW		6011	LO 13	REMOVE	-	
1722	ELM 12	REMOVE	ROW		6012	ELM 22	REMOVE	-	
1723	ELM 9	SAVE	-		6013	LO 40	SAVE	H	
1724	LO 10	SAVE	-		6014	ELM 14	REMOVE	-	
1725	LO 15	SAVE	-		6015	ELM 11	REMOVE	-	
1726	ELM 11	SAVE	-		6016	ELM 16	SAVE	-	
1727	LO 12	SAVE	-		6030	LO 10	REMOVE	-	
1728	ELM 9	SAVE	-		17371	LO 46	SAVE	H	
1729	ELM 9	SAVE	-		17381	LO 46	SAVE	H	

NOTE: * LO * IS AN ABBREVIATION FOR LIVE OAK

TREE REMAIN

TREE REMOVE

TREE HERITAGE

TREE ROW

NORTH ARROW & SCALE

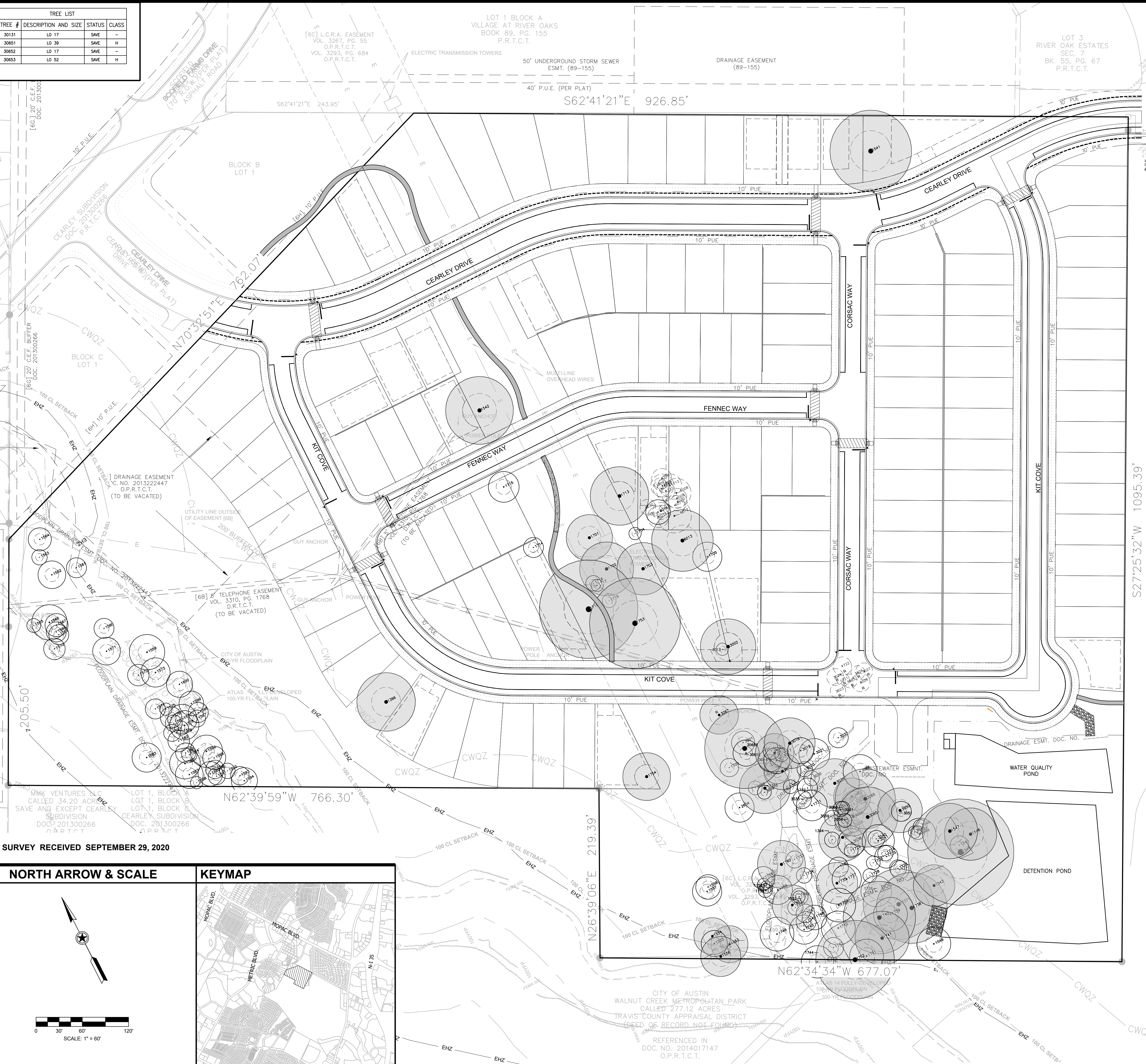
KEYMAP

SURVEY RECEIVED SEPTEMBER 29, 2020

TREE LEGEND

NORTH ARROW & SCALE

KEYMAP





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CEARLEY TRACT
DEVELOPMENT, INC.

CEEDAR BEND DR. & SCOFIELD FARMS DR.

EXHIBIT F - GRADING PLAN

REVISIONS

SCALE 0

DR.	CM	CH.	X
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P.M. CJO

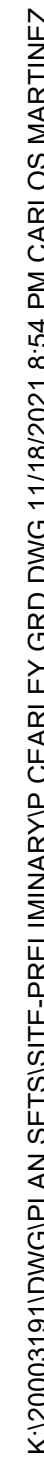
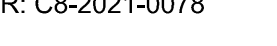
BOOK 8100

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SHEET NO. **2** of **12**










8 OF 12

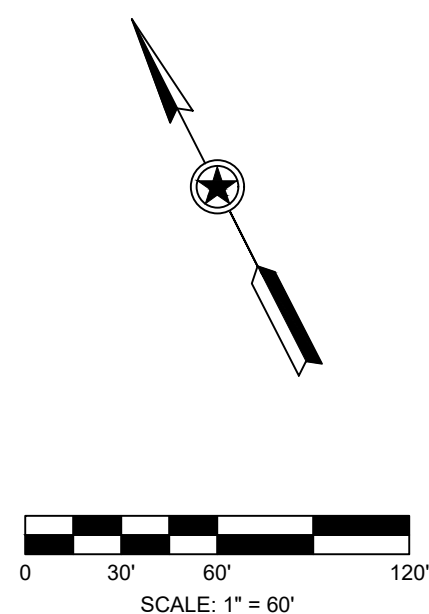
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LINEINVESTABLE			
LINE #	LENGTH	DIRE	DIRECTION
L2	173.99	N89° 29'	18.00°W
L3	285.19	N62° 41'	20.65°W
L4	143.518	N89° 29'	18.00°W
L5	3.19	N62° 41'	20.66°W
L6	64.00	N00° 30'	42.00°E
L7	542.65	N27° 18'	39.35°E
L8	674.56	S62° 41'	20.65°E
L9	272.40	S00° 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

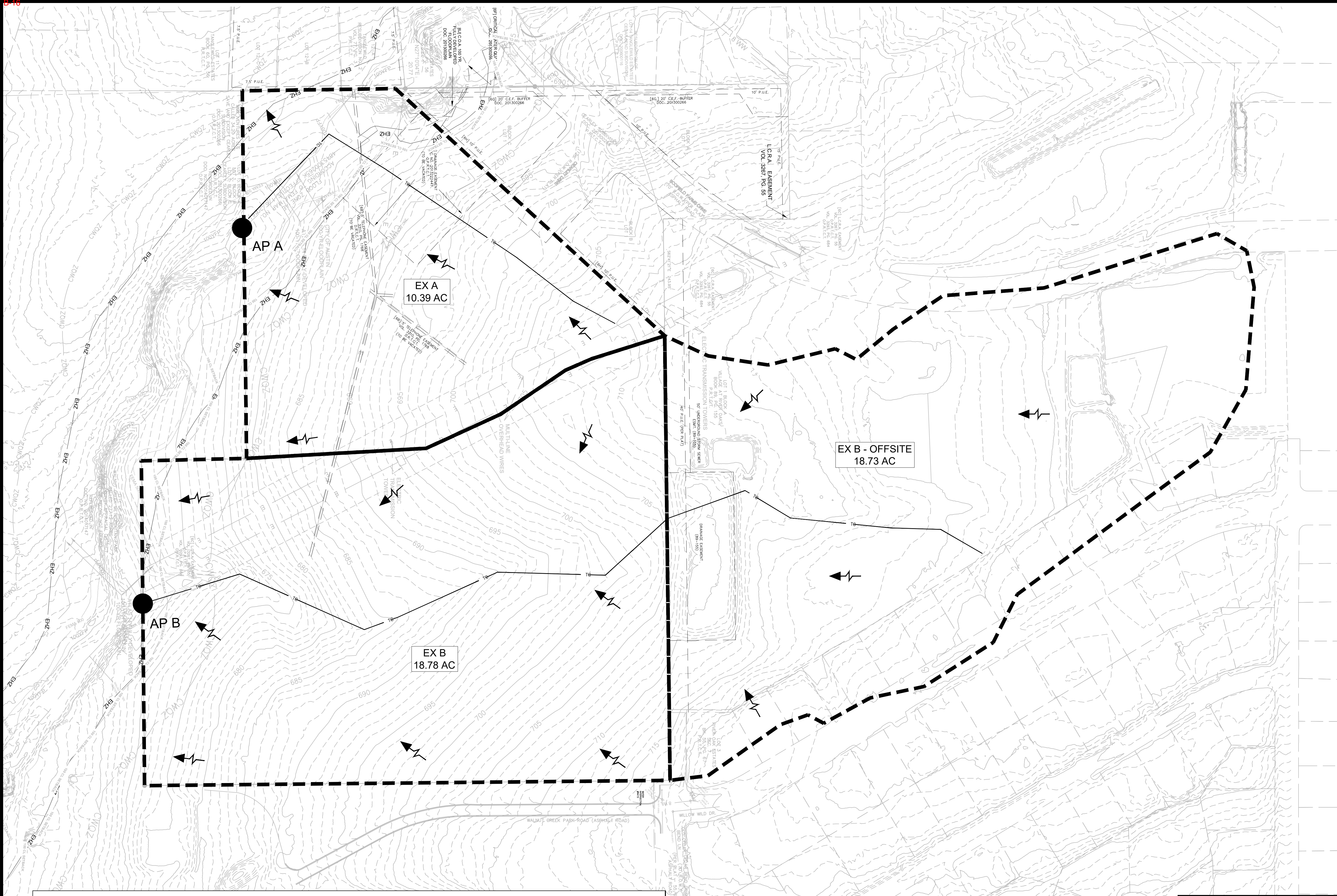
CURVE TABLE			
#	LENGTH	RADIUS	DELTA
	218.89	300.00	041.8044
	140.32	300.00	026.7993
	140.32	300.00	026.7993
	140.32	300.00	026.7993
	84.19	180.00	026.7996
	198.55	180.00	063.2007
	85.06	180.00	027.0743
	84.19	180.00	026.7993

	PROPERTY BOUNDARY
	RIGHT OF WAY
	STREET CENTERLINE
	SIDEWALK
	CURB AND GUTTER
	PROPOSED CONTOURS
	EXISTING CONTOURS
	EXISTING EASEMENT
	LOT GRADE FLOW ARROW



C:\16

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Overall Site Drainage Calculations - Existing Basins									
Basin Area	Basin IC Tables					Base CN	SCS Weighted CN	Tc-Total (min)	Basin Area
	Area (sf)	Area (ac)	Total IC (%)	Total IC (ac)	Total Street & Sidewalk IC (sf)				
EX A	452,703	10.3926	2.13	0.221	9,648.00	77.0	77.45	15.30	EX A
EX B	817,992	18.7785	0.00	0.000	-	77.0	77.00	14.61	EX B
EX B - OFFSITE	815,878	18.7300	48.52	9.088	395,884.67	80.0	88.73	16.07	EX B - OFFSITE
EX B (TOTAL)	1,633,870	37.5085	24.23	9.088	-	77.0	82.09	22.22	EX B (TOTAL)

Overall Site Drainage Calculations - Pre-Developed Basins							
Basin Area	Input Summary			Output Summary (NRCS Method)			
	Area (ac)	SCS Weighted Curve Number	Tc-Total (min)	2 yr Peak Flow (cfs)	10 yr Peak Flow (cfs)	25 yr Peak Flow (cfs)	100 yr Peak Flow (cfs)
EX A	10.39	77.45	15.30	22.71	46.88	63.94	93.47
EX B	18.78	77.00	14.61	26.22	60.15	84.20	125.27
EX B - OFFSITE	18.73	88.73	16.07	53.06	91.16	116.53	159.58
EX B (TOTAL)	37.51	82.09	22.22	79.28	151.31	200.73	284.85

NOTES:
1. THE RAINFALL FREQUENCY USED IN THE DRAINAGE CALCULATIONS IS BASED ON THE NATIONAL WEATHER SERVICE NOAA ATLAS 14 - PRECIPITATION - FREQUENCY ATLAS OF THE UNITED STATES, VOLUME 11 VERSION 2.0: TEXAS, AS ADOPTED BY THE CITY OF AUSTIN.

LEGEND AND NOTES

750

750

EXISTING CONTOURS

750

750

PROPOSED CONTOURS

PROPERTY BOUNDARY

DRAINAGE AREA BOUNDARY

STORM SEWER CULVERT

STORM SEWER LINE

CURB INLET

AREA INLET

STORM SEWER MANHOLE

SS LEVEL SPREADER

FLOW ARROW

100 YR FLOOD PLAIN

CREEK CENTER

DRAINAGE SWALE

XX XX
XX.XX AC

DRAINAGE AREA DESIGNATION AND ACREAGE DRAINED

NORTH ARROW

0

50'

100'

200'

SCALE: 1" = 100'

0

50'

100'

200'

SCALE: 1" = 100'

CLIENT

PEARLEY TRACT
DEVELOPMENT, INC.

DATE

October 27, 2020

REVISIONS

SCALE 0

DR. CM CH. XG

P.M. CJO

BOOK -

JOB 20003191

SHEET NO. 9 OF 12

811

Know what's below.

Call before you dig.

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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

CLIENT

PEARLEY TRACT
DEVELOPMENT, INC.

DATE

October 27, 2020

REVISIONS

SCALE 0

DR. CM CH. XG

P.M. CJO

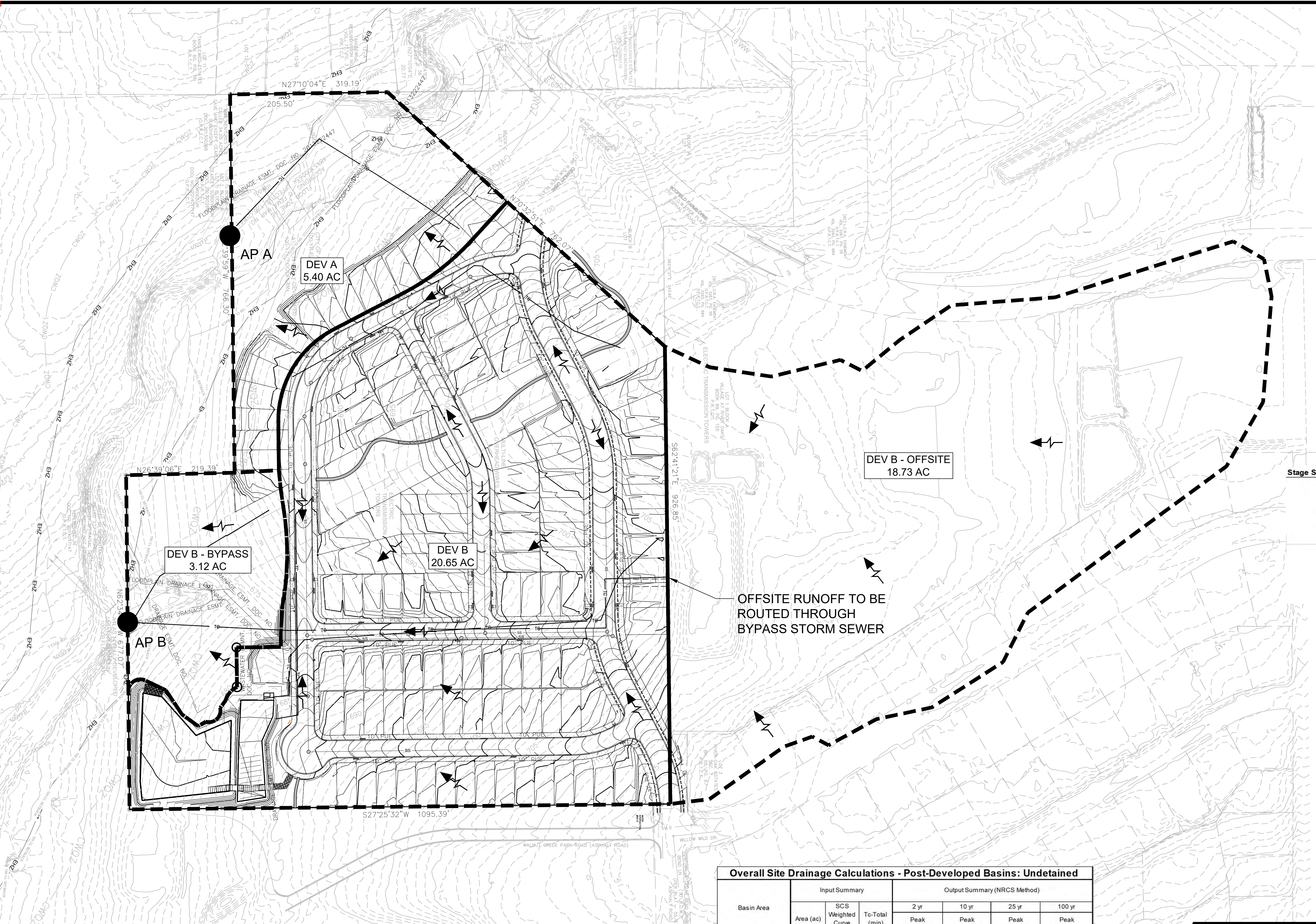
BOOK -

JOB 20003191

SHEET NO. 9 OF 12

COA CASE NUMBER: C8-2021-0078

CAD FILE: P-PEARLEY DAM.DWG



Overall Site Drainage Calculations - Proposed Basins								
Basin Area	Basin IC Tables					Base CN	SCS Weighted CN	Tc-Total (min)
	Area (sf)	Area (ac)	Total IC (%)	Total IC (ac)	Total Street & Sidewalk IC (sf)			
DEV A	235,063	5.3963	18.08	0.976	0	80.0	83.25	11.27
DEV B	892,296	20.4843	53.09	10.875	214,213	80.0	89.56	17.15
DEV B - BYPASS	143,241	3.2884	5.46	0.180	320	80.0	80.98	9.35
DEV B - OFFSITE	815,878	18.7300	48.52	9.088	395,885	80.0	88.73	19.33

NOTES:
1. THE RAINFALL FREQUENCY USED IN THE DRAINAGE CALCULATIONS IS BASED ON THE NATIONAL WEATHER SERVICE NOAA ATLAS 14 - PRECIPITATION - FREQUENCY ATLAS OF THE UNITED STATES, VOLUME 11 VERSION 2.0: TEXAS, AS ADOPTED BY THE CITY OF AUSTIN.

Overall Site Drainage Calculations - Post-Developed Basins: Undetained							
Basin Area	Input Summary			Output Summary (NRCS Method)			
	Area (ac)	SCS Weighted Curve Number	Tc-Total (min)	2 yr Peak Flow (cfs)	10 yr Peak Flow (cfs)	25 yr Peak Flow (cfs)	100 yr Peak Flow (cfs)
DEV A	5.40	83.25	11.27	16.07	29.96	39.40	55.42
DEV B	20.48	89.56	17.15	63.40	107.17	136.20	185.55
DEV B - BYPASS	3.29	80.98	9.35	9.78	18.88	25.15	35.81
DEV B - OFFSITE	18.73	88.73	19.33	53.06	91.16	116.53	159.58

Overall Site Drainage Calculations - Post-Developed Basins: Detained							
Basin Area	Input Summary			Output Summary (NRCS Method)			
	Area (ac)	SCS Weighted Curve Number	Tc-Total (min)	2 yr Peak Flow (cfs)	10 yr Peak Flow (cfs)	25 yr Peak Flow (cfs)	100 yr Peak Flow (cfs)
DEV A	5.40	83.25	11.27	16.07	29.96	39.40	55.42
DEV B	20.48	89.56	17.15	63.40	107.17	136.20	185.55
DEV B - BYPASS	3.29	80.98	9.35	9.78	18.88	25.15	35.81
DEV B - OFFSITE	18.73	88.73	19.33	53.06	91.16	116.53	159.58
POND A (IN)				63.40	107.17	136.20	185.55
POND A (OUT)				20.29	46.31	71.46	117.78

LEGEND AND NOTES

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY BOUNDARY
- DRAINAGE AREA BOUNDARY
- STORM SEWER CULVERT
- STORM SEWER LINE
- CURB INLET
- AREA INLET
- STORM SEWER MANHOLE
- SS LEVEL SPREADER
- FLOW ARROW
- 100' YR FLOOD PLAIN
- CREEK CENTER
- DRAINAGE SWALE
- DRAINAGE AREA DESIGNATION AND ACREAGE DRAIN

NORTH ARROW

SCALE: 1" = 100'

Detention Analysis: AP A		
Pre-Developed Conditions		
2 Year	22.71	cfs
10 Year	46.88	cfs
25 Year	63.94	csf
100 Year	93.47	cfs
Developed Conditions (undetained)		
2 Year	16.07	cfs
10 Year	29.96	cfs
25 Year	39.40	csf
100 Year	55.42	cfs
Developed Conditions (detained)		
2 Year	16.07	cfs
10 Year	29.96	cfs
25 Year	39.40	cfs
100 Year	55.42	cfs

NOTE: DISCHARGE CALCULATIONS DERIVED FROM BENTLEY PONDPACK HYDRAULIC MODELING SOFTWARE USING SCS METHOD.

Detention Analysis: AP B		
Pre-Developed Conditions		
2 Year	77.49	cfs
10 Year	148.88	cfs
25 Year	198.30	csf
100 Year	282.50	cfs
Developed Conditions (undetained)		
2 Year	124.19	cfs
10 Year	213.91	cfs
25 Year	273.63	csf
100 Year	375.43	cfs
Developed Conditions (detained)		
2 Year	75.27	cfs
10 Year	129.18	cfs
25 Year	179.81	cfs
100 Year	279.28	cfs

NOTE: DISCHARGE CALCULATIONS DERIVED FROM BENTLEY PONDPACK HYDRAULIC MODELING SOFTWARE USING SCS METHOD.

Stage Storage Table

Stage (ft msl)	Area (sf)	Storage/Stage (cf)	Total Storage (cf)	Total Storage (ac-ft)
668.00	-	-	-	-
669.00	4,997	2,499	2,499	0.0574
670.00	19,727	12,362	14,861	0.3412
671.00	28,966	24,347	39,207	0.9001
672.00	29,214	29,090	68,297	1.5679
673.00	29,214	29,214	97,511	2.2385
674.00	29,214	29,214	126,725	2.9092
675.00	29,214	29,214	155,939	3.5799
676.00	29,214	29,214	185,153	4.2505

Detention Pond Summary Table

Storm Event	Water Surface Elevation (ft msl)	Maximum Pond Storage (ac-ft)
2 yr	671.9	1.4787
10 yr	673.57	2.62
25 yr	674.45	3.21
100 yr	675.90	4.19
Pond Top Elevation (ft msl):		676.00
Pond Maximum Storage (ac-ft):		4.25



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TBPE No. 12242

CEARLEY COMMUNITY SUBDIVISION

AUSTIN, TEXAS

CLIENT: CEARLEY TRACT DEVELOPMENT, INC.

CEAR BEND DR & SCOFIELD FARMS DR

EXHIBIT H - POST-DEVELOPED DRAINAGE AREA MAP

DATE: October 27, 2020

REVISIONS

SCALE: 0

DR: CM CH: XG

P.M. CJO

BOOK

JOB: 20003191

SHEET NO.



APPENDIX R-1
VEGETATIVE FILTER STRIP CALCULATIONS
FOR PRELIMINARY PLANS AND FINAL PLATS

DRAINAGE AREA DATA:		WQ A
Drainage Area to Control	1.40	ac.
Drainage Area Impervious Cover	65.00%	%
Capture Depth (CD)	0.95	in.

WATER QUALITY CONTROL CALCULATIONS:

25-year Peak Flow Rate to Control (Q25)	9.90	cfs.
100-year Peak Flow Rate to Control (Q100)	15.37	cfs.

FOR FULL SEDIMENTATION/FILTRATION POND:

Water Quality Volume (CD * Drainage Area)	4,834.28	cf.
Sedimentation Pond Area (WQV/10)	483.43	sf.
Sedimentation Pond Volume (24WQV)	NA	sf.
Filtration Pond Area (WQV/(7 + 2.33 * H))	NA	sf.
Filtration Pond Volume (20% WQV)	NA	cf.

FOR PARTIAL SEDIMENTATION/FILTRATION POND:

Water Quality Volume (CD * Drainage Area)	4,834.28	cf.
Sedimentation Pond Area (WQV/10)	483.43	sf.
Sedimentation Pond Volume (20%WQV)	NA	cf.
Filtration Pond Area (WQV/(4 + 1.33 * H))	NA	sf.
Filtration Pond Volume	NA	cf.

FOR PARTIAL OR FULL BIOFILTRATION PONDS:

Water Quality Volume (CD * Drainage Area)	4,834.28	cf.
Sedimentation Pond Area	NA	sf.
Sedimentation Pond Volume	NA	cf.
Filtration Pond Area	NA	sf.
Filtration Pond Volume	NA	cf.

FOR VEGETATIVE FILTER STRIPS:

Size of Vegetative Filter Strip (see ECM 1.6.7)	19,540.66	sf.
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APPENDIX R-1
VEGETATIVE FILTER STRIP CALCULATIONS
FOR PRELIMINARY PLANS AND FINAL PLATS

DRAINAGE AREA DATA:		WQ C
Drainage Area to Control	0.35	ac.
Drainage Area Impervious Cover	65.00%	%
Capture Depth (CD)	0.95	in.

WATER QUALITY CONTROL CALCULATIONS:

25-year Peak Flow Rate to Control (Q25)	2.45	cfs.
100-year Peak Flow Rate to Control (Q100)	3.81	cfs.

FOR FULL SEDIMENTATION/FILTRATION POND:

Water Quality Volume (CD * Drainage Area)	1,209.95	cf.
Sedimentation Pond Area (WQV/10)	120.99	sf.
Sedimentation Pond Volume (24WQV)	NA	sf.
Filtration Pond Area (WQV/(7 + 2.33 * H))	NA	sf.
Filtration Pond Volume (20% WQV)	NA	cf.

FOR PARTIAL SEDIMENTATION/FILTRATION POND:

Water Quality Volume (CD * Drainage Area)	1,209.95	cf.
Sedimentation Pond Area (WQV/10)	120.99	sf.
Sedimentation Pond Volume (20%WQV)	NA	cf.
Filtration Pond Area (WQV/(4 + 1.33 * H))	NA	sf.
Filtration Pond Volume	NA	cf.

FOR PARTIAL OR FULL BIOFILTRATION PONDS:

Water Quality Volume (CD * Drainage Area)	1,209.95	cf.
Sedimentation Pond Area	NA	sf.
Sedimentation Pond Volume	NA	cf.
Filtration Pond Area	NA	sf.
Filtration Pond Volume	NA	cf.

FOR VEGETATIVE FILTER STRIPS:

Size of Vegetative Filter Strip (see ECM 1.6.7)	4,890.73	sf.
---	----------	-----

APPENDIX R-1
FULL SEDIMENTATION/FILTRATION POND CALCULATIONS
FOR PRELIMINARY PLANS AND FINAL PLATS

DRAINAGE AREA DATA:		WQ B
Drainage Area to Control	18.75	ac.
Drainage Area Proposed Impervious Cover	57.20%	%
Capture Depth (CD)	0.97	in.

WATER QUALITY CONTROL CALCULATIONS:

25-year Peak Flow Rate to Control (Q25)	136.04	cfs.
100-year Peak Flow Rate to Control (Q100)	185.69	cfs.

FOR FULL SEDIMENTATION/FILTRATION POND:

Water Quality Volume (CD * Drainage Area)	59,350.50	cf.
Sedimentation Pond Area (WQV/10)	5,935.05	sf.
Sedimentation Pond Volume (24WQV)	13,334.91	cf.
Filtration Pond Area (WQV/(7 + 2.33 * H))	4,242.35	sf.
Filtration Pond Volume (20% WQV)	4,629.65	cf.

FOR PARTIAL SEDIMENTATION/FILTRATION POND:

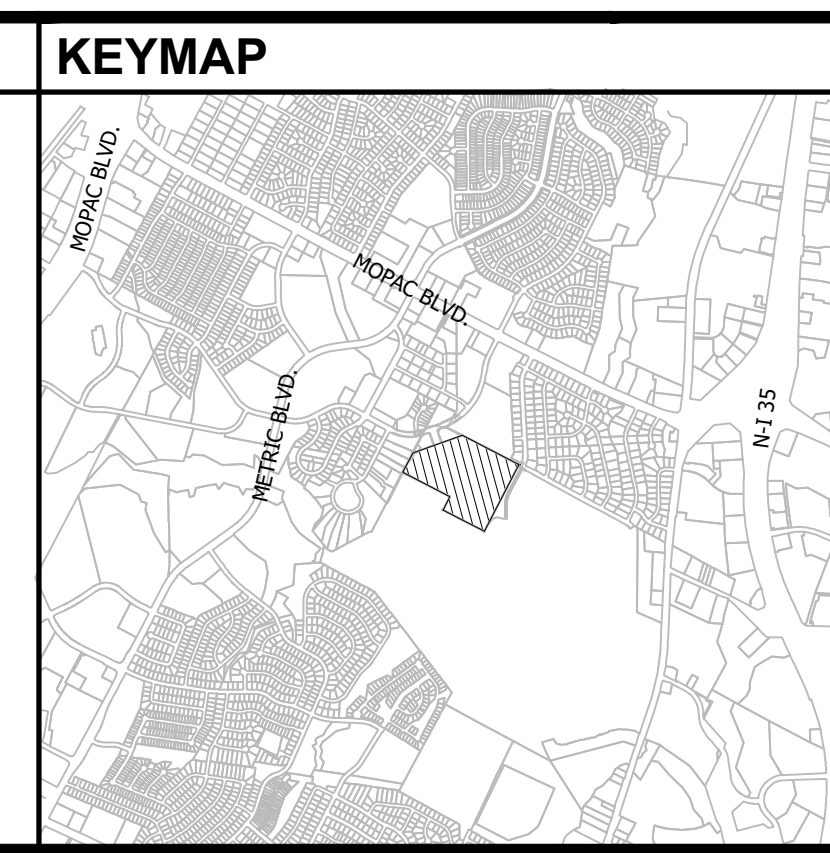
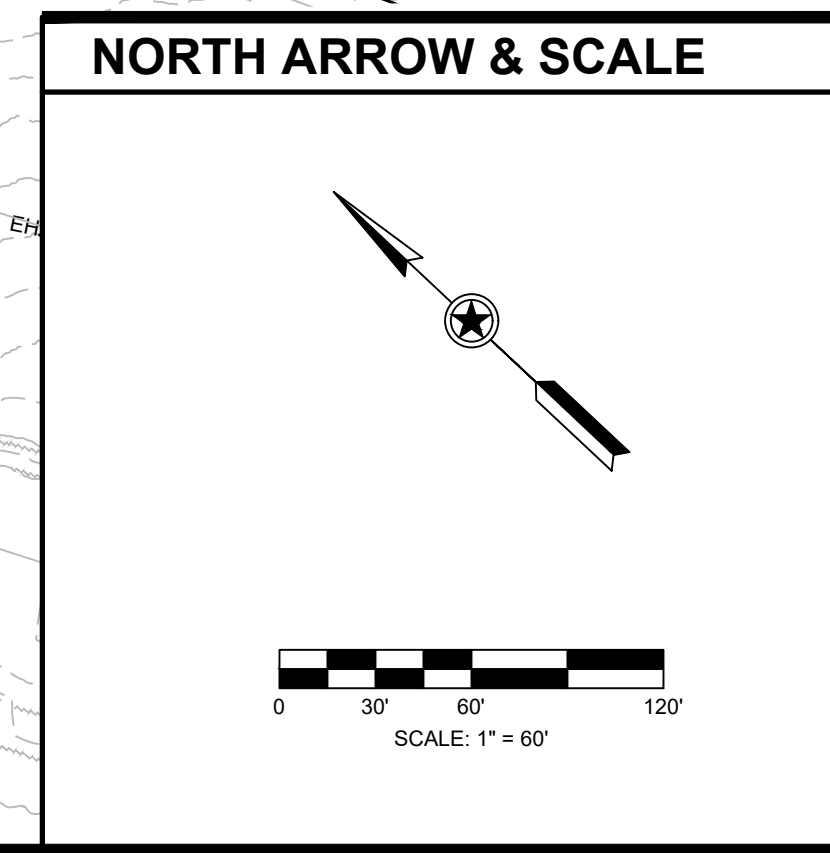
Water Quality Volume (CD * Drainage Area)	59,350.50	cf.
Sedimentation Pond Area (WQV/10)	5,935.05	sf.
Sedimentation Pond Volume (20%WQV)	11,870.10	cf.
Filtration Pond Area (WQV/(4 + 1.33 * H))	7,428.10	sf.
Filtration Pond Volume	47,480.40	cf.

FOR PARTIAL SEDIMENTATION/BIOFILTRATION POND:

Water Quality Volume (CD * Drainage Area)	59,350.50	cf.
Sedimentation Pond Area	N/A	sf.
Sedimentation Pond Volume (20%WQV)	N/A	cf.
Filtration Pond Area	N/A	sf.
Filtration Pond Volume	N/A	cf.

FOR VEGETATIVE FILTER STRIPS:

Size of Vegetative Filter Strip (see ECM 1.6.7)	NA	sf.
---	----	-----



11/18/2021

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 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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O: 512-800-0500 F: 512-804-0509
TBBE No. 12242

CLIENT: CEARLEY TRACT DEVELOPMENT, INC.

CEARLEY COMMUNITY SUBDIVISION

AUSTIN, TEXAS

EXHIBIT I - WATER QUALITY PLAN

DATE: October 27, 2020

REVISIONS

SCALE: 0

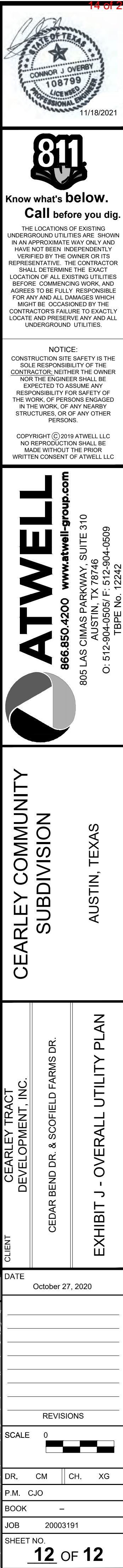
DR. CM. CH. XG.

P.M. CJO

BOOK: -

JOB: 20003191

SHEET NO. 11 OF 12



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

CASE NUMBER: C8-2021-0078
UPDATE: U1
CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

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

SUBMITTAL DATE: November 22, 2021
FINAL REPORT DATE December 1, 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. The revised plat/plan in pdf format
 - b. 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
Environmental : Pamela Abee-Taulli
PARD / Planning & Design : Scott Grantham
Electric : Cody Shook
911 Addressing : Jorge Perdomo
Site Plan Plumbing : Juan Beltran
Subdivision : Joey de la Garza
Wetlands Biologist : Eric Brown

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.

U1. Driveway exhibit provided and all driveways comply with TCM 5.3.1a as shown. FYI: If location is shown differently when submitted for building permit, additional approvals may be required. COMMENT CLEARED.

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.

U1. Fiscal posting deferred to final plat. Comment cleared.

Electric Review - Cody Shook - 512-322-6881
--

EL 1. U1: Comment pending. LCRA review and approval is required before this site plan can be approved.

EL 2. U1: Comment cleared.

EL 3. U1: Comment pending. Please note on plans that existing overhead electric distribution lines on site will be removed before development can commence.

NEW COMMENTS: The comments below are provided as FYI only.

EL 4. U1: These plans will need to be reviewed for clearances/access/maintenance of existing Austin Energy transmission line – additional comments may be generated after this review is complete. In order to complete this review, additional information is needed. Please email this reviewer CodyShook@austinenenergy.com the following information: georeferenced AutoCAD DWG or DXF drawings with survey requirements of NAD 83 Texas Central Zone 4203 of the Site Plan, Grading Plan and Landscape Plan. File should be in World Coordinate System (WCS) and only include base files, no xrefs attached to Site Plan, Grading Plan or Landscape Plan. AutoCAD files must be Version 2019 or earlier.

EL 5. U1: Is the trail on this site planned on being dedicated as parkland? Open space within a transmission easement may not be dedicated as parkland as per Austin Energy Design Criteria.

[UCM § 1.14.7 – Easements](#)

While land located within a transmission easement may be labeled as greenspace or open space, it cannot be labeled or dedicated as parkland.

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

AD1: This plat review is Rejected;

AD2: KIT LOOP it is the correct reserved name for this project

NOTE1: KIT LOOP is incorrectly labeled as KITE COVE on sheets 1-4

§25-4-155

ATD Engineering Review - Matiur Rahman

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.

U1: Comment cleared. Fiscal estimate posting has been deferred to plat/site plan review.

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.

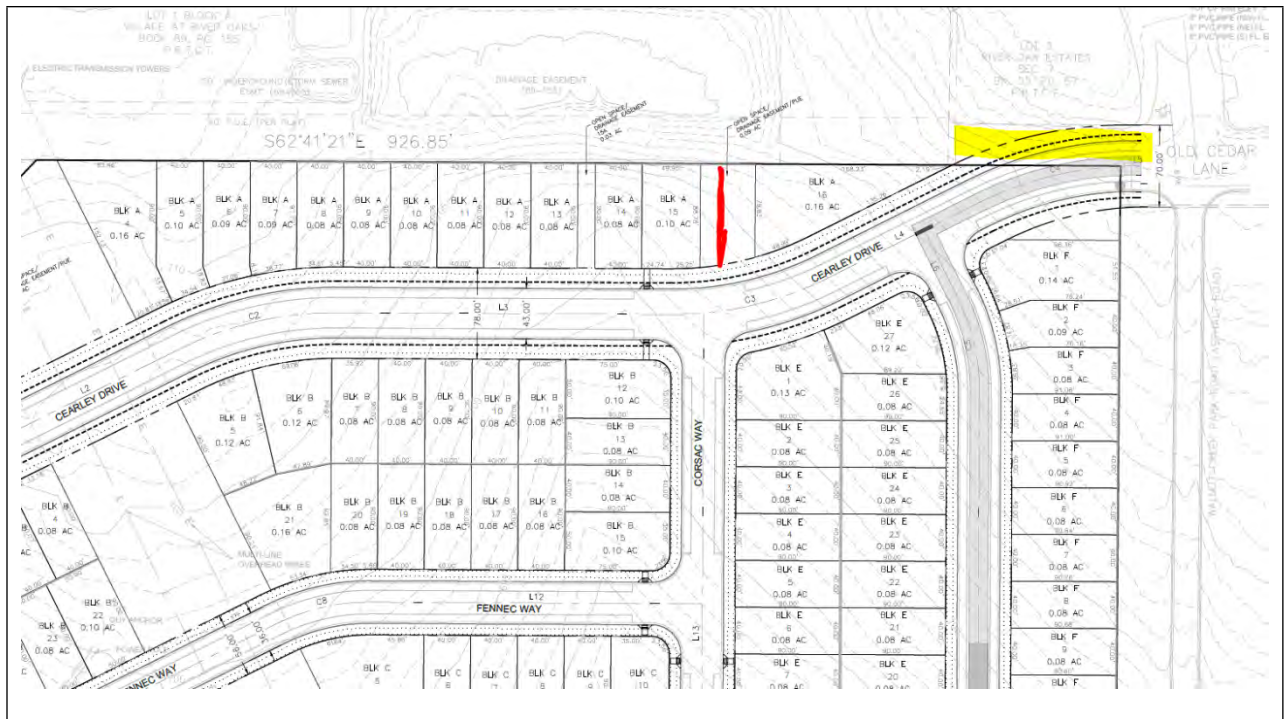
U1: Comment cleared. This has been deferred to plat/site plan review.

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.

U1: Comment cleared. Applicant responded, "Lot 18D, Block D is a pedestrian access lot and will be dedicated to PARD as required. A trail is proposed within this lot which provides the requested access to Walnut Creek Park." Staff recommends to show/note it on Lot 18D, Block D. Further details will be verified during plat/site plan review.

FYI. Safe Routes To School (SRTS) from Public Works Department had the following comments. Please coordinate with Tracy Ho (Email: Tracy.ho@austintexas.gov , Ph: 512-974-7142) for further details.

- The area highlighted yellow overlaps SRTS proposed trail entrance (see snapshot below). SRTS would like to discuss this area with our trail designer and ATWELL consultant to iron out the details.
- A 12ft concrete walkway within the PUE between lot 15 & 16 BLK A (U0 plan) to connect to the trail on Pflugerville ISD property (see snapshot below – redline).



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.

U1: Comment cleared. Lot widths have been revised.

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

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]

U1 Comment cleared. Thank you. The IC Assumptions information is correct.

Please also make this correction on the Q2 table. The numbers indicated should match.

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE

15-25% =

0.07 ACRES X 10% =

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER =

11.16 ACRES =

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	TOTAL ACRES	BUILDING ACRES
0-15%	28.470	
15-25%	0.390	

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

Site visit on 11/30/2021 revealed no hydrogeologic CEFs. No additional comments at this time.

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

Update 1:

- 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.

U1: Thank you for checking in with this reviewer. Please continue to refer to PED letter. Comment cleared.

- 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."

U1: Thank you for your response.

- A. Please include Parkland Exhibit as part of the Preliminary Plan set.
- B. Areas on Blocks 4A, 4B, and 4C may be dedicated as park easements (labeled as Park Easement) – Easement template on City of Austin Easement website: Exclusive Easement Granting Permanent Public Access to Recreation Facilities (Private Park)
- C. The remainder may be deeded as parkland (labeled as Parkland Dedicated to the City of Austin). Actual dedication can be done
- D. Please remove eastern detention pond areas from the parkland. Trail leading to the east is a good access, but may be private to the development, and need not be dedicated parkland.
- E. For additional credit, please record by separate instrument a parkland easement on the northwest corner, (area that will have a subdivision construction plans, and a detention pond). This would have be able to connect to the trail across the street. Easement template on City of Austin Easement website: Exclusive Easement Granting Permanent Public Access to Recreation Facilities (Private Park).
- F. FYI – construction of trails and other amenities in parkland can be credited toward the park development fee.

- 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.

U1: Acknowledged that these will be ROW. Comment cleared.

- 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) ____.

U1: Thank you for note. Please clarify in note that Block 11D will be dedicated by deed, and that lots 4A, 4B, and 4C will be dedicated by easement.

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.

U1: Thank you for identifying these areas on the plan. Comment cleared.

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.

U1: Thank you for table on the Parkland Exhibit. Please make these updates:

- A. Block 4A, 4B, and 4C can receive 40% credit, based on granting easement, and what may be placed within the easement.
- B. 25 year floodplain will receive 0% credit, but dedicating the 25 year can allow the area between the 25 and 100 year floodplain to receive 50% credit.
- C. An offsite easement (in the northwest corner, by the detention pond) may receive 50% credit.
- D. Please identify other areas that will be fully deeded and also encumbered by easements – these will receive partial credit, which needs to be identified based on what is buildable.
- E. Unencumbered areas, deeded, may receive 100% credit.

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

SR 1, **U1: Please add the expiration date 10/04/2026 to the COA approval block in the lower right corner of all sheets. 25-1-83**

SR 2 – SR 3, **U1: Comments cleared.**

SR 4, **U1:** Previous comment: “If this is a small lot subdivision, please amend the name of the subdivision to: Cearley Community Small Lot Subdivision.” 25-1-83

Please change the name of the subdivision to Cearley Community Small Lot Subdivision. 25-1-83

SR 5, **U1: Comment cleared.**

SR 6, **U1:** Previous comment: “Add the following note to the Preliminary Plan 25-4-211: “Parkland requirements for this development will be satisfied at final plat”.
This note has not been added to the plans as note 6. Please add the note on the next update. 25-1-83

SR 7 – SR 9, **U1: Comments cleared.**

SR 10, **U1:** Previous comment: “Please label all open space lots with lot and block numbers.” 25-1-83

This comment has been partially cleared, but please also label the neighboring lot to Lot 1, Block F, that abuts ROW in the northeast corner of subdivision. 25-1-83

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

Please be advised that additional comments may be generated as information is updated. If an update is rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates.

WB1_U0 Review staff visited the site on November 30, 2021. A wetland CEF was identified along Tar Branch Creek with vegetation including, but not limited to: *Salix nigra*, *Colocasia esculenta*, *Cyperus* sp., *Tridacta sebifera*, *Hydrocotyle umbellata*, *Iva annua*, and *Ulmus crassifolia*. Please update your ERI with this information and show the wetland CEF on all plan sheets where it exists.

WB2_U0 Please clearly show and label "WETLAND CEF SETBACK" the standard 150 ft CEF setback on all applicable plan sheets. All CEFs can be protected with the Standard CEF Setback 150ft from the CEF boundaries or protected with reduced setbacks and 1:1 in-kind mitigation. Please either;

- A) show and label the Standard CEF Setback from all CEFs on all sheets, locate the LOC outside of these setbacks, and remove all disturbance with these setbacks, or
- B) if the project can demonstrate the CEFs can be preserved and still protected with administratively reduced modified setbacks in conjunction with 1:1 in-kind mitigation for all CEFs pursuant to LDC 25-8-122 and ECM 1.10.4, then
 - show and label these CEF Setbacks on all sheets where they exist, and
 - provide a sheet entitled "Critical Environmental Feature Mitigation" and show all details and calculations to demonstrate 1:1 in-kind mitigation in compliance with ECM 1.10.4

WB3_U0 Pursuant to LDC 25-8-281(C)(2)(a), please add a note stating that: "All activities within the CEF and CEF setback must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited."

Site Plan Plumbing - Juan Beltran - 512-972-2095

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.**

END OF REPORT