

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2020-0141**COMMISSION DATE:** February 1, 2022**SUBDIVISION NAME:** Velocity Preliminary Plan**ADDRESS:** 3848 1/2 E SH 71 SERVICE ROAD EB**APPLICANT:** Justin Kramer (Kimley-Horn)**AGENT:** Karl Koebel (Market Place Real Estate Group)**ZONING:** LI-PDA Limited Industrial**NEIGHBORHOOD PLAN:** None**AREA:** 24 acres**LOTS:** 19**COUNTY:** Travis**DISTRICT:** 2**WATERSHED:** Onion Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Side Park Commons, World Drive, Velocity Crossing, Sprit Drive, S FM 973 Rd, E SH 71 EB, Toll 130 and Monument Way.**VARIANCE:** None requested**DEPARTMENT COMMENTS:**

The plan 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:

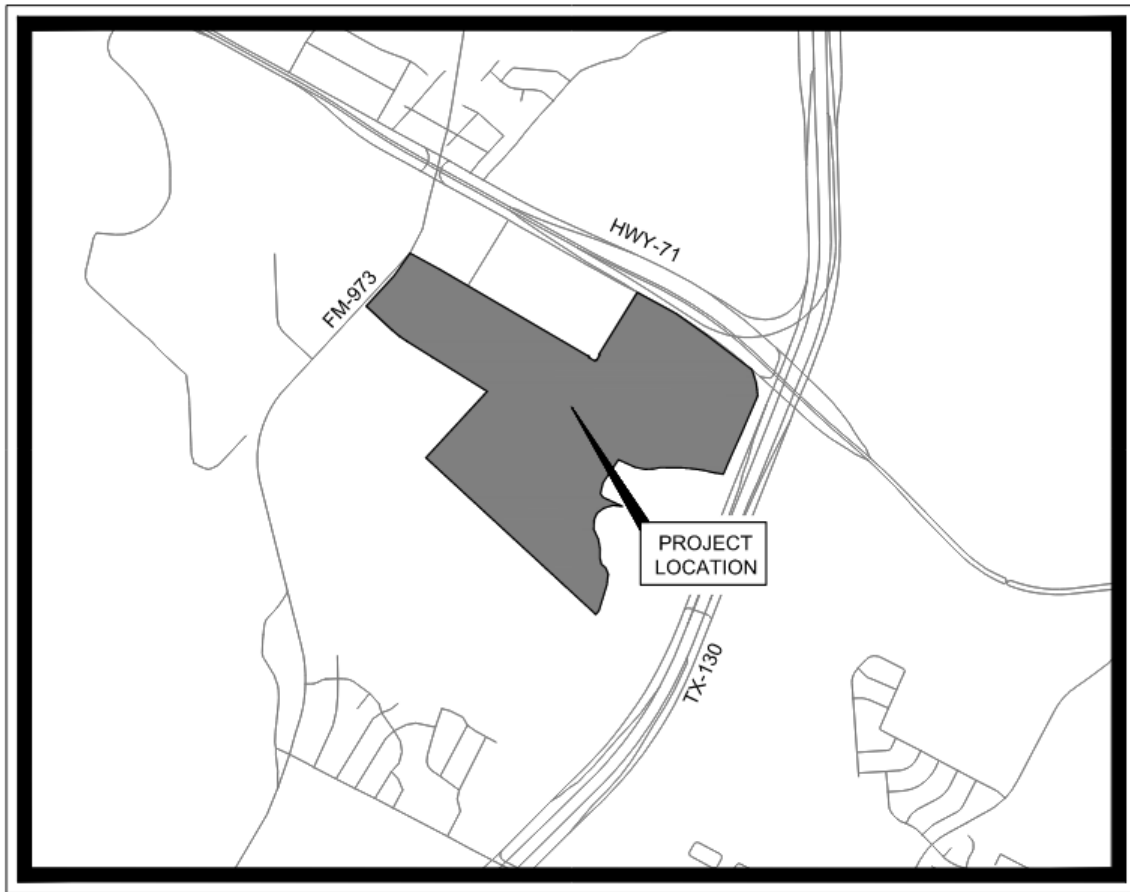
Staff recommends disapproval of the plan for the reasons listed in the comment report dated January 27, 2022, and attached as Exhibit C.

CASE MANAGER: Amy Combs**PHONE:** 512-974-2786**E-mail:** amy.combs@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plan

Exhibit C: Comment report dated January 27, 2022

Exhibit A: Vicinity Map**VICINITY MAP**

SCALE: 1" = 2,000'

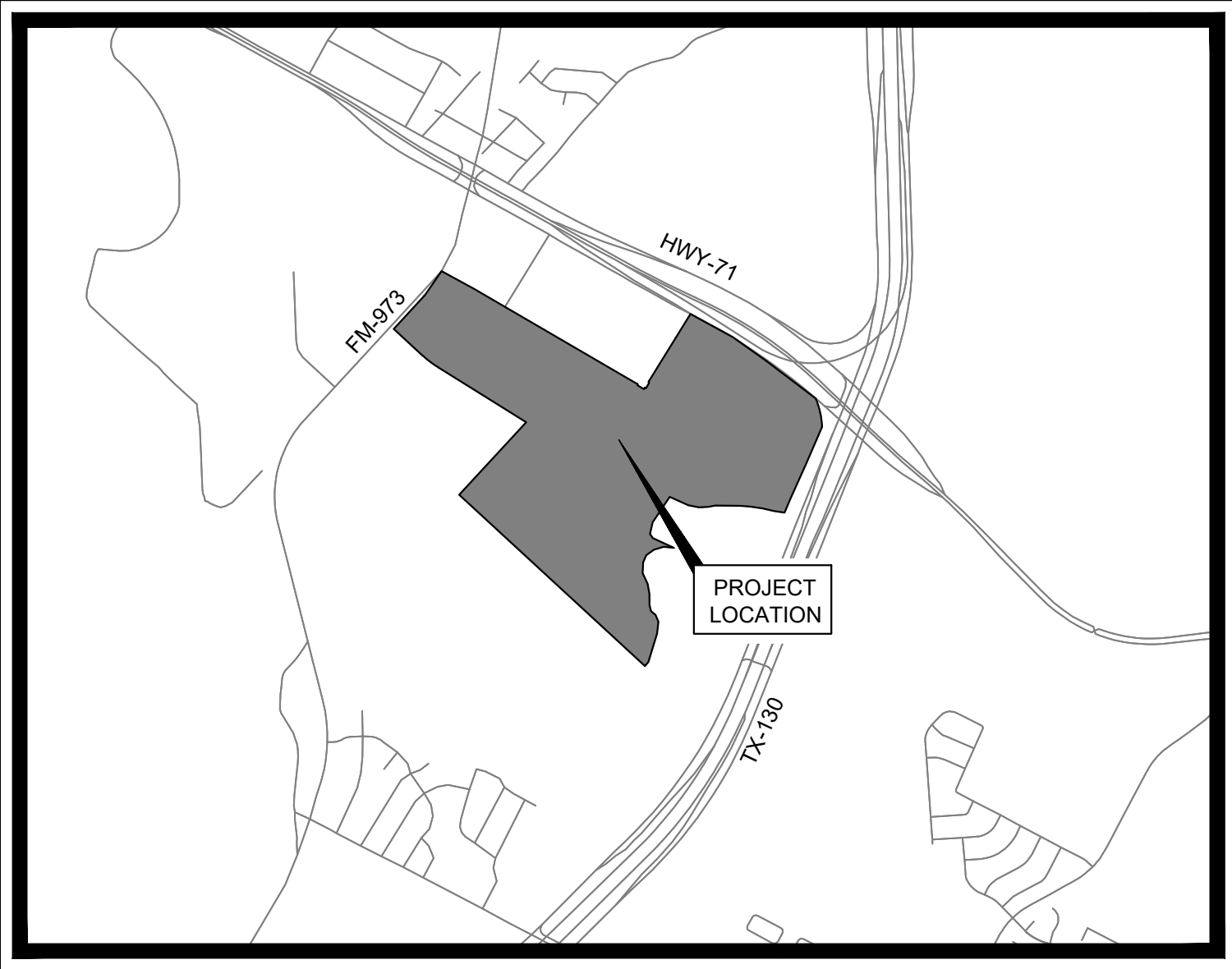


COA GRID: P15, P16

Exhibit B: Preliminary Plan

VELOCITY
PRELIMINARY PLAN
SOUTHWEST CORNER OF
SH-71 AND SH-130
AUSTIN, TEXAS
C8-2020-0141

- GENERAL NOTES:
- THIS SUBDIVISION IS LOCATED WITHIN CITY OF AUSTIN, FULL PURPOSE JURISDICTION.
 - WATER AND WASTEWATER SERVICE FOR VELOCITY CROSSING WILL BE PROVIDED BY THE CITY OF AUSTIN.
 - THE WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER, RECLAIMED, AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER, RECLAIMED, AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
 - ANY REQUIRED EASEMENTS WILL BE PROVIDED AT THE TIME OF FINAL PLAT(S) OR SITE PLANS APPROVAL AND WILL BE DEDICATED BY SEPARATE INSTRUMENT OR FINAL PLAT.
 - PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY.
 - ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS.
 - ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
 - NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
 - PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
 - DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW PRIOR TO SITE DEVELOPMENT. A PORTION OF THIS SITE WILL PARTICIPATE IN RSPM. REFERENCE EX-L - RSPM IMPERVIOUS COVER EXHIBIT FOR AREA OF SITE PARTICIPATING IN RSPM THAT WILL ONLY DETAIN THE 2-YEAR STORM EVENT. RAINFALL RUN-OFF OUTSIDE OF RSPM AREA SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
 - PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL PUBLIC STREETS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
 - PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF CONSTRUCTION PLANS WITHIN THIS PRELIMINARY PLAN BOUNDARY, AS APPLICABLE WITH THE APPROVED TIA (C14-2015-0117), DATED 2/25/2016, ROADWAYS SHALL BE CONSTRUCTED OR FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET: VELOCITY CROSSING AND WORLD DR
 - 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 ALL STREETS SHOWN IN THIS PRELIMINARY PLAN.
 - EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
 - WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
 - NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM.
 - THIS PROJECT IS LOCATED IN THE ONION CREEK AND COLORADO RIVER WATERSHEDS, WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS.
 - THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 - THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
 - A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FIRM MAP. NO. 48453C0620K AND #48453C06210L, TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020.
 - THERE ARE NO KNOWN CEF'S ON OR WITHIN 150 FEET OF THIS PROPERTY.
 - ROADWAY DESIGN SHALL COMPLY WITH THE CITY OF AUSTIN DESIGN STANDARDS.
 - ALL ACTIVITIES WITHIN THE CEF BUFFERS 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.
 - THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, "IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN...B) 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. VARIATIONS TO THESE PLANTING DISTANCES AND SPECIES MAY BE MADE ONLY WITH THE EXPLICIT WRITTEN APPROVAL OF AUSTIN ENERGY OR THE AFFECTED UTILITY OWNER
 - NO TREES SHALL BE PLANTED WITH A MATURE HEIGHT OF GREATER THAN 15 FEET WITHIN THE ELECTRIC TRANSMISSION EASEMENT. NO TREES SHALL BE PLANTED WITHIN 25 FEET OF THE BASE OF THE TRANSMISSION STRUCTURE. VEHICULAR ACCESS FOR AUSTIN ENERGY TRUCKS AND EQUIPMENT IS TO BE MAINTAINED AT ALL TIMES WITHIN THE EASEMENT. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE AND/OR REMOVAL OF VEGETATION WITHIN THE EASEMENT.
 - DO NOT DIG OR GRADE WITHIN 15 FEET OF THE TRANSMISSION STRUCTURES. GRADING NEAR ELECTRIC TRANSMISSION FACILITIES MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT OF GRADING. CALL ANDREW PEREZ AT 512-505-7153 TO SCHEDULE A MEETING.
 - A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION. CALL ANDREW PEREZ AT 512-505-7153 TO SCHEDULE A TAILGATE SAFETY MEETING. INCLUDE CHUCK HENDRY (PH 505-7151) IN THE MEETING, IF CRANES ARE BEING USED DURING CONSTRUCTION. OSHA REQUIRES A 20' CLEARANCE FROM ENERGIZED TRANSMISSION LINES DURING CONSTRUCTION.
 - BARRICADES MUST BE ERECTED 10 FEET FROM ELECTRIC TRANSMISSION STRUCTURES DURING CONSTRUCTION. ANY RELOCATION OF ELECTRIC TRANSMISSION STRUCTURES DURING CONSTRUCTION. ANY RELOCATION OF ELECTRIC TRANSMISSION FACILITIES OR OUTAGE CAUSED BY THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.
 - WARNING SIGNS MUST BE PLACED UNDER THE OVERHEAD ELECTRIC TRANSMISSION FACILITIES AS NOTIFICATION OF THE ELECTRICAL HAZARD.
 - FOR SAFETY REASONS, AERIAL EQUIPMENT, DUMPSTERS, STAGING OR SPOILS AREAS ARE NOT PERMITTED WITHIN 20 FEET OF THE TRANSMISSION WIRE AND/OR STRUCTURES AND MUST BE LOCATED OUTSIDE THE EASEMENT 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
 - ANY TEMPORARY OR PERMANENT FENCE PREVENTING ACCESS TO THE TRANSMISSION FACILITIES AND/OR EASEMENT SHALL BE COORDINATED WITH AUSTIN ENERGY STAFF. AE STAFF WILL INSTALL A LOCK ON THE GATE FOR ACCESS.
 - PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR DUST CONTROLS TO MINIMIZE CONTAMINATION OF WIRE AND INSULATORS CAUSED BY DUST FROM THIS PROJECT. ANY SUBSEQUENT CLEANING OR ELECTRICAL OUTAGES CAUSED BY DUST FROM THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.
 - PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGES TO CURBING, LANDSCAPING, WALLS, PAVING PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS. ALL CURBING WITHIN THE ELECTRIC TRANSMISSION EASEMENT MUST BE LAYDOWN CURBING.
 - ROADS/DRIVEWAYS/PAVEMENT/PARKING WITHIN THE EASEMENT SHOULD BE BUILT TO HANDLE THE WEIGHT OF THE CONDOR (80,000 LBS) TO ENSURE SAFETY.
 - FIRE HYDRANTS MUST BE LOCATED OUT OF THE TRANSMISSION EASEMENT AND A MINIMUM OF 20 FEET FROM ANY TRANSMISSION STRUCTURE.
 - SPRINKLERS ARE PROHIBITED WITHIN 15 FEET OF TRANSMISSION POLES.
 - OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT: ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES, ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
 - PARKLAND DEDICATION REQUIREMENTS WILL BE MET FOR ALL SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL LOTS.
 - PARKLAND FEES WILL BE SATISFIED PER SEPARATE AGREEMENT.
 - PARKLAND DEDICATION WILL BE PROVIDED AT THE TIME OF SITE PLAN.
 - WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
 - APPLICANT IS RESPONSIBLE TO OBTAIN APPROVAL FROM PRIVATE UTILITY COMPANIES FOR LOCATIONS WHERE PROPOSED ROADWAYS OR UTILITIES CROSS THEIR EXISTING EASEMENTS. A REVISION OF THE PRELIMINARY PLAN MAY BE REQUIRED IN THE EVENT THAT THE UTILITY COMPANIES DO NOT APPROVE OF THE PROPOSED DESIGNS.
 - PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SKY PARK COMMONS, WORLD DRIVE, VELOCITY CROSSING, SPIRIT DRIVE, S FM 973 RD, E SH 71 EB, TOLL 130, AND MOMENTUM WAY AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG S FM 973 RD, E SH 71 EB, AND TOLL 130 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
 - PARKLAND DEDICATION WILL BE PROVIDED AT THE TIME OF SITE PLAN.
 - PRIOR TO THE APPROVAL OF ANY SITE PLAN OF ALL OR A PORTION OF BLOCKS B, C, D, E, F, G, H, OR I CREATED PURSUANT TO THIS PRELIMINARY PLAN, PROPERTY OWNER SHALL EITHER: (A) POST FISCAL SURETY FOR ANY PORTION WORLD DRIVE OR VELOCITY CROSSING THAT FRONTS THE PORTION OF SUCH BLOCK(S) WITHIN THE SITE PLAN, OR (B) COMPLETE STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR ANY PORTION OF WORLD DRIVE OR VELOCITY CROSSING THAT FRONTS THE PORTION OF SUCH BLOCK(S) WITHIN THE SITE PLAN.
 - LOTS LOCATED WITHIN FLOODPLAIN IN BLOCKS D, E, G, H, AND I TO BE MASS GRADED AND REMOVED FROM FLOODPLAIN AT TIME OF SUBDIVISION CONSTRUCTION PLANS. REFERENCE EXHIBIT - N FOR ROUGH MASS GRADING.



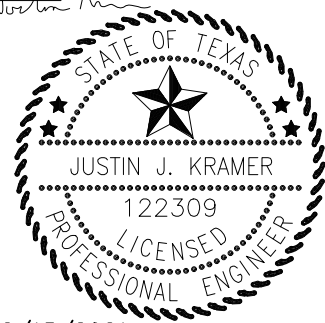
VICINITY MAP
SCALE: 1" = 2,000'



COA GRID: P15, P16

DECEMBER 2021

LEGAL DESCRIPTION:
BEING 270.93 ACRES OF LAND, LOCATED IN THE SANTIAGO DEL VALLE LEAGUE ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 385.684 ACRE TRACT, CONVEYED TO SH 71-130 HOLDINGS, LP., IN DOCUMENT NUMBER 2014189945 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN 4.886 ACRE TRACT, CONVEYED TO SH 71-30 HOLDINGS, LP, IN DOCUMENT NUMBER 2014189948, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



I, JUSTIN J. KRAMER, 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.

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARE FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

SHEET LIST TABLE	
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8	PRELIMINARY PLAN (SHEET 6 OF 6)
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EX-O	TRAFFIC CIRCULATION PLAN

APPENDIX Q-2 SECTION 1 IMPERVIOUS COVER	
ALLOWABLE IMPERVIOUS COVER	
*IMPERVIOUS COVER ALLOWED AT	80 % X GROSS SITE AREA = 19.48 ACRES
TOTAL IMPERVIOUS COVER ALLOWED = 19.48 ACRES	
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY	
TOTAL ACREAGE 15 - 25 % = 0.0000 X 10% = 0.00 ACRES	
PROPOSED TOTAL IMPERVIOUS COVER	
TOTAL PROPOSED IMPERVIOUS COVER = 19.48 ACRES	
PROPOSED IMPERVIOUS COVER ON SLOPES	
IMPERVIOUS COVER	
BUILDING / AND OTHER DRIVEWAYS /	
SLOPE CATEGORIES*	ACRES ACRES % OF CATEGORY ACRES
0 - 15%	24.35 0.00 0.0% 19.48
15 - 25%	0.00 0.00 0.0% 0.00
25 - 35%	0.00 0.00 0.0% 0.00
OVER 35%	0.00 0.00 0.0% 0.00
TOTAL SITE AREA	24.35

OWNER/DEVELOPER

MARK BULMASH
VC HOLDINGS QOZ, LP
1601 RIO GRANDE, SUITE 300
AUSTIN, TEXAS 78701
TEL: (512) 494-4224

SURVEYOR

JOHN GREGORY MOSIER, RPLS, PG
KIMLEY-HORN AND ASSOCIATES
601 NW LOOP 410, SUITE 250
SAN ANTONIO, TEXAS 78216
TEL: (210) 321-3402

ENGINEER

JUSTIN J. KRAMER, P.E. #122309
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TEL: (512) 418-1771
STATE OF TEXAS REGISTRATION NO. F-928

BENCHMARKS

BENCHMARKS:

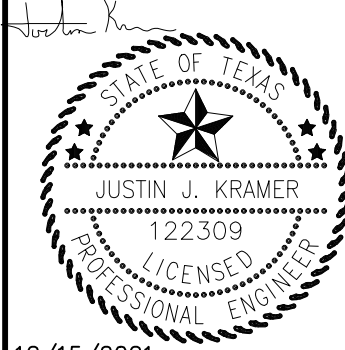
TBM #1
123" SET ON HEADWALL LOCATED 107.93' FROM THE NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =452.68 FEET (AS SHOWN)

TBM #3
123" SET ON HEADWALL LOCATED 1,107.52' FROM THE NORTHEASTERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =439.44 FEET (AS SHOWN)

PRELIMINARY PLAN APPROVAL SHEET 1 OF 9
FILE NUMBER C8-2020-0141 APPLICATION DATE 10/14/2020
APPROVED BY (ZAP)(PC) ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER:

NAME OF CASE MANAGER, FOR:
DENISE LUCAS, DEVELOPMENT SERVICES DEPARTMENT

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



KHA PROJECT	069243907
DATE	DECEMBER 2021
SCALE	AS SHOWN
DESIGNED BY:	NZL
DRAWN BY:	GKM
CHECKED BY:	JJK

COVER SHEET

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1

- NOTES
1. REFERENCE PRELIMINARY PLAN SHEETS 3 - 8 FOR DETAILED LABELS AND NOTES. THIS SHEET HAS BEEN PROVIDED TO DEPICT AND OVERALL VIEW OF THE DEVELOPMENT.

2. THE 270.93 ACRE VELOCITY PROPERTY IN ITS ENTIRETY WILL BE CONSIDERED ONE SITE. DEVELOPMENT REGULATIONS WILL BE REVIEWED AND TRACKED ACROSS THE ENTIRE 270.93 ACRE SITE. MULTIPLE SITE PLANS FOR VARIOUS PORTIONS OF THIS SITE CAN BE REVIEWED CONCURRENTLY.

3. CONSTRUCTION ON SLOPES GREATER THAN 15% IS LIMITED PER THE LAND DEVELOPMENT CODE.

4. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SKY PARK COMMONS, WORLD DRIVE, VELOCITY CROSSING, SPIRIT DRIVE, S FM 973 RD, E SH 71 EB, TOLL 130, AND MOMENTUM WAY AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAN. THE SIDEWALKS ALONG S FM 973 RD, E SH 71 EB, AND TOLL 130 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

5. STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL PLAN.

TRAVIS COUNTY TRUSTEE
LEGAL DESCRIPTION: ABS 24
DEL VALLE S
128.38 ACRES

LOT 1, BLOCK A
VELOCITY CROSSING
GROCERY/RETAIL
DOC# 201600260

LOT 2B, BLOCK A
DOC# 202100273

LOT 1
VELOCITY
TECHNOLOGY CENTER
DOC# 201600296

LOT 1
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TECHNOLOGY CENTER
DOC# 201600296

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LOT 1, BLOCK A
VELOCITY CROSSING
GROCERY/RETAIL
DOC# 201600260

LOT 2B, BLOCK A
DOC# 202100273

LOT 1
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TECHNOLOGY CENTER
DOC# 201600296

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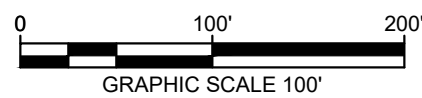
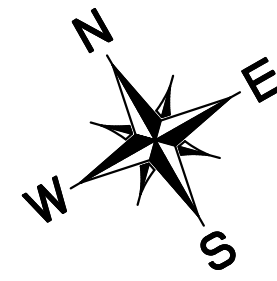
BLOCK	LOT	LOT AREA (AC)
B	1	10.59
C	1	22.08
	2	0.25
D	1	16.38
E	1	1.47
	2	14.52
	3	79.03
	4	12.60
	5	1.47
F	1	26.38
	2	0.75
	3	15.71
	4	7.88
	5	14.25
G	1	11.07
	2	2.62
H	1	3.48
I	1	3.55
	2	2.02
		24.40

LINE TABLE		
LINE	LENGTH	BEARING
L1	176.45	N17°19'47.68"E
L2	350.43	N5°26'47.68"E
L3	94.73	N22°15'12.32"W
L4	70.54	N51°08'12.32"W
L5	83.54	N13°56'12.32"W
L6	136.69	N0°59'12.32"W
L7	133.61	N9°29'12.32"W
L8	150.69	N25°14'12.32"W
L9	134.78	N31°44'47.68"E
L10	99.95	N24°04'47.68"E
L11	119.69	N54°06'47.68"E
L12	128.33	N70°09'47.68"E
L13	128.28	S85°24'12.32"E
L14	291.29	N65°34'50.64"W
L15	66.25	N32°13'30.26"E
L16	148.74	N12°05'37.70"W
L17	390.57	N34°02'31.38"E
L18	256.97	S65°32'38.51"E
L19	141.58	S79°17'37.18"E
L20	114.98	N87°16'19.59"E
L21	88.08	S79°20'55.94"E
L22	313.32	S89°31'00.66"E
L23	130.91	S85°15'40.08"E
L24	161.06	S81°34'54.85"E
L25	147.52	S77°42'13.61"E
L26	145.35	S80°36'03.13"E
L27	180.92	N23°06'12.35"E












BLOCK	LOT	LOT AREA (AC)
B	1	10.59
C	1	22.08
	2	0.25
D	1	16.38
E	1	1.47
	2	14.52
	3	79.03
	4	12.60
	5	1.47
F	1	26.38
	2	0.75
	3	15.71
	4	7.88
	5	14.25
G	1	11.07
	2	2.62
H	1	3.48
I	1	3.55
	2	2.02
		24.40

STREET	RIGHT OF WAY / ACCESS EASEMENT	PAVEMENT (FOC-FOG)	CLASSIFICATION	LINEAR FEET	SECTION
WORLD DRIVE	73'	34'	LEVEL 3 CONNECTOR	6042'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
MOMENTUM WAY	73'	34'	LOCAL STREET	537'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
SKY PARK COMMONS	73'	34'	LOCAL STREET	2214'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
SPIRIT DRIVE	73'	34'	LOCAL STREET	1004'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
VELOCITY CROSSING	73'	34'	LEVEL 3 CONNECTOR	2127'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
VELOCITY CROSSING	90'	36'	LEVEL 3 CONNECTOR	2408'	7' SIDEWALK, 8' LANDSCAPE/FURNITURE, 8' BIKE LANE, 4' BUFFER, STANDARD CURB, 2-12.5' TRAVEL LANES AND 11' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK

REFERENCE SHEET 9 FOR PUBLIC STREET CROSS SECTIONS

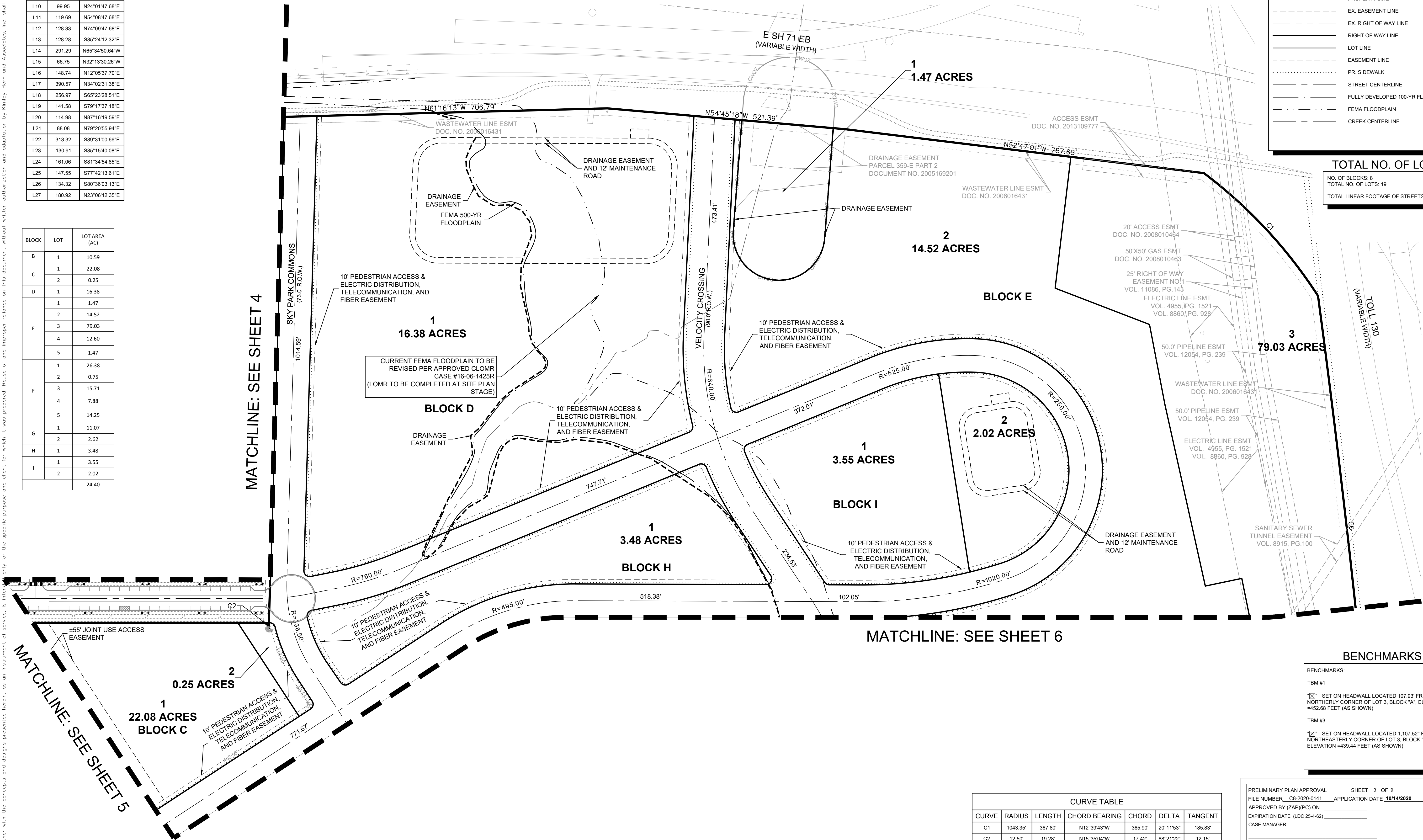


LEGEND

	PROPERTY LINE
	EX. EASEMENT LINE
	EX. RIGHT OF WAY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	PR. SIDEWALK
	STREET CENTERLINE
	FULLY DEVELOPED 100-YR FLOODPLAIN
	FEMA FLOODPLAIN
	CREEK CENTERLINE

TOTAL NO. OF LOTS

NO. OF BLOCKS: 8
TOTAL NO. OF LOTS: 19
TOTAL LINEAR FOOTAGE OF STREETS: 14,332



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1043.35'	367.80'	N12°39'43"W	365.90'	20°11'53"	185.83'
C2	12.50'	19.28'	N15°35'04"W	17.42'	88°21'22"	12.15'
C3	2100.00'	389.33'	S37°20'59"W	388.78'	10°37'21"	195.23'
C4	1345.00'	126.67'	S50°11°29'E	126.62'	S°23'45"	63.38'
C5	1345.00'	126.67'	S55°25'14"E	126.62'	S°23'45"	63.38'
C6	26189.59'	1012.01'	N23°43'13"E	1011.95'	2°12'50"	506.07'

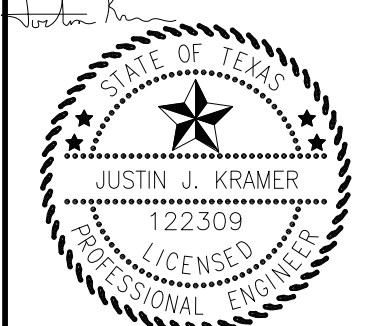
PRELIMINARY PLAN APPROVAL SHEET 3 OF 9
FILE NUMBER C8-2020-0141 APPLICATION DATE 10/14/2020
APPROVED BY (ZAP)(PC) ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____
NAME OF CASE MANAGER, FOR:
DENISE LUCAS, DEVELOPMENT SERVICES DEPARTMENT

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

[illegible]

Kimley»»Horn

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 LLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-1791
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928



12/15/2021

KHA PROJECT 069243907	DATE DECEMBER 2021	SCALE: AS SHOWN	DESIGNED BY: NZL	DRAWN BY: XXX	CHECKED BY: JUK
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PRELIMINARY PLAN
(SHEET 1 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER

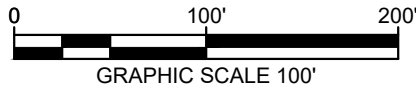
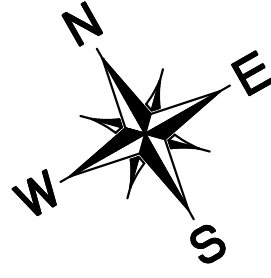
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This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

BLOCK	LOT	LOT AREA (AC)
B	1	10.59
	1	22.08
C	2	0.25
	1	16.38
E	1	1.47
	2	14.52
	3	79.03
	4	12.60
	5	1.47
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	2	0.75
	3	15.71
	4	7.88
	5	14.25
G	1	11.07
	2	2.62
H	1	3.48
I	1	3.55
	2	2.02
		24.40

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1043.35'	367.80'	N12°39'43"W	365.90'	20°11'53"	185.83'
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C3	2100.00'	389.33'	S37°20'59"W	388.78'	10°37'21"	195.23'
C4	1345.00'	126.67'	S50°01'29"E	126.62'	5°23'45"	63.38'
C5	1345.00'	126.67'	S55°25'14"E	126.62'	5°23'45"	63.38'
C6	26189.53'	1012.01'	N23°43'13"E	1011.95'	2°12'50"	506.07'



LEGEND

	PROPERTY LINE
	EX. EASEMENT LINE
	EX. RIGHT OF WAY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	PR. SIDEWALK
	STREET CENTERLINE
	FULLY DEVELOPED 100-YR FLOODPLAIN
	FEIMA FLOODPLAIN
	CREEK CENTERLINE

TOTAL NO. OF LOTS

NO. OF BLOCKS: 8
TOTAL NO. OF LOTS: 19
TOTAL LINEAR FOOTAGE OF STREETS: 14,332

LINE TABLE		
LINE	LENGTH	BEARING
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L9	134.78	N3°14'47.68"E
L10	99.95	N24°01'47.68"E
L11	119.69	N54°08'47.68"E
L12	128.33	N74°09'47.68"E
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L23	130.91	S85°15'40.08"E
L24	161.06	S81°34'54.85"E
L25	147.55	S77°42'13.61"E
L26	134.32	S80°36'03.13"E
L27	180.92	N23°06'12.35"E

BENCHMARKS

BENCHMARKS:
TBM #1
123' SET ON HEADWALL LOCATED 107.93' FROM THE NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =452.68 FEET (AS SHOWN)
TBM #3
123' SET ON HEADWALL LOCATED 1,107.52' FROM THE NORTHEASTERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =439.44 FEET (AS SHOWN)

PRELIMINARY PLAN APPROVAL SHEET 4 OF 9
FILE NUMBER C8-2020-0141 APPLICATION DATE 10/14/2020
APPROVED BY (ZAP)(PC) ON
EXPIRATION DATE (LDC 25-4-62)
CASE MANAGER:

NAME OF CASE MANAGER, FOR:
DENISE LUCAS, DEVELOPMENT SERVICES DEPARTMENT

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

STREET	RIGHT OF WAY / ACCESS EASEMENT	PAVEMENT (FOC-FOC)	CLASSIFICATION	LINEAR FEET	SECTION
WORLD DRIVE	73'	34'	LEVEL 3 CONNECTOR	6042'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
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SKY PARK COMMONS	73'	34'	LOCAL STREET	2214'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
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VELOCITY CROSSING	90'	36'	LEVEL 3 CONNECTOR	2408'	7' SIDEWALK, 8' LANDSCAPE/FURNITURE, 8' BIKE LANE, 4' BUFFER, STANDARD CURB, 2-12.5' TRAVEL LANES AND 11' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK

REFERENCE SHEET 9 FOR PUBLIC STREET CROSS SECTIONS

Kimley»Horn

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10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



12/15/2021

KHA PROJECT	069243907
DATE	DECEMBER 2021
SCALE	AS SHOWN
DESIGNED BY:	NZL
DRAWN BY:	QRM
CHECKED BY:	JJK

PRELIMINARY PLAN
(SHEET 2 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
4

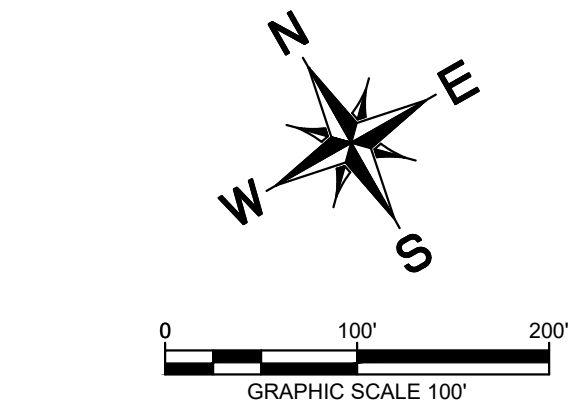
Plotted By: Castillo, Jaime Date: December 21, 2021 12:27:19pm File Path: \\K:\AUS-Civil\069243907 - Velocity Crossing Preliminary Plan\Cad Plan Sheets\C-Preliminary Plan.dwg This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

BLOCK	LOT	LOT AREA (AC)
B	1	10.59
	1	22.08
C	2	0.25
	1	16.38
D	1	1.47
	2	14.52
	3	79.03
	4	12.60
	5	1.47
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	2	0.75
	3	15.71
	4	7.88
	5	14.25
F	1	11.07
	2	2.62
G	1	3.48
	2	2.02
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	2	2.02
I	1	24.40
	2	2.02

LINE TABLE		
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L9	134.78	N3°14'47.68"E
L10	99.95	N24°01'47.68"E
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L16	148.74	N12°05'37.70"E

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L18	256.97	S85°23'28.51"E
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CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
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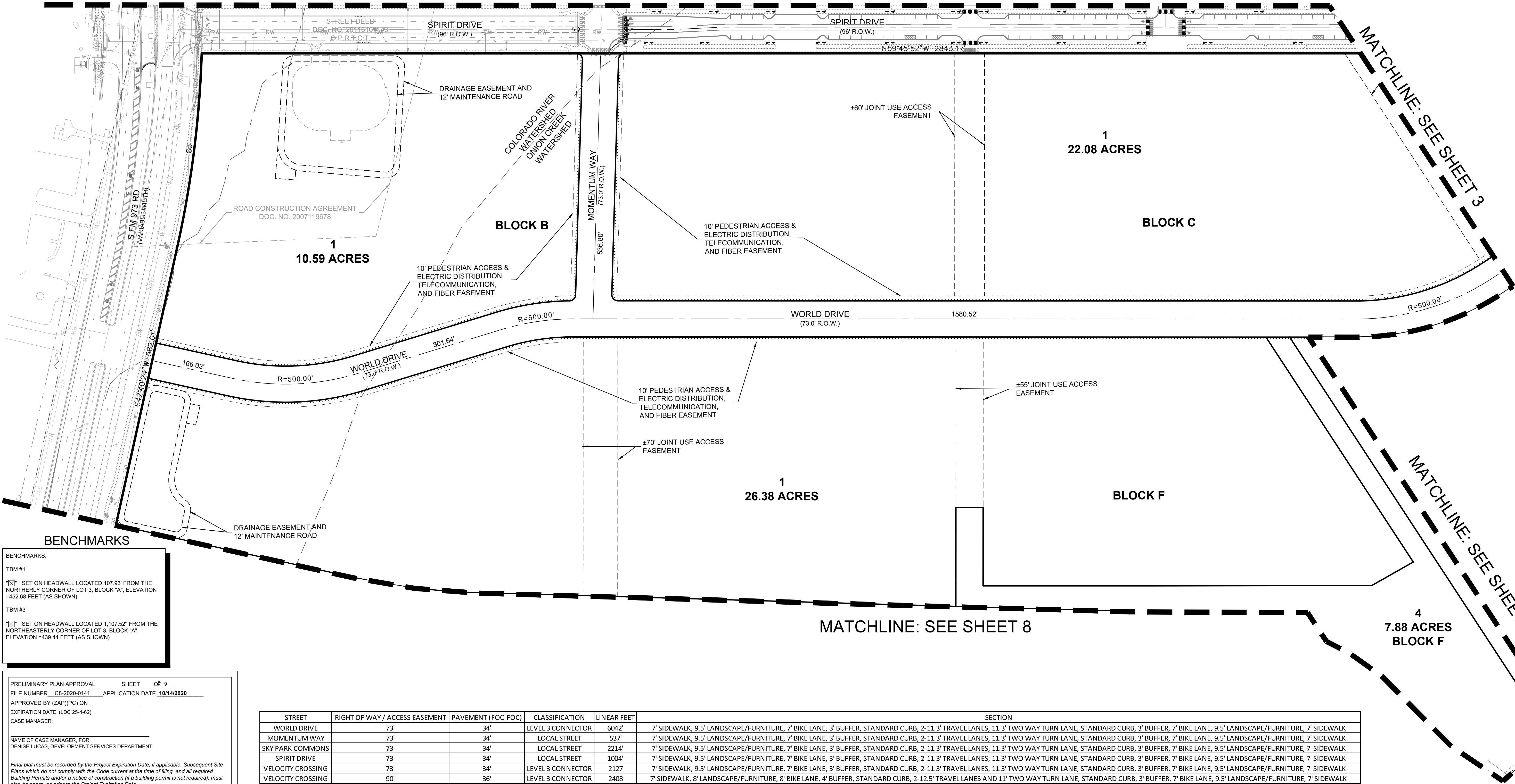


LEGEND	
	PROPERTY LINE
	EX. EASEMENT LINE
	EX. RIGHT OF WAY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	PR. SIDEWALK
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	FULLY DEVELOPED 100-YR FLOODPLAIN
	FEMA FLOODPLAIN
	CREEK CENTERLINE

TOTAL NO. OF LOTS

NO. OF BLOCKS: 8
TOTAL NO. OF LOTS: 19
TOTAL LINEAR FOOTAGE OF STREETS: 14,332

MATCHLINE: SEE SHEET 4



BENCHMARKS	
BENCHMARKS:	
TBM #1	
[Symbol] SET ON HEADWALL LOCATED 107.93' FROM THE NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =452.68 FEET (AS SHOWN)	
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PRELIMINARY PLAN APPROVAL	SHEET	OF
FILE NUMBER	C8-2020-0141	APPLICATION DATE
APPROVED BY (ZAP/PC) ON		
EXPIRATION DATE (LDC 25-4-62)		
CASE MANAGER:		
NAME OF CASE MANAGER, FOR:		
DENISE LUCAS, DEVELOPMENT SERVICES DEPARTMENT		
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STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED PROFESSIONAL ENGINEER
12/15/2021

KHA PROJECT	069243907
DATE	DECEMBER 2021
SCALE	AS SHOWN
DESIGNED BY:	NZL
DRAWN BY:	GKM
CHECKED BY:	JUK

PRELIMINARY PLAN
(SHEET 3 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
5

STREET	RIGHT OF WAY / ACCESS EASEMENT	PAVEMENT (FOC-FOC)	CLASSIFICATION	LINEAR FEET	SECTION
WORLD DRIVE	73'	34'	LEVEL 3 CONNECTOR	6042'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
MOMENTUM WAY	73'	34'	LOCAL STREET	537'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
SKY PARK COMMONS	73'	34'	LOCAL STREET	2214'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
SPIRIT DRIVE	73'	34'	LOCAL STREET	1004'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
VELOCITY CROSSING	73'	34'	LEVEL 3 CONNECTOR	2127'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
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REFERENCE SHEET 9 FOR PUBLIC STREET CROSS SECTIONS

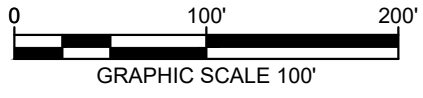
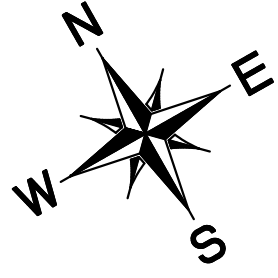
LINE TABLE		
LINE	LENGTH	BEARING
L1	376.45	N17°19'47.68"E
L2	150.03	N6°28'47.68"E
L3	94.73	N22°13'12.32"W
L4	70.54	N51°08'12.32"W
L5	83.54	N13°56'12.32"W
L6	136.69	N0°59'12.32"W
L7	133.61	N9°29'12.32"W
L8	150.89	N25°14'12.32"W
L9	134.78	N3°14'47.68"E
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L25	147.55	S77°42'13.61"E
L26	134.32	S80°36'03.13"E
L27	180.92	N23°06'12.35"E

BLOCK	LOT	LOT AREA (AC)
B	1	10.59
C	1	22.08
D	2	0.25
E	1	16.38
F	1	1.47
G	2	14.52
H	3	79.03
I	4	12.60
J	5	1.47
K	1	26.38
L	2	0.75
M	3	15.71
N	4	7.88
O	5	14.25
P	1	11.07
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R	1	3.48
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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
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C3	2100.00'	389.33'	S37°20'59"W	388.78'	10°37'21"	195.23'
C4	1345.00'	126.67'	S50°01'29"E	126.62'	5°23'45"	63.38'
C5	1345.00'	126.67'	S55°25'14"E	126.62'	5°23'45"	63.38'
C6	26189.53'	1012.01'	N23°43'13"E	1011.95'	2°12'50"	506.07'

LEGEND

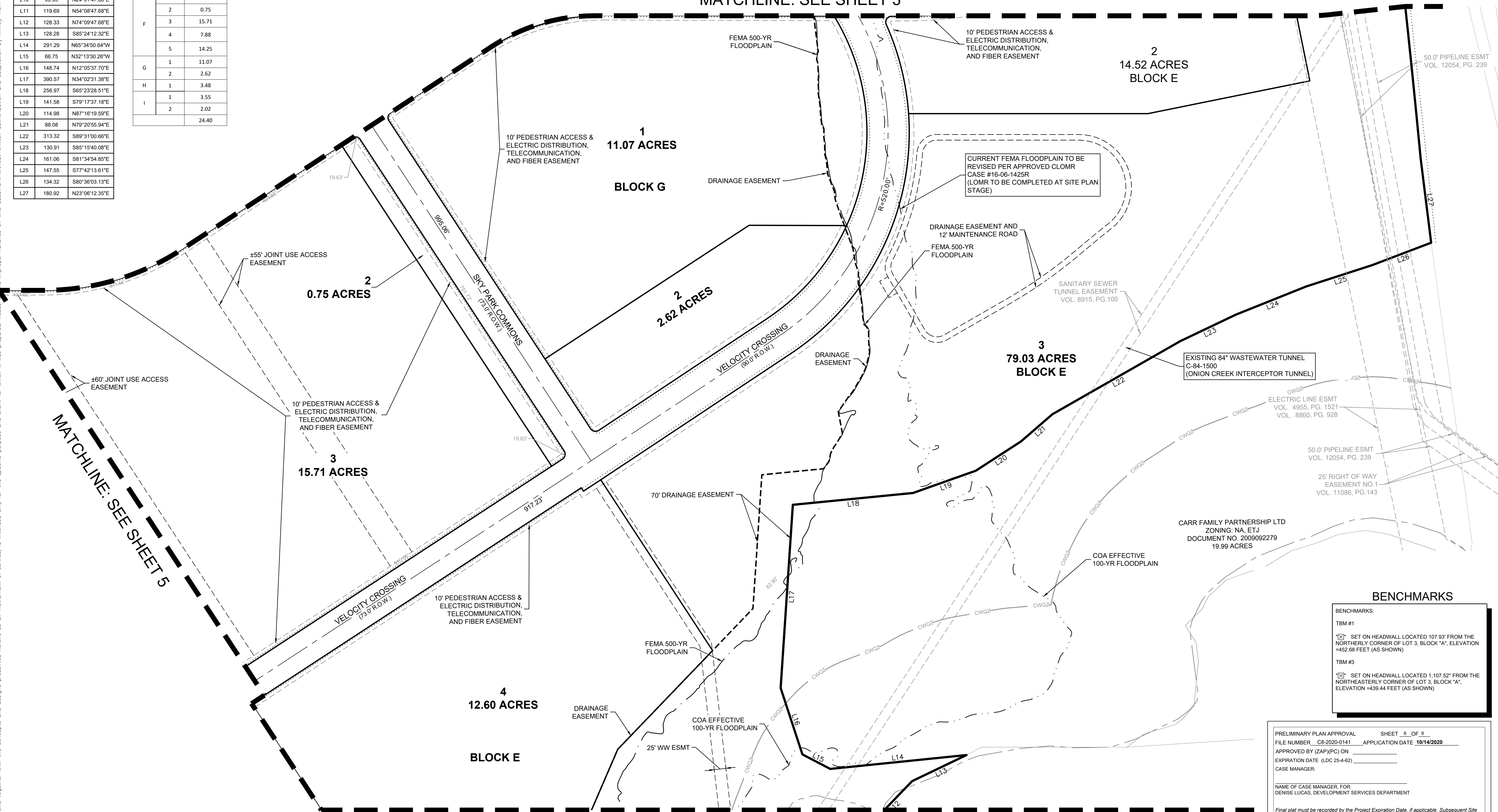
	PROPERTY LINE
	EX. EASEMENT LINE
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	RIGHT OF WAY LINE
	LOT LINE
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	PR. SIDEWALK
	STREET CENTERLINE
	FULLY DEVELOPED 100-YR FLOODPLAIN
	FEMA FLOODPLAIN
	CREEK CENTERLINE



TOTAL NO. OF LOTS

NO. OF BLOCKS: 8
TOTAL NO. OF LOTS: 19
TOTAL LINEAR FOOTAGE OF STREETS: 14,332

MATCHLINE: SEE SHEET 3



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10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

12/15/2021

KHA PROJECT	069243907
DATE	DECEMBER 2021
SCALE	AS SHOWN
DESIGNED BY:	NZL
DRAWN BY:	GKM
CHECKED BY:	JUK

PRELIMINARY PLAN
(SHEET 4 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
6

BENCHMARKS

BENCHMARKS:
TBM #1
13" SET ON HEADWALL LOCATED 107.93' FROM THE NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =452.68 FEET (AS SHOWN)
TBM #3
13" SET ON HEADWALL LOCATED 1,107.52' FROM THE NORTHEASTERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =439.44 FEET (AS SHOWN)

PRELIMINARY PLAN APPROVAL SHEET 6 OF 9
FILE NUMBER C8-2020-0141 APPLICATION DATE 10/14/2020
APPROVED BY (ZAP)(PC) ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____
NAME OF CASE MANAGER, FOR: _____
DENISE LUCAS, DEVELOPMENT SERVICES DEPARTMENT

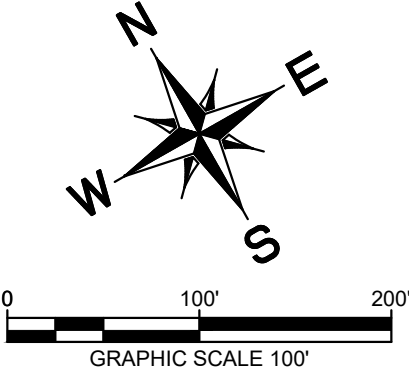
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Plotted By:Castillo, Jaime Date:December 21, 2021 12:27:33pm File Path:K:\AUS-Civil\069243907 - Velocity Crossing Preliminary Plan\Coa Plan\Sheets\C-Preliminary Planning This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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	RIGHT OF WAY LINE
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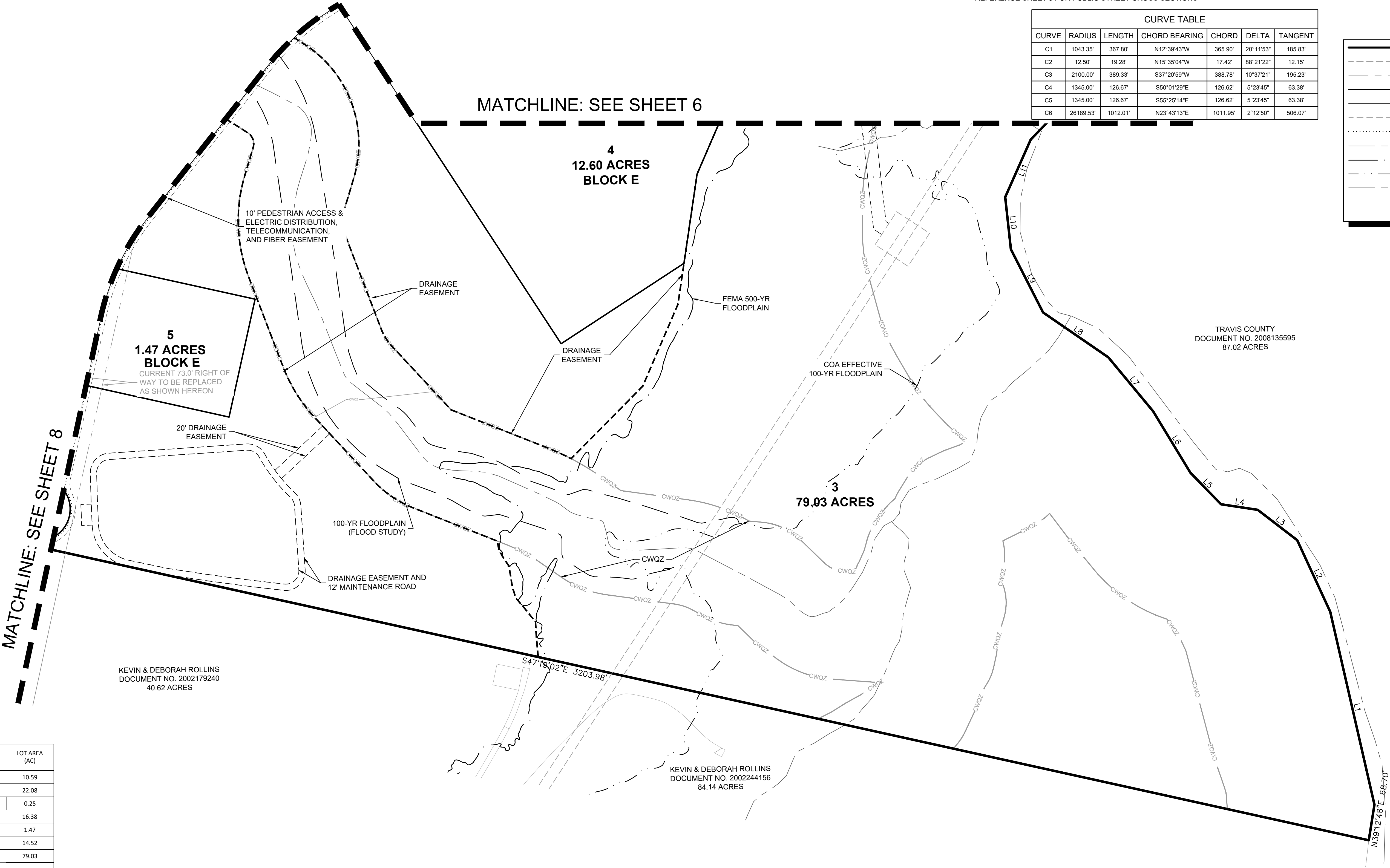
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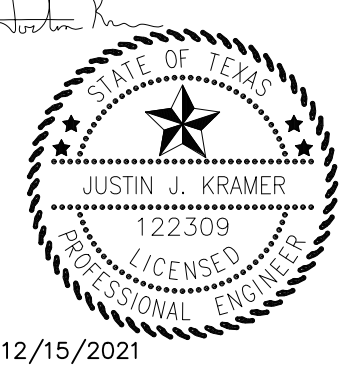
PRELIMINARY PLAN APPROVAL	SHEET 7 OF 9
FILE NUMBER C8-2020-0141	APPLICATION DATE 10/14/2020
APPROVED BY (ZAP)(PC) ON _____	
EXPIRATION DATE (LDC 25-4-62) _____	
CASE MANAGER: _____	
NAME OF CASE MANAGER, FOR: _____	
DENISE LUCAS, DEVELOPMENT SERVICES DEPARTMENT	
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TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	069243907
DATE	DECEMBER 2021
SCALE	AS SHOWN
DESIGNED BY:	NZL
DRAWN BY:	QRC
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PRELIMINARY PLAN
(SHEET 5 OF 6)

VELOCITY
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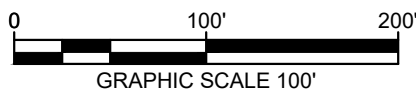
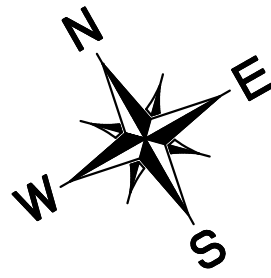
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7

Plotted By:Castillo, Jaime Dates:December 21, 2021 12:27:39pm File Path:k:\AUS-Civil\069243907 - Velocity Crossing Preliminary Plan\Coa Plan\Sheets\C-Preliminary Planning
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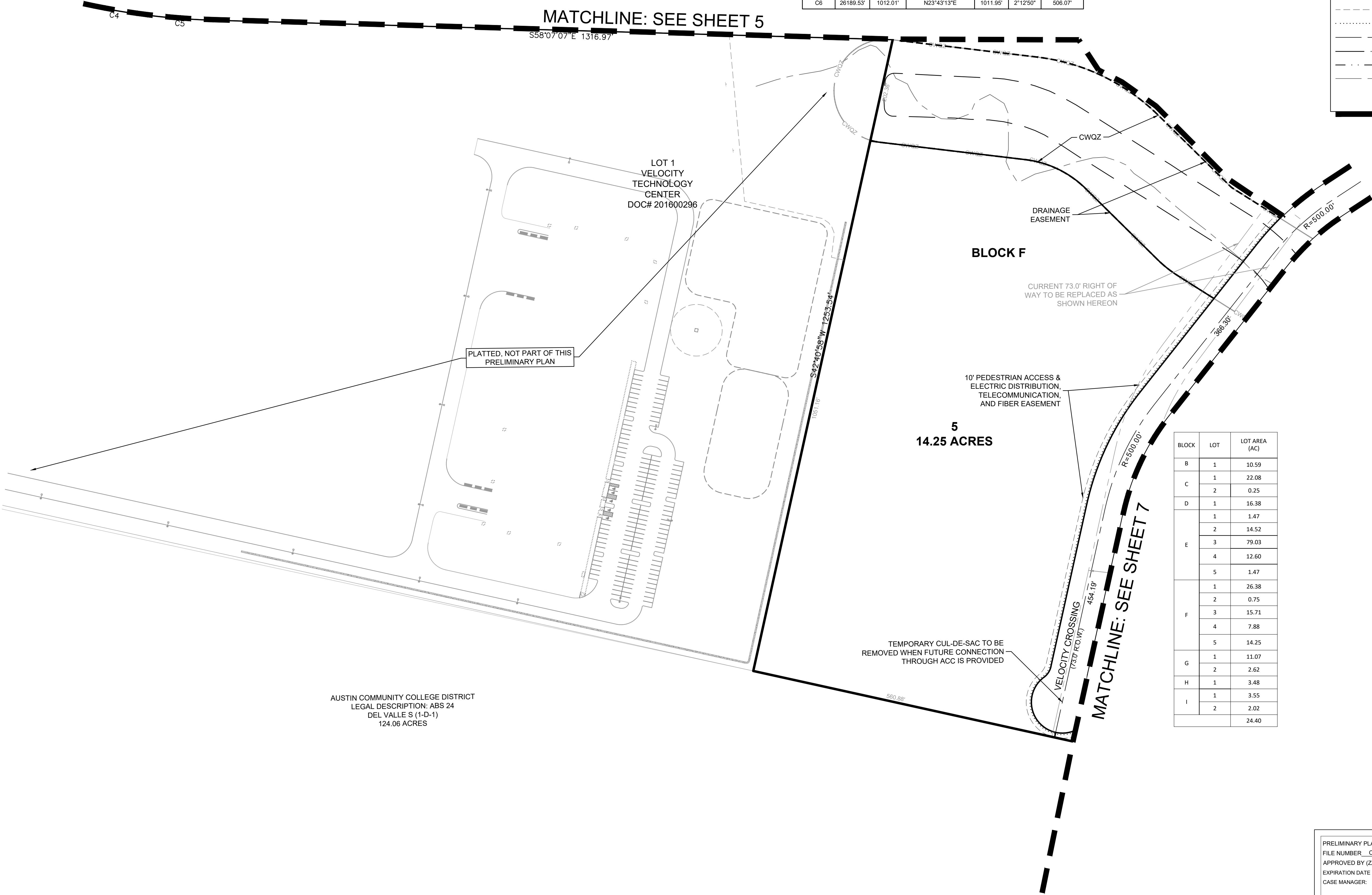
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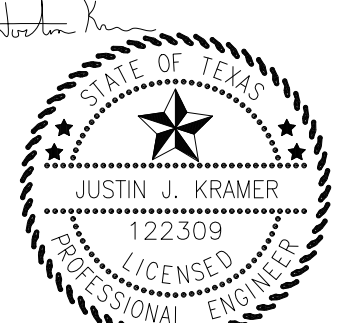


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	2	2.02
		24.40

AUSTIN COMMUNITY COLLEGE DISTRICT
LEGAL DESCRIPTION: ABS 24
DEL VALLE S (1-D-1)
124.06 ACRES

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



12/15/2021

KHA PROJECT	069243907
DATE	DECEMBER 2021
SCALE	AS SHOWN
DESIGNED BY:	NZL
DRAWN BY:	QRC
CHECKED BY:	JUK

PRELIMINARY PLAN
(SHEET 6 OF 6)

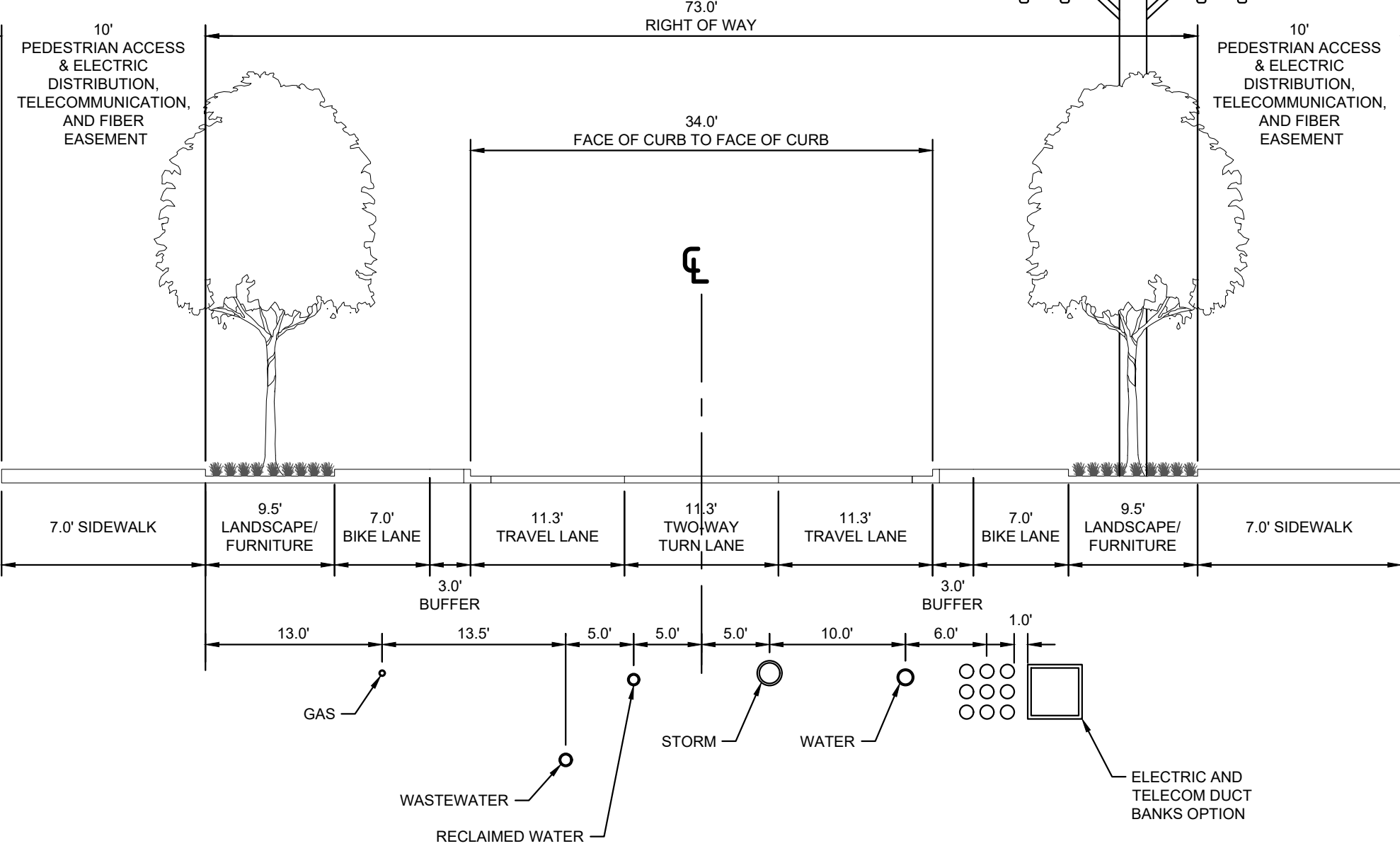
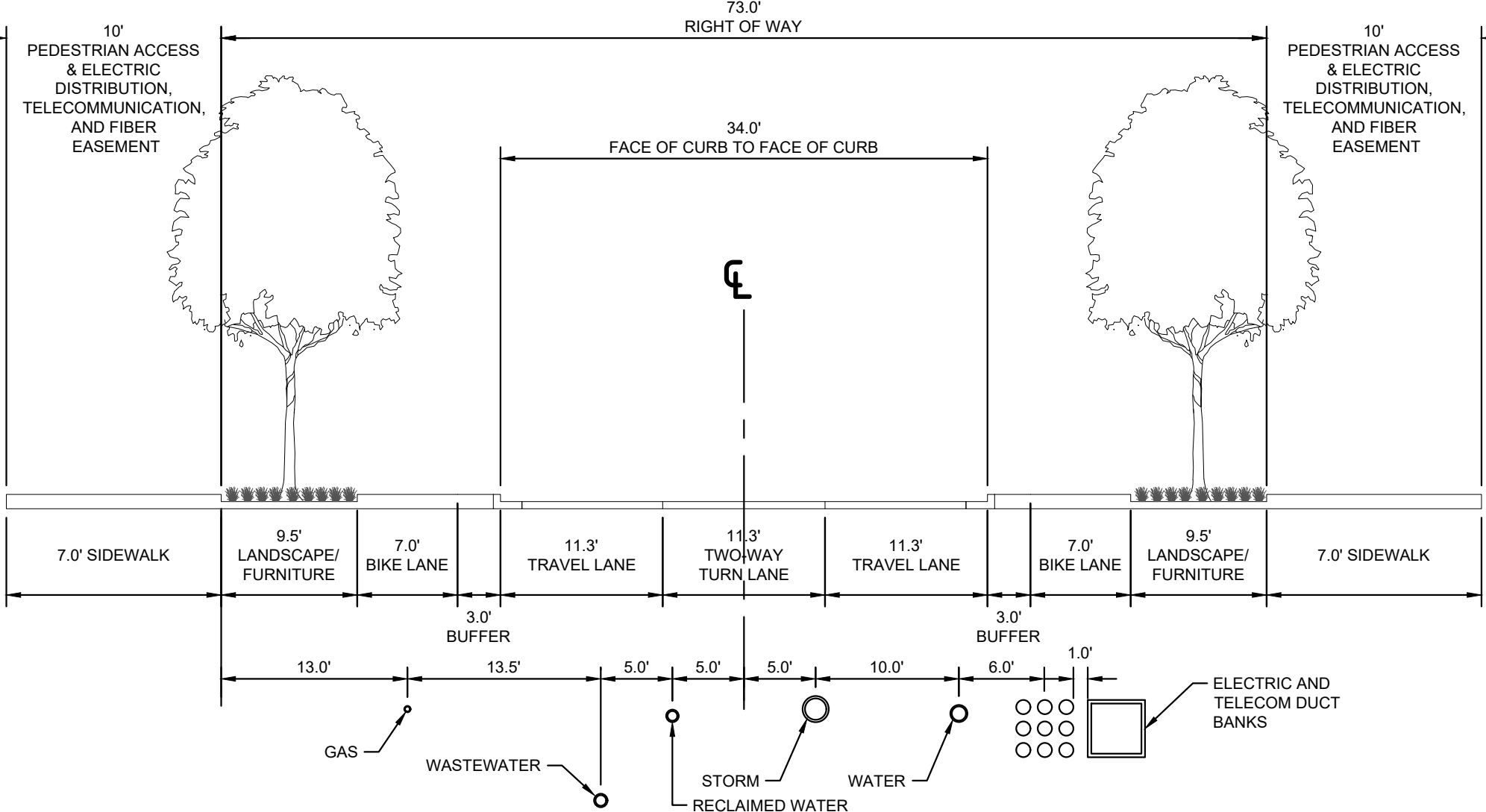
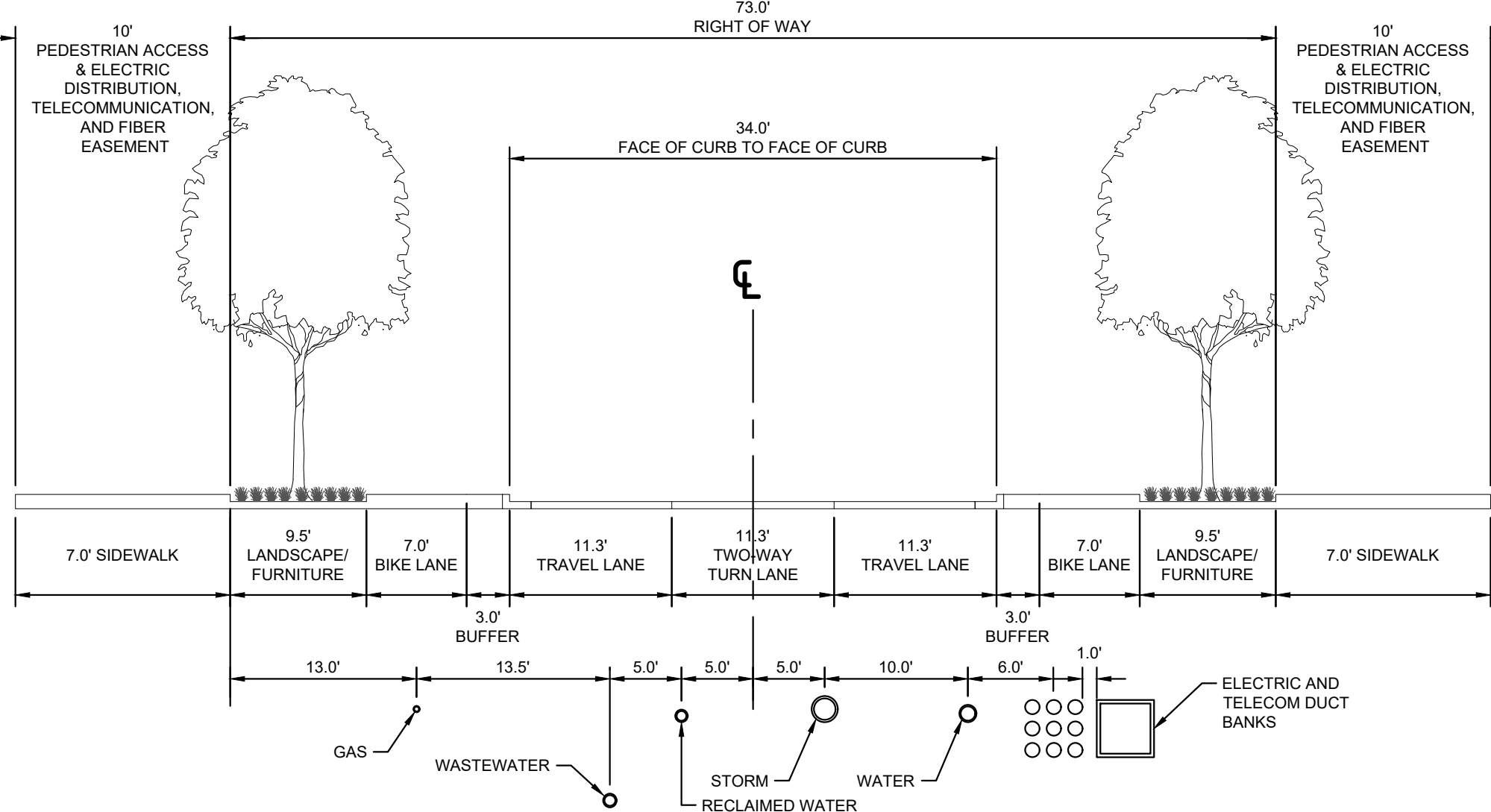
VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
8

MOMENTUM WAY
(73' R.O.W.)

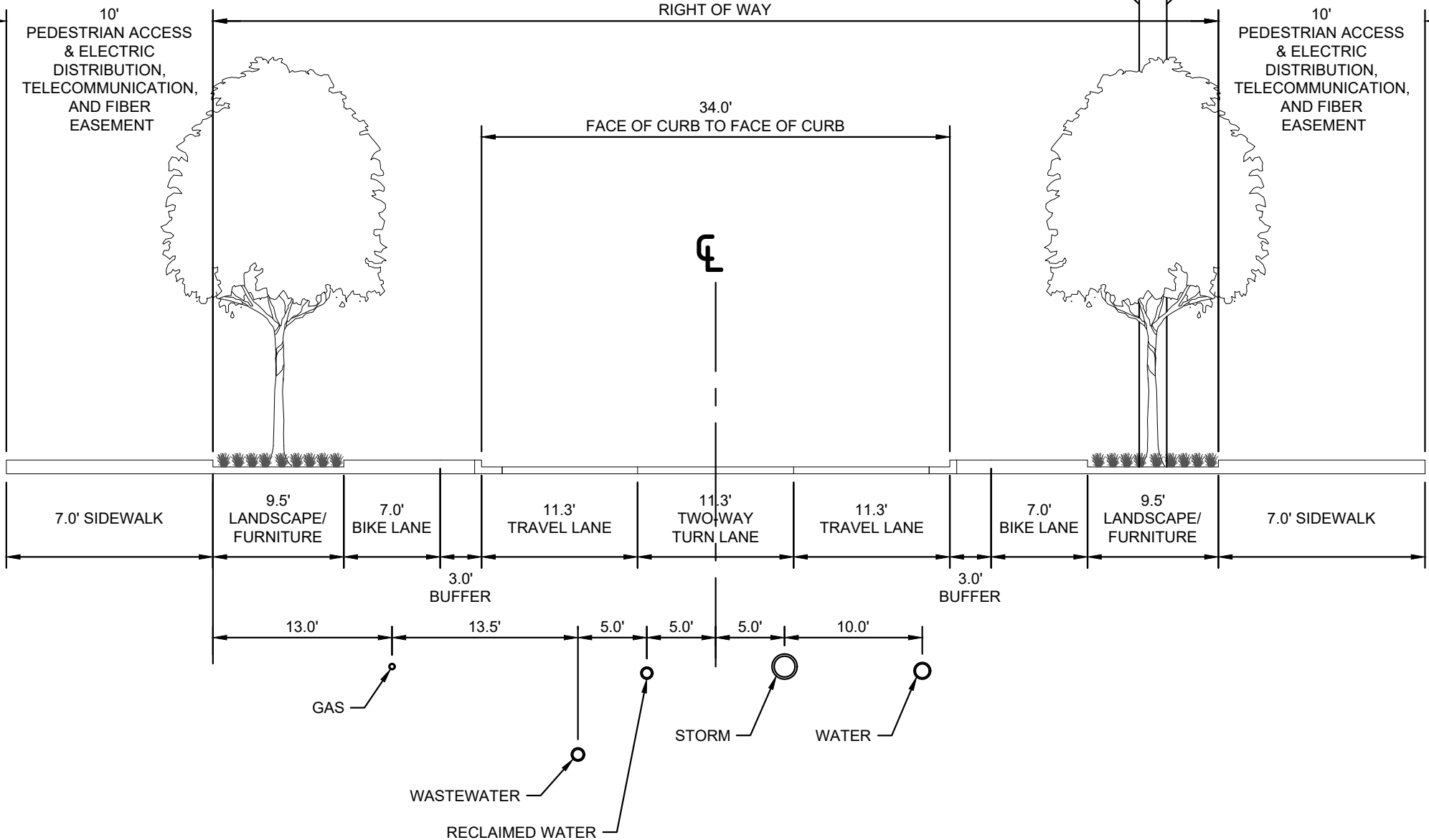
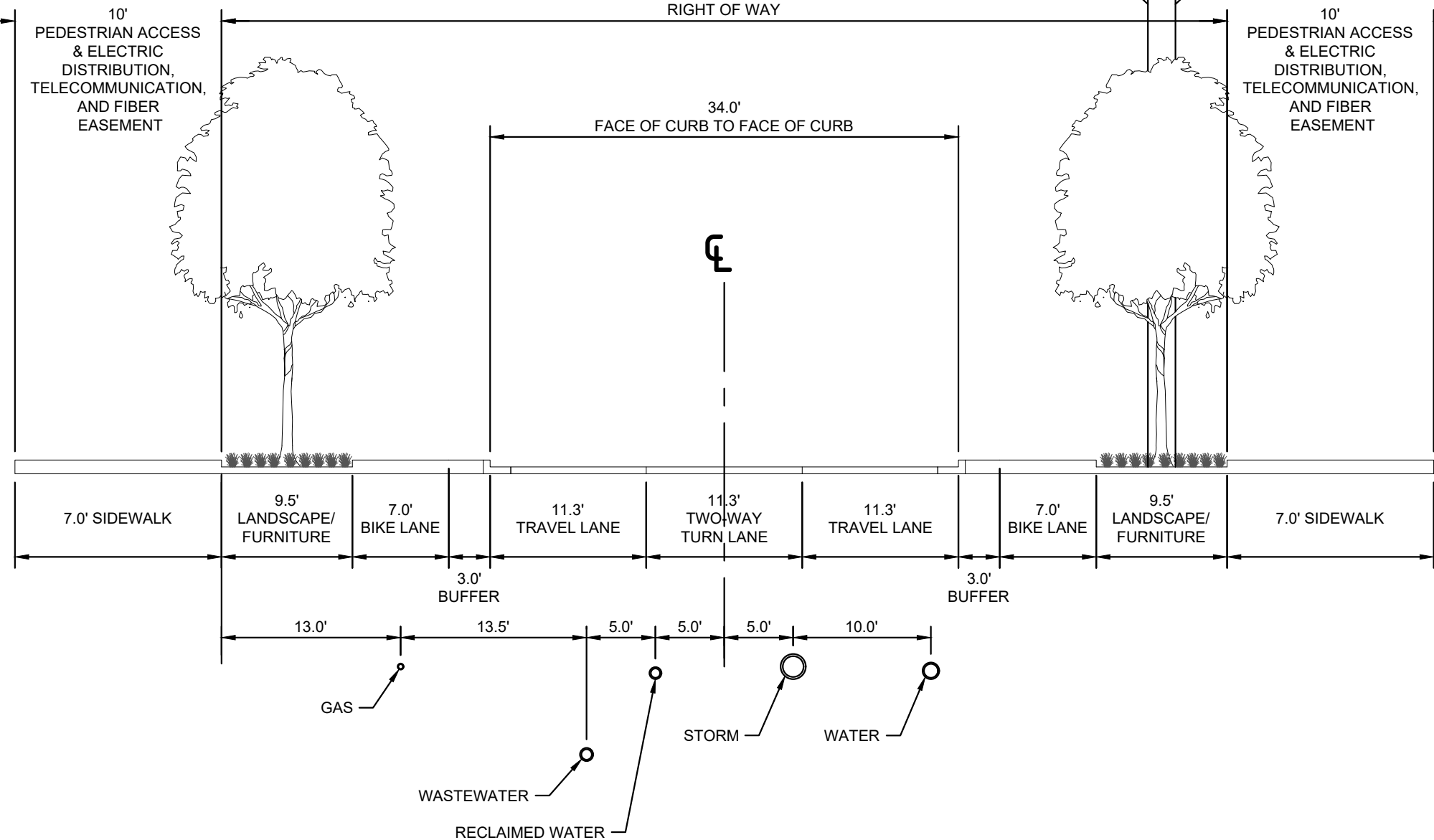
SKY PARK COMMONS
(73' R.O.W.)

WORLD DRIVE
(73' R.O.W.)

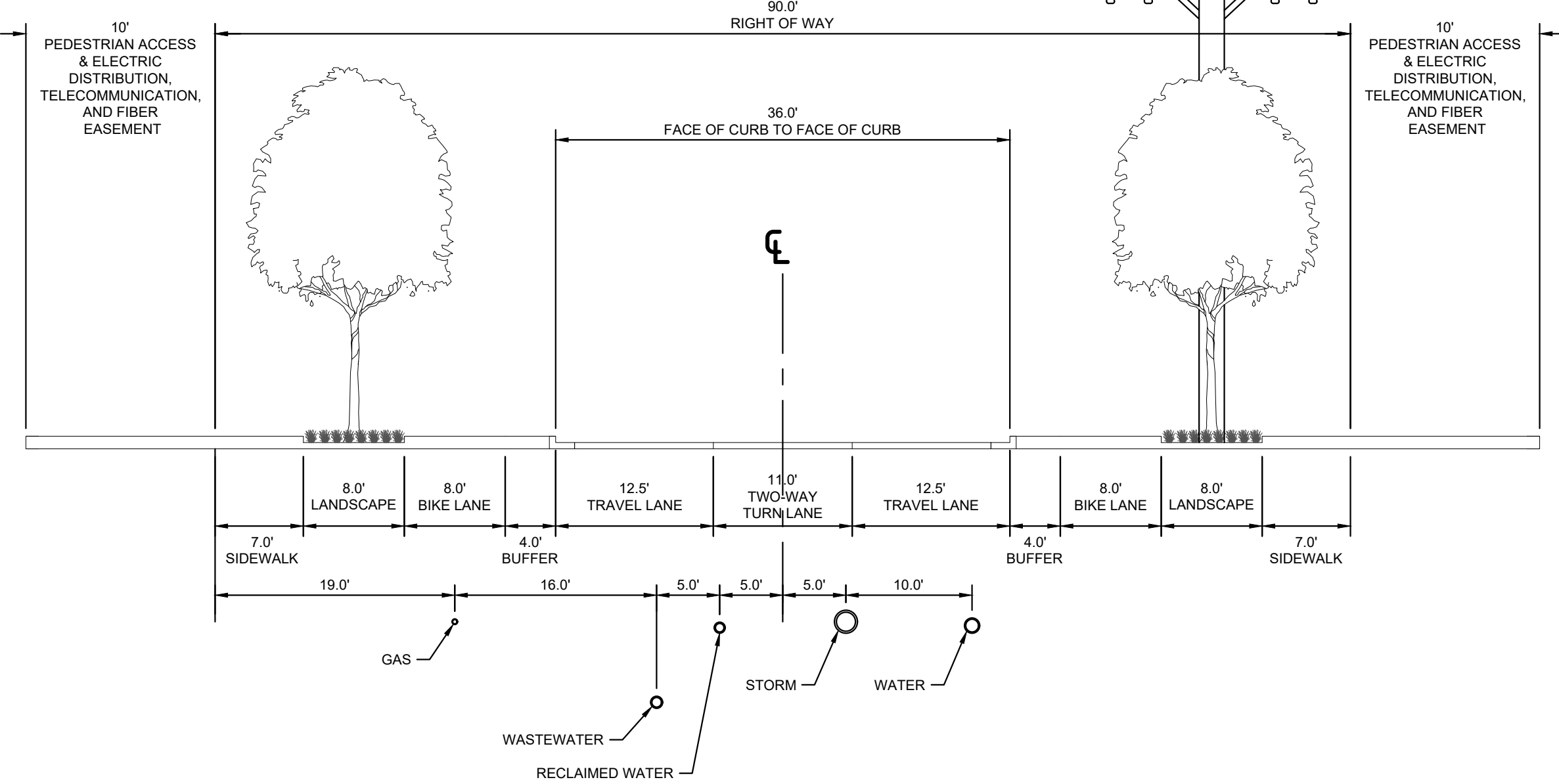


VELOCITY CROSSING
(73' R.O.W.)

SPIRIT DRIVE
(73' R.O.W.)



VELOCITY CROSSING
(90' R.O.W.)



BENCHMARKS

BENCHMARKS:

TBM #1
1" SET ON HEADWALL LOCATED 107.93' FROM THE NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =452.68 FEET (AS SHOWN)

TBM #3
1" SET ON HEADWALL LOCATED 1,107.52' FROM THE NORTHEASTERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =439.44 FEET (AS SHOWN)

- NOTE:
1. THE PROPOSED WATER, RECLAIMED WATER, AND WASTEWATER ALIGNMENT AND SIZING SHOWN ON THE PRELIMINARY PLAN HAVE NOT BEEN APPROVED BY AUSTIN WATER. HORIZONTAL AND VERTICAL ALIGNMENTS SHOWN ON CROSS SECTIONS HAVE NOT BEEN APPROVED BY AUSTIN WATER.
 2. CROSS-SECTIONS PROVIDED HEREON PREVIOUSLY COORDINATED WITH ATD, SUMMER 2020

PRELIMINARY PLAN APPROVAL SHEET 9 OF 9
FILE NUMBER C8-2020-0141 APPLICATION DATE 10/14/2020
APPROVED BY (ZAP)(PC) ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____
NAME OF CASE MANAGER, FOR: _____
DENISE LUCAS, DEVELOPMENT SERVICES DEPARTMENT
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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PHONE: 512-418-1771 FAX: 512-418-791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED PROFESSIONAL ENGINEER
12/15/2021

KHA PROJECT	069243907
DATE	DECEMBER 2021
SCALE	AS SHOWN
DESIGNED BY:	NZL
DRAWN BY:	GKM
CHECKED BY:	JUK

STREET
CROSS-SECTIONS

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
9

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

CASE NUMBER: C8-2020-0141
REVISION #: 00 UPDATE: U0
CASE MANAGER: Amy Combs PHONE #: (512) 974-2786

PROJECT NAME: Velocity Preliminary Plan
LOCATION: 3848-1/2 E SH 71 SVRD EB

SUBMITTAL DATE: January 3, 2022
FINAL REPORT DATE: January 27, 2022

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 **April 3, 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: Chima Onyia
Site Plan Plumbing: Cory Harmon
Electric: Cody Shook
911 Addressing: Jorge Perdomo
ATD Engineering: Amber Mitchell
Environmental: Mike McDougal

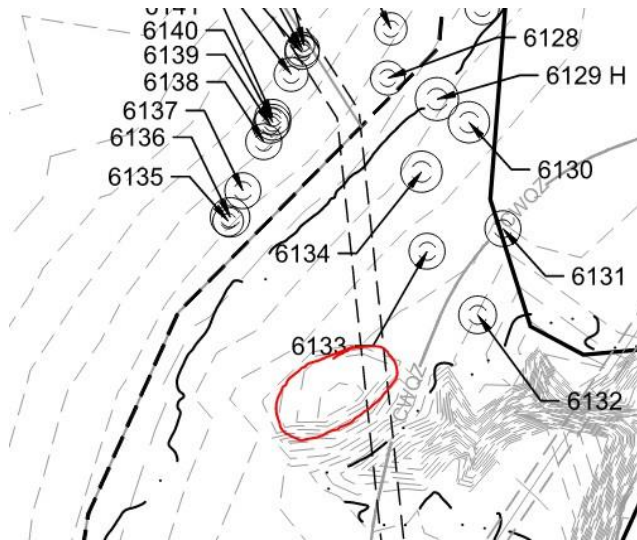
Flood Plain: Katina Bohrer
Regional Stormwater Management: Emily Booth
Subdivision: Amy Combs
Wetlands Biologist: John Clement
ERM: John Clement
Drainage Engineering: David Marquez

Wetlands Biologist Review - John Clement - 512-974-1475

WB1. One or more CEFs are not accurately shown [ECM 1.10].

Additional information:

Staff has identified a wetland Critical Environmental Feature on site. Delineate on the plan and label as WETLAND CEF.



WB2. U0. This project does not comply with Critical Environmental Feature protection requirements. [LDC 25-8-281; LDC 25-8-282; ECM 1.10]

Additional information:

a. Show the standard 150-ft setback for the wetland CEF on the plan and label as CEF BUFFER.

WB3. U0. Within a CEF buffer the natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited. Demonstrate compliance with this requirement. [LDC 25-8-281]

Additional information:

a. The addition of a note to the preliminary plan stating the above requirements will clear this comment.

Electric Review - Cody Shook - Cody.Shook@austinenergy.com

EL1. [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

Fifteen-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.

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

AD1. SKY PARK COMMONS- rejected; PARK is on Do Not Use list §25-4-155

FYI. Reserved-WORLD DR

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

ATD1. On preliminary plans, provide a plat note stating that streets will be constructed to City of Austin standards and dedicated as public right-of-way with the final plat. LDC 25-6-171(a). Update Note 22 for this purpose.

ATD2. Block lengths may not exceed 1200 feet in length. LDC 25-4-153. Revise the plat to provide for the required block length for Blocks C, D, and E, or submit a waiver for ATD to review.

ATD3. Provide the following plat note: "Public sidewalks, built to City of Austin standards, are required along Sky Park Commons, World Drive, Velocity Crossing, Spirit Drive, S FM 973 RD, SH 71 EB, Toll 130, Momentum Way **and all identified Joint Use Access Easements** as shown by a dotted line on the face of the plat. The sidewalks along S FM 973 RD, E SH 71 EB, and Toll 130 are subject to the approval of the Texas Department of Transportation at the site plan phase. The required sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company." LDC 25-6-351. Update Note 43 for this purpose.

ATD4. Remove Note 45; fiscal surety will not be allowed for site plans adjacent to required street construction. LDC 25-1-83.

ATD5. Update Note 12 to include "and all identified Joint Use Access Easements". LDC 25-6-351 and LDC 25-4-153.

ATD6. Cul-de-sac and single-outlet streets with lengths exceeding 2,000 feet require approval by the Planning Commission. LDC 25-4-152 TCM, 1.3.2.E. Redesign the subdivision to provide a second outlet for Velocity Crossing or request a variance.

ATD7. Maximum length of cul-de-sac or single-outlet Street between turnaround bubbles is 1000 ft. (700 ft. desirable). TCM, Fig. 1-40.

Environmental Review - Mike McDougal - 512-974-6380

EV.1 Provide an exhibit showing grading proposed as part of the subdivision application for:

- Cut from 4 to 8 feet;
- Cut over 8 feet;
- Fill from 4 to 8 feet; and
- Fill over 8 feet.

Exclude grading within the ROW and for proposed ponds. Grading must comply with limits in LDC 25-8 Subchapter A.

Flood Plain Review - Katina Bohrer - 512-974-3558

Reviewer notes: SW corner of 71 @ 130. Side channel is being permitted under SP-2021-0153D. Project Assessment case: C8-2020-0141PA. This is for Prelim Plan. Exhibits include rough grading which has not been reviewed/approved for compliance with floodplain regulations (prelim plans do not provide approval of grading as that is done through site plan or subdivision construction, and as the applicant proposes to dedicate a drainage easement to the full extent of the pre-project FEMA 500-yr floodplain, the plan is compliant with code at this time). It is expected that as the applicant proves refined grading is compliant with floodplain regulations (via subdivision construction or site plan) that an easement release will be pursued to allow development of the lots which are currently shown as being fully in the floodplain. Current prelim plan shows the entirety of the regulatory floodplain contained to a proposed drainage easement.

Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions
Katina.Bohrer@austintexas.gov Because so many FYI comments are interspersed here, I've gone ahead and **BOLDED** the comments and detailed information which must be cleared prior to prelim approval.

- FP1. The site, as shown on the plan provided, may not be in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code (see Detailed Information sections of comments below).**
- i. 25-7-3 – Obstruction of Waterways Prohibited (FYI only)
 - ii. 25-7-31 – Director Authorized to Require Drainage Studies (FYI only)
 - iii. 25-7-33 – Floodplain Maps, Delineation, and Depiction
 - iv. 25-7-61 – Criteria for Approval of Development Applications (FYI only)
 - v. 25-7-62 – Certificate of Professional Engineer Required for Certain Alterations and Improvements (FYI only)
 - vi. 25-7-152 – Dedication of Easements and Rights-of-Way
- FP2. The site, as shown on the plan provided, does not meet requirements set in the Drainage Criteria Manual Section 1 “Drainage Policy.” Please correct your application to be in compliance with Criteria**
 Detailed Information:
- i. **As there is a current approved CLOMR through FEMA (16-06-1425R). The Subdivision Reviewer/Case Manager has asked that an exhibit be included showing the CLOMR floodplain extents in order to prove that it is conceivably possible to alter the floodplain in such a way that the proposed lots within the current floodplain are able to be developed while being compliant with code and criteria.**
 - ii. FYI: Modeling has not been provided for the Mass Grading Exhibit included in the “Prelim Plan exhibits” submittal. Approval of prelim plan does not include approval of mass grading exhibit. Applicant will need to prove during subdivision construction or via site plan that proposed grading is compliant with No Adverse Impact requirements as outlined in the DCM.
 - iii. FYI: A Letter of Map Revision will be required to be completed prior to CO for any buildings which are proposed to be in the current regulatory floodplain.
 - iv. FYI: As mentioned in Reviewer Notes, it is understood that the applicant plans to submit plans in the future to show compliance with floodplain regulations to reclaim

floodplain area on Block E Lot 2 and Block I Lots 1 & 2 to make the lots developable. A drainage easement release is expected to be processed for those lots once compliance has been proven.

- FP3. The modeling provided does not meet requirements set in the Drainage Criteria Manual Section 2 "Determination of Storm Run Off." Modeling must be in compliance with criteria prior to approval. Detailed Information:

FYI: Depending on the amount of fill proposed to reclaim the floodplain area along Onion Creek, be aware that routing may need to be updated in the HMS model to adequately ascertain the impact of the fill on the floodplain (especially if compensatory cut is not provided). It is expected that this will be addressed at Subdivision Construction or Site Plan stage.

- FP4. The modeling provided does not meet requirements set in the Drainage Criteria Manual Section 6 "Open Channels." Modeling must be in compliance with criteria prior to approval.

Detailed Information:

FYI: Updated RAS modeling is expected to be provided at development stage (i.e. Subdivision Construction or Site Plan) to prove that there are no adverse impacts to other properties due to the proposed reclamation of the floodplain area along Onion Creek.

- FP5. The exhibits as provided are not be in compliance with LDC25-7-3

Detailed Information:

FYI: the current exhibits submittal includes a grading exhibit which shows proposed grading in the Onion Creek floodplain without compensatory cut. This would be considered an obstruction to flow and will not be allowed without proof that the fill meets No Adverse Impact requirements. It is expected that this will be cleared during a site development process (e.g. Subdivision Construction or Site Plan)

- FP6. The exhibits as provided are not in compliance with LDC 25-7-31

Detailed Information

FYI: the current exhibits submittal includes a grading exhibit which shows proposed grading in the Onion Creek floodplain to reclaim floodplain area. This will not be allowed without proof that the fill meets No Adverse Impact requirements. It is expected that this will be cleared during a site development process (e.g. Subdivision Construction or Site Plan)

- FP7. The Preliminary Plan, as provided, is not in compliance with LDC 25-7-33.**

Detailed Information

- i. As there is a current approved CLOMR through FEMA (16-06-1425R). The Subdivision Reviewer/Case Manager has asked that an exhibit be included showing the CLOMR floodplain extents in order to prove that it is conceivably possible to alter the floodplain in such a way that the proposed lots within the current floodplain are able to be developed while being compliant with code and criteria.**
- ii. The floodplain on the unstudied tributary does not match the approved floodplain from SP-2021-0153D. Please update floodplain delineation appropriately.**
- iii. The drainage easement on the unstudied tributary does not match the approved drainage easement from SP-2021-0153D. Please update the drainage easement delineation appropriately.**

- FP8. The exhibits, as provided are not in compliance with LDC25-7-61

Detailed Information:

FYI: the current exhibits submittal includes a grading exhibit which shows proposed grading in the Onion Creek floodplain to reclaim floodplain area. This will not be allowed without proof that the fill meets No Adverse Impact requirements. It is expected that this will be cleared during a site development process (e.g. Subdivision Construction or Site Plan)

FP9. The exhibits, as provided, are not in compliance with LDC 25-7-62.

Detailed Information:

FYI: the current exhibits submittal includes a grading exhibit which shows proposed grading in the Onion Creek floodplain to reclaim floodplain area. This will not be allowed without proof that the fill meets No Adverse Impact requirements. It is expected that this will be cleared during a site development process (e.g. Subdivision Construction or Site Plan)

FP10. The Preliminary Plan, as provided, is not in compliance with LDC 25-7-152.

Detailed Information:

- a. **The drainage easement shown on the unstudied tributary does not contain the floodplain as determined by SP-2021-0153D. Please update drainage easement to contain the approved floodplain.**
- b. **The drainage easement shown on the unstudied tributary does not match the approved drainage easement as shown on SP-2021-0153D. Please update drainage easement delineation appropriately.**

Regional Stormwater Management Review - Emily Booth - RSMP@austintexas.gov

- RS1.** The tables on the plat indicating site areas appear to be added incorrectly to get a total site area of 24.40 acres rather than 270.93 acres. Please provide updated documents reflecting the correct acreages. For simplicity and to minimize versions, the preliminary plan sheets should not be duplicated within the RSMP documents. Referring to the applicable preliminary plan sheets is best practice (LDC 25-7-61)
- RS2.** It appears that all of the exhibits except for the impervious cover and RSMP exhibits have Blocks and Lots identified per the preliminary plan but the impervious cover exhibit has different naming and the RSMP one don't have any designation of blocks or lots. The impervious cover tracking table is not helpful if it cannot be used to track actual lots and blocks. Please update the naming convention and designation of areas to match the overall preliminary plan on the impervious cover exhibit. It would also be helpful to add a column to that table indicating which Blocks and lots are within the RSMP participation area, and which are detaining all storm events. Either that edit or adding the blocks and lots information to the RSMP exhibit should be provided with the next update (LDC 25-7-61)
- RS3.** The engineering report correctly describes the partial RSMP participation, but it would be helpful to call out the acreage that is not participating so that totals can be checked (LDC 25-7-61)
- RS4.** Plat note number 11 wording should not refer to Exhibit L. Please replace this note with the following language: "Participation in the Regional Stormwater Management Program through payment has been conditionally approved for a portion of this preliminary plan by the City of Austin Watershed Protection Department, Office of the Director on _____(date). The RSMP case number for this conditional approval is _____. Payment and final approval of participation will occur with the final plat for public ROW and with subsequent site development plans for the remaining area. Refer to the conditional approval letter for conditions of participation." The blanks should be filled in upon receipt of the conditional approval letter (DCM 8.2.2)
- RS5.** A conditional approval letter will be issued via email. At final plat, public ROW will be finalized and a formal agreement, approval letter, and payment will be completed. At the time of each site development application, site area, impervious cover, and other details will be finalized with total impervious cover not to exceed 127.7 acres across the 207 participating acres as outlined in the comprehensive drainage analysis completed with this preliminary plan. At final plat, an RSMP tracking table will be established and carried through each site development plan to ensure that proposed impervious cover assumed in the drainage analysis is not exceeded. Any exclusions of

drainage easements or other area from the RSMP participation payment calculation(s) will be documented and finalized at the time of approval for the applicable site plan(s). (DCM 8.2)

Subdivision Review - Amy Combs - (512) 974-2786
--

- SR1.** Please just show lot lines, lot and block numbers, and right of ways for the preliminary plan, removing easements, floodplain, proposed uses, and parkland hatching from the face of the plan. Please provide drainage/other easements and proposed uses as separate exhibits (25-1-83)
- SR2.** Please remove all of the exhibits from the preliminary plan, instead please provide all exhibits as separate documents, unless another reviewer has specifically asked for an exhibit to be included with the plan (25-1-83)
- SR3.** Please organize the sheets to have the cover sheet as the first page (with the plan notes moved from the cover sheet), the preliminary plan as the next pages, any plan notes and signatures/certifications as the next page, and then any exhibits that were requested to be attached to the plan as the final pages (25-1-83)
- SR4.** Please remove general plan notes 4, 25-37, 41, and 46 unless another reviewer has specifically asked for these notes on the plan (25-1-83)
- SR5.** There are several general notes that reference parkland dedication, notes 38-41 and 45; please condense all of these notes into one note for parkland dedication reading: "Parkland requirements for this development will be satisfied at final plat". (25-1-83) (25-4-211)
- SR6.** Please 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 _____ APPLICATION DATE _____

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE LDC 25-4-62 _____

CASE MANAGER:

Amy Combs, 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."

- SR7.** Notes 1,2,3,5, and 6 on sheet 2 appear to be repeating information already on the plan; please remove these notes. Note 4 on sheet 2 seems to be similar to notes 12 and 44 on the first sheet please consolidate these 3 notes and place all notes together on 1 sheet after the preliminary plan (25-1-83)
- SR8.** Please remove appendix Q-2 from the title page, either place this chart after the sheet(s) for any requested exhibit(s) or provide as a document that is separate from the plan (25-1-83)
- SR9.** Please just have 1 land use chart and 1 number of lots chart on the Title page rather than repeated on each sheet (25-1-83)

SR10. Please remove the separate parkland note from each sheet (25-1-83)

SR11. Please coordinate with the floodplain, ERM, and drainage reviewers to clarify where the drainage easements are/ floodplain is on the exhibits-as it is now it appears that some lots are entirely in an easement, yet are proposing commercial development such as lot 1 Block H and Lot 2 Block D. The plan cannot be approved with multiple lots proposing development, yet are completely in a drainage easement (25-1-83)

SR12. Since there is a hazardous pipeline on this property please add the following note to the plan: "A person who seeks to convey a lot containing a restricted pipeline area shall, before title is transferred, deliver to the proposed grantee a document describing the restricted pipeline area, the limitations on its development, and the name and address of the pipeline owner or operator." (25-4-134)

SR13. Please revise note 43 on the preliminary plan to the below (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: Velocity Crossing, Sky Park Commons (*Or New Name for Road since you can't use Park*), World Drive, and Spirit Drive

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: Velocity Crossing, Sky Park Commons (*Or New Name for Road since you can't use Park*), World Drive, and Spirit Drive"

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.

ERM Review - John Clement - 512-974-1475

ERM1. U0. This project does not demonstrate compliance with floodplain modification requirements. [LDC 25-8-261; 25-8-262; 25-8-364; ECM 1.7]

Additional information:

- a) Plan should show the creek centerline, CWQZ and 100-yr floodplain as they were prior to the unpermitted work in the southern tributary that has resulted in an environmental inspection violation for this site, unless and until there is an approved site plan showing modification of the channel and CWQZ. Associated site plan SP-2021-0153D is currently under review.

ERM2. U0. *FYI only.* Construction plans must comply with floodplain modification requirements. [LDC 25-8-261; 25-8-262; 25-8-364; ECM 1.7]

Additional information:

- a) Floodplain modification outside of the proposed CWQZ requires a Zone 1 Functional Assessment of floodplain health as described in ECM Appendix X, and restoration or mitigation compliant with ECM 1.7.5 and 1.7.6 if the area is determined to be in “fair” or “poor” condition. Modification of a floodplain outside of the CWQZ that is in “good” or “excellent” condition and is not otherwise compliant with 25-8-364(B) requires a Land Use Commission variance. This requirement will be applied to the subdivision construction plan and any other relevant site plans based on this preliminary plan.
- b) Floodplain modification that is not compliant with LDC 25-8-261 and 25-8-262 will require a Land Use Commission variance. This requirement will be applied to the subdivision construction plan and any other relevant site plans based on this preliminary plan.

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

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

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

FYI. Keep in mind that fiscal will be required per fiscal policy of the drainage infrastructure and ponds. Not all pipes are required, see fiscal policy for requirements of items posted for fiscal. Also keep in mind that ponds treating public water and drainage infrastructure conveyance will need to be to City standards. If private and public water is mixed, a drainage easement with required maintenance will be required.

End of Report