

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2021-0078.1A

COMMISSION DATE: Mar. 8, 2022

SUBDIVISION NAME: Cearley Community Subdivision

ADDRESS: 1601 Cedar Bend Dr

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

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

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

AREA: 29.17 acres

LOTS: 130

COUNTY: Travis

DISTRICT: 7

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

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

DEPARTMENT COMMENTS:

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

STAFF RECOMMENDATION:

Staff recommends disapproval of the plat for the reasons listed in the comment report dated March 4, 2022 and attached as Exhibit C.

CASE MANAGER: Joey de la Garza

PHONE: 512-974-2664

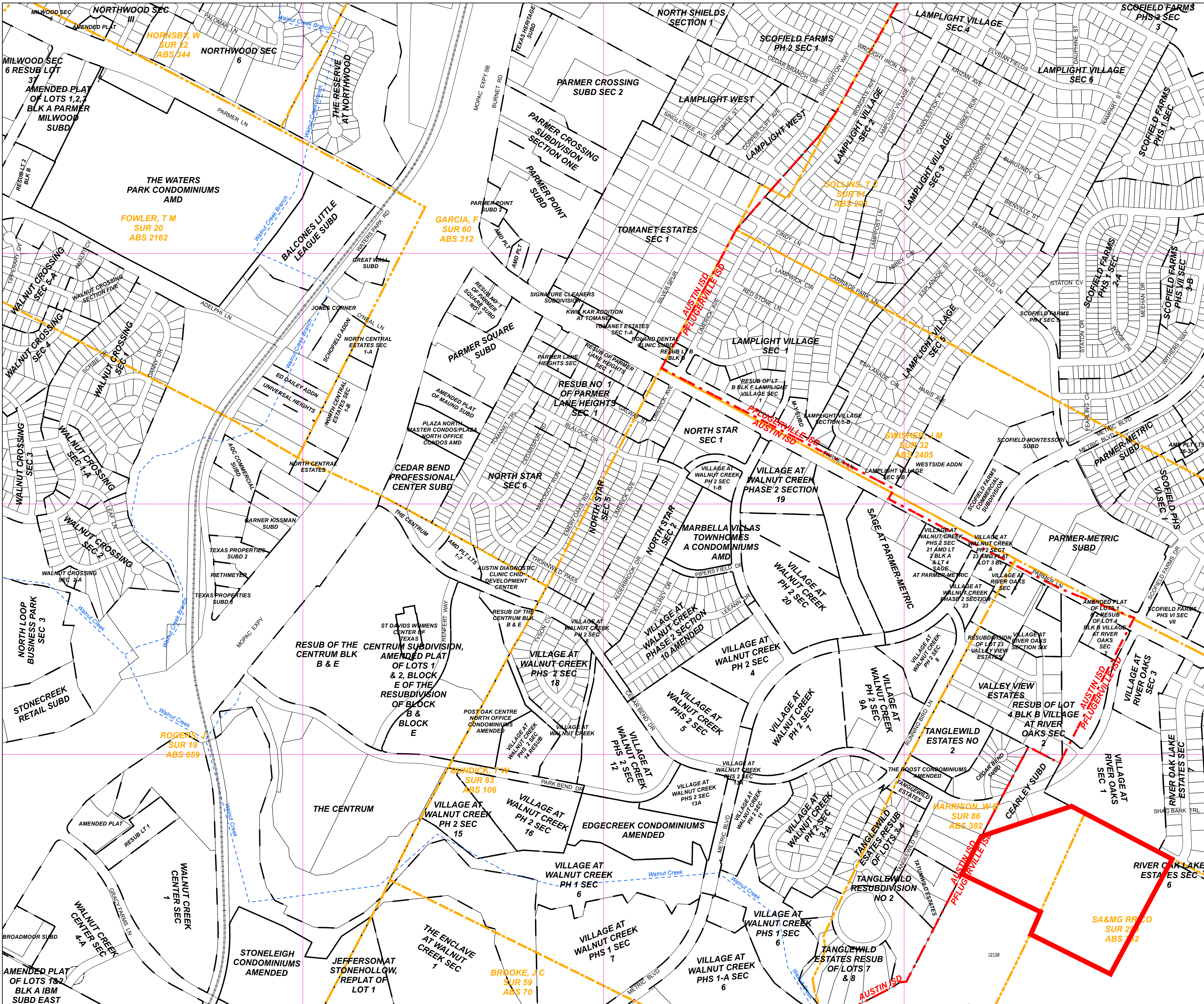
E-mail: joey.delagarza@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated March 4, 2022



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

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

NAD 1983 StatePlane
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

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

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

0 400 Feet

Revision Date:
7/12/2019

25911

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THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL BY THESE PRESENTS
THAT, MMK VENTURES LLC, ACTING BY AND THROUGH ITS MANAGER, GARRETT MARTIN, OWNER OF (34.20 ACRES) OF LAND OUT OF THE W.B. HARRISON SURVEY NO. 86, AND THE S.A. & M.G.R.R. CO. SURVEY NO. 290 IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2014017147 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO THE PROVISION OF CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE SAID TRACT OF LAND, COMPRISING A TOTAL OF 5.828 ACRES, IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS

FINAL PLAT OF CEARLEY COMMUNITY SUBDIVISION

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

WITNESS MY HAND THIS THE ____ DAY OF _____, A.O. 20__.

GARRETT MARTIN
CEARLEY TRACT DEVELOPMENT INC.
9111 JOLLYVILLE RD, SUITE 111
AUSTIN, TEXAS 78759

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, A.D., 20____, DID PERSONALLY APPEAR GARRETT MARTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC _____
PRINTED NAME _____
COMMISSION EXPIRES _____

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , 20__A.D., AT__ O'CLOCK ____M. AND DULY RECORDED ON THE ____ DAY OF _____, A.D. AT ____ O'CLOCK ____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THIS THE ____ DAY OF _____ 20__, A.O.

DANA DEBEAUVOFFI,COUNTY CLERK TRAVIS COUNTY,TEXAS

BY: _____
DEPUTY

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20__, A.D.

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

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, THIS THE ____ DAY OF _____ 20 __ ,A.D.

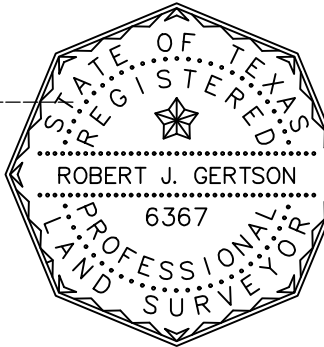
JOLENE KIOLBASSA CHAIRPERSON ANA AGUIRRE SECRETARY

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, ROBERT J. GERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

ROBERT J. GERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6367
ATWELL LLC
3815 S. CAPITOL OF TEXAS HWY. STE. 300
512-904-0505

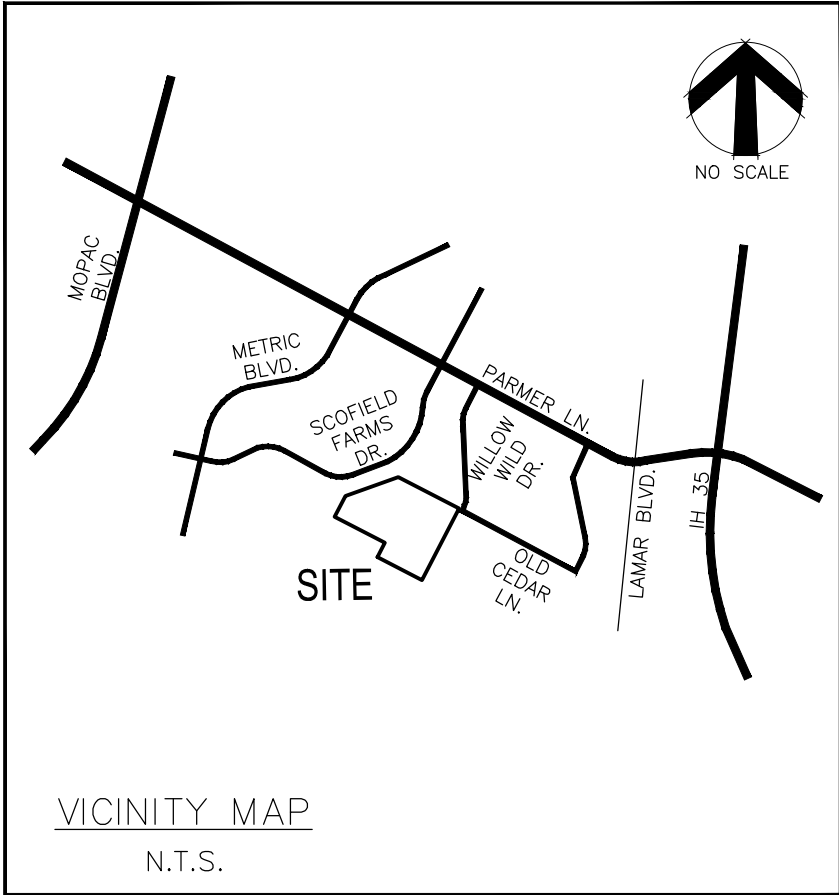
THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, CONNOR J OVERBY, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION 131.152(E).1 HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT,AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.
THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48453C0265K, DATED JANUARY 6, 2016.

CONNOR J OVERBY P.E., CPESC
ATWELL, LLC TBPE NO. 12242
3815 S. CAPITAL OF TEXAS HIGHWAY BUILDING ILL, SUITE 300
AUSTIN, TEXAS 78704
(512) 904-0505



DATE _____

- NOTES:
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
 - THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
 - NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 - THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
 - ALL STREETS, DRAINAGE, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS, INCLUDING ANY APPROVED VARIANCES OR WAIVERS TO THOSE STANDARDS.
 - AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - THE OWNER /DEVELOPER OF THIS SUBDIVISION/LOT MAY PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS SUBDIVISION/LOT. THESE EASEMENTS/ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - 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 PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
 - BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS. UNLESS OTHERWISE NOTED ON THIS PLAT.
 - 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 TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
 - EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
 - WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
 - THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
 - LOWER COLORADO RIVER AUTHORITY LOT ENCROACHMENT: NO BUILDING, VERTICAL STRUCTURES, IRRIGATION AND/OR VEGETATION ALLOWED IN THE AREA LOCATED ON BLOCK A LOT 3, BLOCK B LOT 4, AND BLOCK B LOT 5.



PROJECT:	—
JOB NUMBER:	Cearley Community Subdivision
SURVEY DATE:	20003191
SCALE:	SEPTEMBER 2021
SURVEYOR:	1" = 100'
TECHNICIAN:	ROBERT J. GERTSON, RPLS 6367
DRAWING:	AY/EB
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



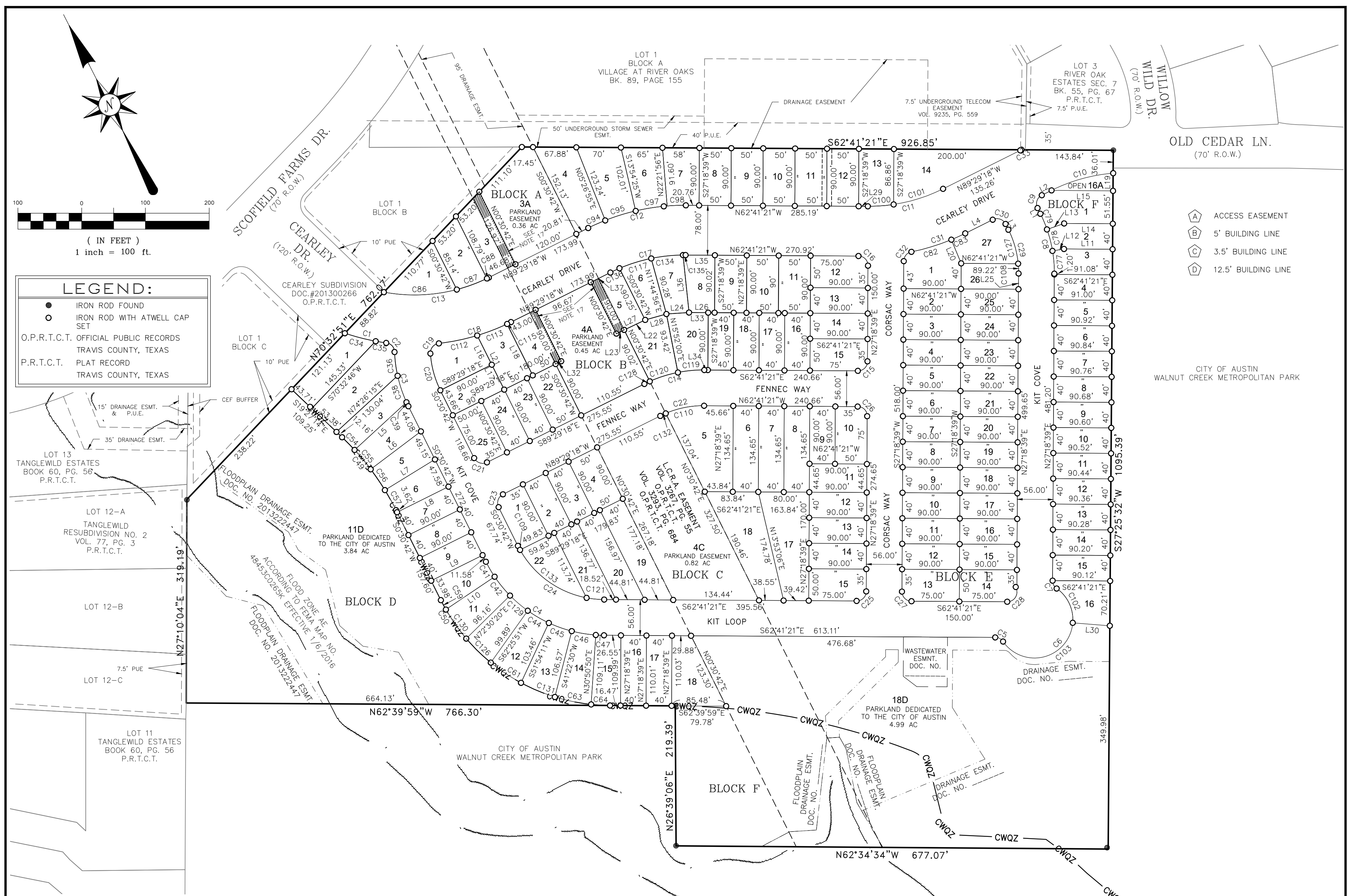
ATWELL

www.atwell-group.com

805 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
512.904.0505
TBPE LS 10193726


FINAL PLAT OF
CEARLEY COMMUNITY
SUBDIVISION

SHEET
1
OF 3



- (A) ACCESS EASEMENT
 - (B) 5' BUILDING LINE
 - (C) 3.5' BUILDING LINE
 - (D) 12.5' BUILDING LINE
- CITY OF AUSTIN
WALNUT CREEK METROPOLITAN PARK

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PROJECT: CEARLEY Community Subdivision	 <p>ATWELL www.atwell-group.com 805 LAS CIMAS PARKWAY, SUITE 310 AUSTIN, TX 78746 512.904.0505 TBPE LS 10193726</p>	FINAL PLAT OF CEARLEY COMMUNITY SUBDIVISION	SHEET 2 OF 3
JOB NUMBER: 20003191			
SURVEY DATE: OCTOBER 2021			
SCALE: 1" = 100'			
SURVEYOR: ROBERT J. GERTSON, RPLS 6367			
TECHNICIAN: AY/EB			
DRAWING:			
DESCRIPTION:			
PARTYCHIEF:			
FIELDBOOKS:			

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CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	11°16'44"	339.00'	66.73'	S49°50'21"E	66.63'
C2	80°19'38"	15.00'	21.03'	S15°18'54"E	19.35'
C3	24°20'13"	208.00'	88.35'	S12°40'49"W	87.69'
C4	63°12'03"	208.00'	229.44'	S31°05'19"E	217.98'
C5	55°01'01"	15.00'	14.40'	S35°10'50"E	13.86'
C6	200°02'02"	60.00'	209.48'	N72°18'39"E	118.17'
C7	55°01'01"	15.00'	14.40'	N0°11'51"W	13.86'
C8	26°47'59"	208.00'	97.29'	N13°54'40"E	96.41'
C9	90°00'00"	15.00'	23.56'	N45°30'42"E	21.21'
C10	21°48'25"	265.00'	100.86'	S78°35'05"E	100.25'
C11	26°47'57"	261.00'	122.08'	N76°05'19"W	120.97'
C12	26°47'57"	339.00'	158.56'	N76°05'19"W	157.12'
C13	37°05'55"	261.00'	169.00'	N70°56'20"W	166.06'
C14	26°47'57"	208.00'	97.29'	S76°05'19"E	96.40'
C15	90°00'00"	15.00'	23.56'	N72°18'39"E	21.21'
C16	90°00'00"	15.00'	23.56'	N17°41'21"W	21.21'
C17	26°47'57"	261.00'	122.08'	N76°05'19"W	120.97'
C18	20°01'51"	339.00'	118.52'	N79°28'22"W	117.91'
C19	87°22'51"	15.00'	22.88'	S66°51'08"W	20.72'
C20	22°39'00"	152.00'	60.09'	S11°50'12"W	59.70'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C86	25°18'38"	261.00'	115.30'	S65°02'42"E	114.36'
C87	10°59'07"	262.75'	50.38'	S83°13'47"E	50.30'
C88	0°43'44"	261.00'	3.32'	S89°07'26"E	3.32'
C94	2°17'28"	339.00'	13.56'	S88°20'34"E	13.55'
C95	8°27'30"	339.00'	50.05'	S80°19'20"E	50.00'
C97	8°27'30"	339.00'	50.05'	S71°51'50"E	50.00'
C98	4°56'44"	339.00'	29.26'	S65°09'43"E	29.25'
C100	8°53'51"	261.00'	40.53'	S67°08'16"E	40.49'
C101	17°54'06"	261.00'	81.55'	S80°32'15"E	81.22'
C102	59°15'41"	60.00'	62.06'	N1°55'29"E	59.33'
C103	140°46'22"	60.00'	147.42'	S78°03'30"E	113.04'
C108	5°47'47"	152.00'	15.38'	N24°24'46"E	15.37'
C109	2°44'11"	152.00'	7.26'	S0°51'23"E	7.26'
C110	23°14'12"	152.00'	61.64'	N74°18'27"W	61.22'
C112	10°22'55"	339.00'	61.43'	N74°38'54"W	61.34'
C113	8°28'00"	339.00'	50.09'	N84°04'22"W	50.05'
C115	1°09'10"	339.00'	6.82'	N88°54'43"W	6.82'
C117	11°27'48"	261.00'	52.22'	N80°18'37"W	52.13'
C119	11°26'39"	208.00'	41.55'	S68°24'40"E	41.48'
C120	12°45'09"	208.00'	46.29'	S80°30'34"E	46.20'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	90°00'00"	15.00'	23.56'	S44°29'18"E	21.21'
C22	26°47'57"	152.00'	71.10'	N76°05'19"W	70.45'
C23	90°00'00"	15.00'	23.56'	S45°30'42"W	21.21'
C24	63°12'03"	152.00'	167.67'	S31°05'19"E	159.29'
C25	90°00'00"	15.00'	23.56'	N72°18'39"E	21.21'
C26	90°00'00"	15.00'	23.56'	N17°41'21"W	21.21'
C27	90°00'00"	15.00'	23.56'	S17°41'21"E	21.21'
C28	90°00'00"	15.00'	23.56'	N72°18'39"E	21.21'
C29	26°47'59"	152.00'	71.10'	N13°54'40"E	70.45'
C30	90°00'00"	15.00'	23.56'	N44°29'18"W	21.21'
C31	15°06'30"	339.00'	89.39'	N81°56'03"W	89.13'
C32	78°18'33"	15.00'	20.50'	S66°27'56"W	18.94'
C33	1°39'25"	75.80'	2.19'	N89°18'03"W	2.19'
C34	8°27'02"	339.00'	50.00'	N48°25'30"W	49.95'
C35	2°50'53"	339.00'	16.85'	N54°04'27"W	16.85'
C36	10°21'36"	208.00'	37.61'	N19°40'07"E	37.56'
C38	12°04'23"	208.00'	43.83'	N8°27'07"E	43.75'
C39	1°54'14"	208.00'	6.91'	N1°27'49"E	6.91'
C41	7°28'42"	208.00'	27.15'	N3°13'39"W	27.13'
C42	10°31'40"	208.00'	38.22'	N12°13'50"W	38.17'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C121	10°26'55"	152.00'	27.72'	S57°27'53"E	27.68'
C126	10°22'17"	298.00'	53.94'	S18°34'56"E	53.87'
C127	21°00'10"	152.00'	55.72'	N11°00'47"E	55.41'
C128	26°47'57"	208.00'	97.29'	S76°05'19"E	96.40'
C129	9°02'57"	208.00'	32.85'	S23°02'41"E	32.82'
C130	10°42'09"	298.00'	55.66'	S8°02'42"E	55.58'
C131	11°04'34"	298.00'	57.61'	S40°16'08"E	57.52'
C132	0°45'25"	152.00'	2.01'	N87°42'30"W	2.01'
C133	50°00'57"	152.00'	132.69'	S27°13'57"E	128.51'
C134	10°59'35"	261.00'	50.08'	N69°04'55"W	50.00'
C135	0°53'47"	261.00'	4.08'	S63°08'14"E	4.08'
C136	3°26'47"	261.00'	15.70'	N87°45'54"W	15.70'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C43	63°12'03"	208.00'	229.44'	S31°05'19"E	217.98'
C44	10°31'40"	208.00'	38.22'	N32°49'59"W	38.17'
C45	10°31'40"	208.00'	38.22'	N43°21'39"W	38.17'
C46	10°31'40"	208.00'	38.22'	N53°53'20"W	38.17'
C47	3°32'11"	208.00'	12.84'	N60°55'15"W	12.84'
C49	19°57'56"	410.00'	142.87'	S9°28'16"E	142.15'
C50	13°54'29"	298.00'	72.34'	S6°26'32"E	72.16'
C54	3°53'30"	410.00'	27.85'	S17°30'29"E	27.84'
C55	5°31'29"	410.00'	39.53'	S12°48'00"E	39.52'
C56	5°31'29"	410.00'	39.53'	S7°16'32"E	39.52'
C57	5°01'29"	410.00'	35.96'	S2°00'03"E	35.95'
C59	3°12'20"	298.00'	16.67'	S1°05'28"E	16.67'
C61	10°57'46"	298.00'	57.02'	S29°14'57"E	56.93'
C63	11°10'15"	298.00'	58.10'	S51°23'32"E	58.01'
C64	5°42'31"	298.00'	29.69'	S59°49'55"E	29.68'
C77	9°52'13"	208.00'	35.83'	S22°22'33"W	35.79'
C78	9°35'29"	208.00'	34.82'	S12°38'42"W	34.78'
C79	7°20'16"	208.00'	26.64'	S4°10'50"W	26.62'
C82	11°04'28"	339.00'	65.52'	N79°55'02"W	65.42'
C83	4°02'02"	339.00'	23.87'	N87°28'17"W	23.86'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	N0°30'42"E	10.00'
L2	S89°29'18"E	17.04'
L3	N0°30'42"E	10.00'
L4	S89°29'18"E	48.06'
L5	N74°26'15"E	110.46'
L6	N79°57'44"E	98.60'
L7	S85°29'13"W	91.93'
L8	N89°29'18"W	90.00'
L9	N89°29'18"W	90.00'
L10	N83°02'00"E	92.09'
L11	S62°41'21"E	76.16'
L12	S72°33'33"E	18.35'
L13	N82°09'02"W	28.51'
L14	N62°41'21"W	76.24'
L15	N62°34'28"W	96.36'
L16	N0°30'42"E	51.14'
L17	N0°30'42"E	43.66'
L18	S0°30'42"W	90.07'
L19	N27°25'32"E	27.65'
L20	S4°32'44"W	40.19'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L21	S0°30'42"W	94.80'
L22	N88°39'42"W	36.49'
L23	N88°39'42"W	13.50'
L24	S66°48'21"E	35.56'
L25	N27°18'39"E	24.65'
L26	N62°41'42"W	40.00'
L27	S88°39'42"E	50.01'
L28	S78°25'56"E	34.51'
L29	S62°41'21"E	24.74'
L30	N58°26'41"W	58.31'
L32	N89°29'18"W	9.83'
L33	N62°43'38"W	30.00'
L34	S62°41'21"E	5.66'
L35	S62°41'21"E	45.92'
L36	N20°58'12"E	90.54'
L37	N89°29'18"W	34.31'

PROJECT:	—
JOB NUMBER:	20003191
SURVEY DATE:	OCTOBER 2021
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY/EB
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



FINAL PLAT OF
CEARLEY COMMUNITY
SUBDIVISION

SHEET 3 OF 3

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



CASE NUMBER: C8-2021-0078.1A
UPDATE: U0
CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: Cearley Community Subdivision Final Plat
LOCATION: 1601 CEDAR BEND DR

SUBMITTAL DATE: February 7, 2022
FINAL REPORT DATE: March 4, 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 **May 9, 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. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Cindy Edmond
Electric : Andrea Katz
Site Plan Plumbing : Juan Beltran
AW Utility Development Services : Bradley Barron
911 Addressing : Jorge Perdomo
ATD Engineering : Adrianna Morrow
Drainage Engineering : Kyle Virr
Environmental : Babatunde Daramola
Flood Plain : Zach Kretsch
PARD / Planning & Design : Scott Grantham

Subdivision : Joey de la Garza
Water Quality : Kyle Virr
Wetlands Biologist : Eric Brown

Electric Review - Andrea Katz - 512-322-6957

EL 1. [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 (15') foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to Cearly Drive R.O.W.

Ten (10') foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all other street R.O.W. Show the easement(s) on the face of the plat.

EL 2. There are LCRA transmission circuits located on this tract which do not impact Austin Energy. The owner/applicant is required to contact Anne Manning, 512-578-4420, or 1-800-776-5272, ext. 4420 or anne.manning@lcra.org with LCRA for review/approval.

EL 3. There are parkland easements within the transmission easements. These may not be allowed. Discussion with transmission group ongoing.

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

AD1: This plat review is Rejected;

AD2: KIT LOOP street type should be CIRCLE as layout meets criteria

NOTE1: Please change street type label to CIRCLE

§25-4-155

ATD Engineering Review - Adrianna Morrow - 512-974-6403

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

- ATD 1. Provide a survey tie showing the existing right-of-way and pavement width for Old Cedar Lane.
- ATD 2. Sidewalks are required on both sides of Cearly Drive, Corsac Way, Fennec Way, and Kit Loop. Identify the location of the sidewalks by a dotted line on the final plat and include the sidewalk symbol within the Legend. LDC 25-6-351. TCM, 4.2.1.
- ATD 3. Provide the following plat note: "Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: Cearly Drive, Corsac Way, Fennec Way, and Kit Loop. These sidewalks shall be in place prior

to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company." LDC 25-6-351.

ATD 4. C8-2012-0001.1B must be approved prior to this final plat approval.

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

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE1: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.

DE2: Engineer's seal, signature and date required [LDC 25-7-62].

DE3: Add the following Floodplain Note [LDC 25-7-152]:

"The 100 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # _____, dated _____ for _____ (name of city of county)."

This must be certified by registered professional engineer.

DE4: Show drainage area maps and calculate fully developed condition flows for the offsite contributing areas passing through site. Drainage easements are required for conveyance of offsite flows through the site. [LDC 25-7-151 & 25-7-152].

DE5: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.

Environmental Review - Babatunde Daramola - 512-974-6316

Update 0 2/28/2022

PLAT NOTES [LDC 25-1, Article 4]

EV 1 Add the following note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 30-5, Article 7]

EV 2 Remove critical water quality zone buffers from the plat.

EV 3 This subdivision plan proposes single-family residential lot(s) on a slope with a gradient in excess of 15%. Provide a note stating: *"Slopes in excess of 15 percent exist on [insert Block __, Lot __]. Construction on slopes is limited per the Land Development Code and Environmental Criteria Manual."*

[LDC 30-5, Subchapter A, Article 7; ECM 1.8.0, 1.11.0]

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

EV 4 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 30-5, Subchapter A, Article 5; ECM Appendix S-1]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 30-5, Subchapter A, Article 5; ECM Appendix S-1]

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

DATE REVIEWED: 2/24/2022

UPDATE # U0

General notes: The applicant plans to dedicate the drainage easement via plat prior to U1, and will be coordinated informally to ensure that it is dedicated correctly. Please see the comment below.

FP1: Easement must be dedicated to contain the 100-year floodplain per LDC 25-7-152 and LDC 30-4-152. Please delineate the location of easement on plat. Easement can be dedicated either via separate instrument or via plat.

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

No hydrogeologic CEFs observed on-site. No additional comments at this time.

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

Update 0:

PR1. Thank you for showing areas to be dedicated, to the City of Austin. Please confirm:

- a. Final residential lot count of 122.
- b. Roads will be public ROW.
- c. Curb cut will be made at Block D, between Lots 11 and 12. Bollards can be placed. Intent is for City Vehicle to be able to access.

PR2. 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.

- A. Block 3A, 4A, and 4C can receive 40% credit, based on granting easements, 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. 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.
- D. Unencumbered areas, deeded, may receive 100% credit.

PR3. Thank you for labeling two lots as Parkland Dedicated to the City of Austin, and Lots 3A, 4A, and 4C as Park Easements.

- A. Please remove the proposed detention pond areas from the parkland.

B. Fiscal will need to be posted, prior to subdivision approval, for the dedication of the parkland, recordation of park easements, and any improvements if applicable. (City of Austin Easement website: Exclusive Trail and Recreational Easement.) This reviewer will issue a fiscal memo when complete calculation is made.

PR4. The park development fee is also required. This fee may be offset by the construction of approved recreational amenities, such as trails, on the parkland. Please indicate whether the applicant would like to construct any park amenities to receive credit. Any remaining fees will be issued with the next update.

PR5. Add the following note to the plat:

Parkland dedication has been provided for 122 units by the dedication of ____ acres of land. Fiscal surety was posted with the City until such time as the parkland is dedicated and approved by the Parks and Recreation Department.

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

SR 1. The plat diagram should be the first page. The plat notes and signatures should be on the second page. 25-1-83

SR 2. Add the Case #C8-2021-0078.1A in the bottom right hand corner of each sheet. 25-1-83

SR 3. Revise the owner's dedication block as follows: 25-1-83, TX LGC 212.004(c)

That Cearley Tract Development, Inc., being the owner of that certain 29.17 ac. tract of land out of the W.B. Harrison Survey Number 86, Abstract Number 382, and S.A. & M.G.R. Co. Survey Number 290, Abstract Number 752, situated in Travis County, Texas, as conveyed by deed as recorded in Document No. 2020150655 of the official public records of Travis County, Texas, does hereby subdivide 29.17 acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

CEARLEY COMMUNITY SUBDIVISION

And do hereby dedicate to the public, the use of the streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

SR 4. Revise the recordation block as shown: 25-1-83

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20_____, A.D AT _____ O'CLOCK _____.M., AND DULY RECORDED ON THE _____ DAY OF _____, 20_____, A.D., AT _____ O'CLOCK _____.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20_____, A.D.
REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

SR 5. Amend the Land Use Commission approval block. 25-1-83:

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

Chair

Secretary

SR 6. Revise the engineer's certification 25-1-83

"I, Connor J. Overby, P.E., am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of Title 25 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge."

SR 7. Amend plat note 12 to the following note 25-1-83 and 25-2: "Building setback lines shall be in conformance with City of Austin zoning ordinance requirements."

SR 8. If fiscal is not required to be posted, add the following note: 25-1-83

"By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy."

SR 9. If fiscal is required, add the following note. The subdivision construction agreement (SCA) will be prepared by the fiscal officer. 25-1-83, 25-4-38, 25-4-84

"This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated _____, 20__, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc#. _____, in the Official Public Records of _____ County, Texas."

SR 10. One concrete monument is required to be placed at or near a major property corner if one is not located and shown within 1300 feet on previously recorded property. 25-4-131

SR 11. Provide documentation the person signing the plat has the authority to sign the plat on behalf of the owner. 25-1-83

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

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

AW2. Per Utility Criteria Manual Section 2:

Remove the lift station wastewater easement. This will be dedicated by separate instrument during construction plan phase, not by plat.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - Kyle Virr - 512-974-2538

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WQ 1. Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ 2. Water quality controls are required if the total of new and redeveloped impervious cover exceeds 8,000 square feet in all watersheds other than Barton Springs Zone. Provide a water quality plan using the assumed values for impervious cover for single-family subdivisions shown in Land Development Code Section 25-8-64.

WQ 3 The City maintains all water quality controls for single-family subdivision. All water quality controls to be City maintained must meet the maintenance and access requirements of DCM 1.2.4(E). Please demonstrate the plan provides the necessary space within the designated easements to meet the requirements of this section.

WQ 4. Proposed improvements encroach on the Erosion Hazard Zone Buffer established by the Watershed Protection Department. Conduct and provide an analysis in accordance with City of Austin Drainage Criteria Manual Appendix E, Criteria for Establishing an Erosion Hazard Zone. (LDC 25-7-32, DCM Appendix E)

WQ 6. ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ 8. Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

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

WB# Pursuant to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a), please add a note stating that: "The presence of a Critical Environmental Feature on or near a property may affect development. All activities within the Critical Environmental Features (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."

WB# Pursuant to LDC 25-8-282(A), please show the location and boundaries of the wetland CEF identified by City Staff on November 30, 2021 as "Wetland CEF".

WB# ERI must identify all critical environmental features (CEFs) pursuant to LDC 25-8-121. Please correct the ERI to document the presence of the wetland Critical Environmental Feature observed during site visit on 11/30/21.

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

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add 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 services lines shall be positioned or located in a manner that will not cross lot lines.**

Land Development Engineering Review - Jennifer Back, P.E. - jennifer.back@austintexas.gov

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1. Fiscal arrangements are required for street, detention, sidewalk, drainage, restoration, erosion controls, water quality ponds. Provide an engineer's fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, drainage easements, etc. [LDC 25-1-112]
2. Sidewalks are required on both sides of Cearly Drive, Corsac Way, Fennec Way, and Kit Loop. Identify the location of the sidewalks by a dotted line on the final plat. [LDC 25-6-351]
3. Provide the following plat note: "Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: Cearly Drive, Corsac Way, Fennec Way, and Kit Loop. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company." [LDC 25-6-351]

End of report