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## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2020-0188.0A **COMMISSION DATE**: March 22, 2022

**SUBDIVISION NAME:** 1940 Webberville Road

ADDRESS: 1940 Webberville Road

APPLICANT: Enge Xing (1940 Webberville Road, LLC)

**AGENT:** Alberto Gutierrez (Southwest Engineers, Inc.)

**ZONING**: SF-3-NP (single family residence) **NEIGHBORHOOD PLAN**: MLK-183

**AREA**: 1.008 acres (43,908 sf) **LOTS**: 5

COUNTY: Travis DISTRICT: 1

WATERSHED: Fort Branch

JURISDICTION: Full Purpose

**SIDEWALKS**: Sidewalks will be constructed along Webberville Road.

**VARIANCE**: N/A

# **DEPARTMENT COMMENTS:**

The request is for the approval of 1940 Webberville Road Subdivision, comprised of 5 lots on 1.008 acres (43,908 sf).

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 17, 2022, and attached as Exhibit C.

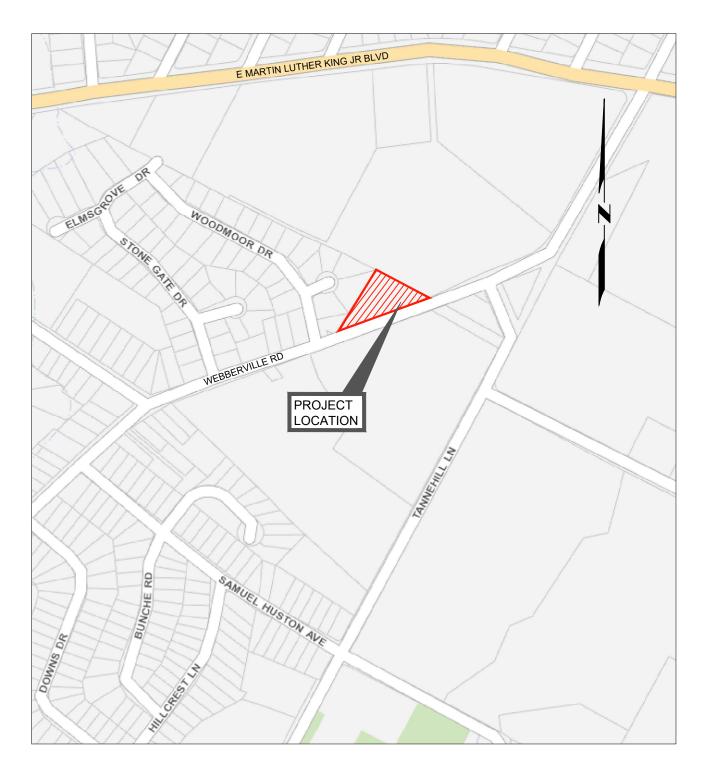
CASE MANAGER: Cesar Zavala PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

# **ATTACHMENTS**

Exhibit A: Vicinity map Exhibit B: Proposed plat

Exhibit C: Comment report dated March 17, 2022



# **Southwest Engineers**



TBPE No.: 1909 www.swengineers.com 205 Cimarron Park Lp. Suite B Buda, Texas 78610 (512) 312-4336

# **LOCATION MAP**

1940 WEBBERVILLE ROAD SUBDIVISION 1940 WEBBERVILLE ROAD AUSTIN, TX 78721 1940 WEBBERVILLE RD, LLC

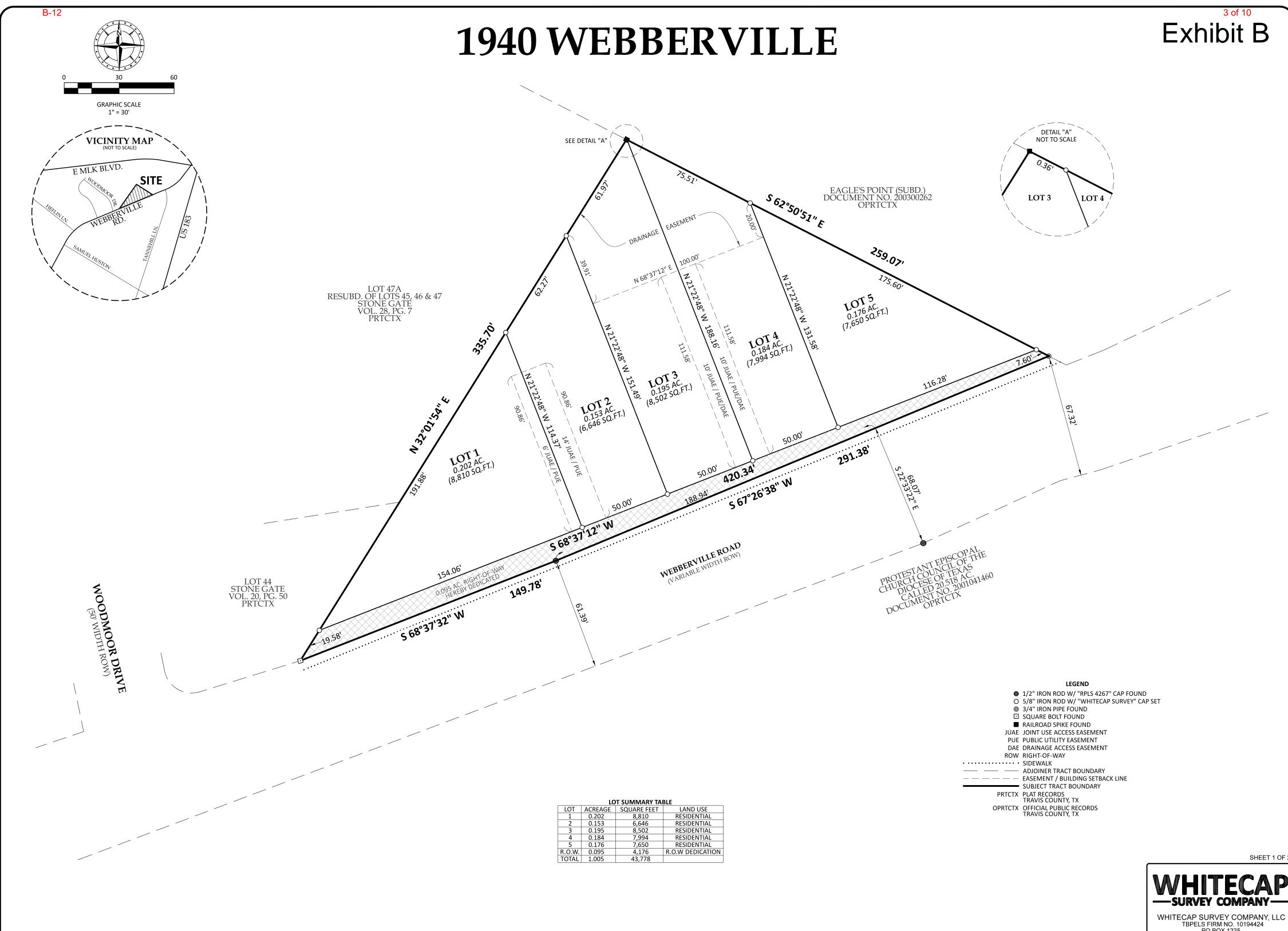
 Date:
 05/06/2020

 File:
 Exhibit

 Scale:
 N.T.S.

 Tech:
 LS

 Project No.:
 0690-004-19



SHEET 1 OF 2 WHITECAP SURVEY COMPANY, LLC TBPELS FIRM NO. 10194424 PO BOX 1225 DRIPPING SPRINGS, TX 78620 (512) 808-0102 EMAIL: INFO@WHITECAPSURVEY.COM

# 1940 WEBBERVILLE

#### PLAT NOTES

INSTALLED TO THE CITY OF AUSTIN STANDARDS.

- 1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) CENTRAL ZONE. UNITS = US SURVEY FEET.
- 2. THIS SITE LIES WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED
- 3. THE LOT OWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY

BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48453C0470K, DATED JANUARY 6, 2016.

- 4. ALL STREETS, DRAINAGE, SIDEWALK, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND
- 5. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: WEBBERVILLE ROAD. 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 GOVERNING BODY OR UTILITY COMPANY.
- 6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION TO THOSE INDICATED, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN 10 FEET OF THE CENTERLINE 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 OF THIS PROJECT.
- 7. 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 THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 8. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW, RAINFALL, RUN-OFF SHALL BE HELD TO THE AMOUNT EXISITING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 9. 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 RESPONSIBITITY 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.
- 10. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO THE LAND DEVELOPMENT CODE.
- 11. 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 DOCUMENT NO. \_\_\_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 12. ALL BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 13. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 14. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ALL EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESSES ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 15. THE WATER AND WASTEWATER UTILITY SYSTEM SERVICE 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. ALL WATER AND WASTEATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE
- 16. 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 AUSTIN WATER. 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.
- 17. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 18. 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.
- 19. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR \_\_\_\_\_\_ DWELLING UNITS DUE TO SF-3 ZONING.
- 20. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- $21.\ ANY\ RELOCATION\ OF\ ELECTRIC\ FACILITITIES\ SHALL\ BE\ AT\ LANDOWNERS/DEVELOPERS\ EXPENSE.$
- 22. THE DEVELOPER MUST CONSTRUCT A DRIVEWAY, DESIGNED BY A PROFESSIONAL ENGINEER, TO HAVE AN ALL-WEATHER SURFACE AND A PAVEMENT STRUCTURE MEETING AT LEAST PRIVATE STREET STANDARDS. THE DRIVEWAY MUST BE DESIGNED TO HAVE NO MORE THAN 9 INCHES OF WATER OVERTOPPING THE DRIVEWAY DURING THE 100-YEAR STORM EVENT.
- 23. THE DEVELOPER MUST CONSTRUCT A TURNAROUND MEETING CITY OF AUSTIN FIRE CRITERIA AT THE END OF THE DRIVEWAY, OR NO FURTHER THAN 200 FEET FROM THE END OF THE DRIVEWAY, AND MUST OBTAIN A WRITTEN SIGNATURE FROM THE AREA FIRE SERVICE PROVIDERS ACKNOWLEDGING THEIR APPROVAL OF THE JOINT USE DRIVEWAY.
- 24. THE DEVELOPER MUST ERECT SIGNS INDICATING "PRIVATE DRIVEWAY" AT THE DRIVEWAY ENTRANCE.
- 25. MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
- 26. ALL VEHICLES SHALL BE PARKED OFF OF THE JOINT USE DRIVEWAY SURFACE AND PUBLIC UTILITY EASEMENT, EXCEPT FOR INDIVIDUAL LOT DRIVEWAYS.
- 27. THE JOINT-USE DRIVEWAY USED AS ALTERNATIVE ACCESS FOR A SINGLE-FAMILY RESIDENTIAL USE MAY SERVE NOT MORE THAN EIGHT (8) DWELLING UNITS.Ò9. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR \_\_\_\_ UNITS DUE TO SF-3 ZONING.

# SURVEYOR'S CERTIFICATION:

- I, WILLIAM R. HERRING, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED UNDER MY SUPERVISION.
  - PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

WILLIAM R. HERRING, RPLS NO. 6355 - STATE OF TEXAS WHITECAP SURVEY COMPANY, LLC PO BOX 1225 DRIPPING SPRINGS, TX 78620 (512)808-0102 \_\_\_\_\_ DATE

# STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT, 1940 WEBBERVILLE ROAD, LLC, BEING THE OWNER OF THAT CERTAIN 1.005 ACRE TRACT OF LAND (CALLED 1.008 ACRES) OUT OF THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2019187862 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 1.005 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:

#### 1940 WEBBERVILLE

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.

WITNESS MY HAND, THIS THE \_\_\_\_\_\_DAY OF \_\_\_\_\_\_, 20\_\_ A.D.

ENGE XING, MANAGER 1940 WEBBERVILLE ROAD, LLC 3300 BEE CAVES ROAD, SUITE 650-181 AUSTIN. TX 78746

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED\_\_\_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SWORN AND SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_DAY OF \_\_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME

EXPIRATION DATE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE \_\_\_\_\_\_DAY OF\_\_\_\_\_\_, 20\_\_ A.D.

CHAIR SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, ON THIS, THE \_\_\_\_\_\_DAY OF\_\_\_\_\_\_\_\_, 20\_\_\_ A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, ON THIS, THE \_\_\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_ A.D.

CESAR ZAVALA, FOR: DENISE LUCAS, DIRECTOR DEVELOPMENT SERVICES DEPARTMENT

# STATE OF TEXAS

THAT I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATES OF AUTHENICATION 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., IN DOCUMENT NO. \_\_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE \_\_\_\_\_DAY OF\_\_\_\_\_\_, 20\_\_ A.D

DEPUTY, COUNTY CLERK TRAVIS COUNTY, TX

## STATE OF TEXAS COUNTY OF TRAVIS

I, PAUL VIKTORIN, 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 PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD ADMINISTRATION FIRM PANEL 48453C0470K, DATED JANUARY 6, 2016.

PAUL VIKTORIN, PE 66879 SOUTHWEST ENGINEERS 205 CIMARRON PARK LOOP, SUITE B BUDA, TEXAS 78620 FIRM NO. 1909 DATE

WHITECAP
—SURVEY COMPANY—

WHITECAP SURVEY COMPANY, LLC
TBPELS FIRM NO. 10194424
PO BOX 1225
DRIPPING SPRINGS,TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.COM

SHEET 2 OF 2



# CITY OF AUSTIN -DEVELOPMENT SERVICES DEPARTMENT SUBDIVISION APPLICATION - MASTER COMMENT REPORT

CASE NUMBER: C8-2020-0188.0A

REVISION #: 00 UPDATE: U1

CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: 1940 Webberville Road Subdivision

LOCATION: 1940 WEBBERVILLE RD

SUBMITTAL DATE: March 7, 2022 REPORT DUE DATE:March 17, 2022 FINAL REPORT DATE:March 17, 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 18**, **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

AW Utility Development Services : Derek Tucker PARD / Planning & Design : Scott Grantham

Electric: Cody Shook

ATD Engineering: Lee Miller Drainage Engineering: Kyle Virr Subdivision: Nicholas Coussoulis

Water Quality: Kyle Virr

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

EL 1, EL 2. U1: Comments stand until easements are shown on face of plat.

ATD Engineering Review - Lee Miller - 512-974-6472

ATD 1. A joint-use driveway used as alternative access for a single-family residential use may serve not more than eight dwelling units. LDC 25-6-451(C). Provide a plat not restricting the number of dwelling units accessing the single joint use access easement driveway.

U1: Comment Cleared.

ATD 2. If more than 3 residences are served by a single joint use driveway, the following requirements shall apply:

U1: Plat notes 22, 23, and 24 should be removed from sheet 2. Please remove the additional sentence at the end of note 27.

- ATD 3. Show a survey tie across all existing streets bordering or traversing this subdivision and show the entire right-of-way for Webberville Rd. to verify right-of-way width. LDC 25-4-131. U1: It appears that the ROW dedicated on the plat may be more than necessary in locations. Total ROW required per ASMP is 78'. From the centerline of Webberville Rd. 39' should be dedicated on applicant side of roadway. GIS data indicates existing ROW is 63' at the most, so confirmation of dedication amount may be needed. Comment will be cleared after
- ATD 4. Please remove "for street purposes" from the label in the hatched dedication area. **U1: Comment Cleared.**

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.

U1: Comment stands.

DE2 to DE3: CLEARED

DE4: DCM 2.4.2 states that "sound engineering judgement should be used to determine a flow path representative of the drainage area." Please justify the proposed condition flow path and how it is "representative" of the proposed drainage condition.

U1: Please revisit. In proposed conditions, the Tc path is shown as fully grassed.

DE5: Please provide plans and details for the proposed detention pond to demonstrate plans comply with all requirements on ECM 1.2.4 (E).

U1: Comment stands.

DE6: Please add the peak flows leaving the detention pond for each of the storm events to the summary table to demonstrate compliance with DCM 1.2.2(D) which states, "Stormwater runoff peak

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flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events."

U1: Comment stands.

DE7: DCM 1.2.3 (C) states, "If a development is located within 550 feet of an existing storm drain system, the developer shall provide all the necessary infrastructure designed in accordance with the criteria in this manual to connect appropriately to the storm drain system." Please provide information to verify compliance.

U1: Please contact watershed protection to clear this comment (rebeka.mckay@austintexas.gov).

DE8: CLEARED

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

# Update 1:

PR1. The parkland dedication and park development fee is required (City Code §25-1-601) and must be paid prior to approval. Due to SF-3 zoning, the fee for 10 units must be paid because each lot is large enough for a two-family residential use. Invoices will be issued with the next update.

U1: The park fee bills have now been issued in AMANDA, and invoices emailed to the applicant. Comment pending payment of fees.

PR2. Add the following note to the plat:

A fee-in-lieu of parkland dedication and park development has been paid for 10 units due to SF-3 zoning.

U1: Thank you for Note #19 on coversheet. Please fill in with 10 units, or inform this reviewer if 10 units are not buildable on the site.

Subdivision Review - Nicholas Coussoulis - Nicholas.coussoulis@austintexas.gov

- SR 1. Comment cleared.
- SR 2. Comment cleared.
- SR 3. Comment cleared.
- SR 4. Comment cleared.
- SR 5. Comment cleared.
- SR 6. If fiscal is required replace Note #11 with the following note. 25-1-83, 25-4-38, 25-4-84 or 30-1-113, 30-2-38, 30-2-84

**Update 1:** Verify if fiscal is needed for the case. If fiscal is not needed, remove note #11.

SR 7. Verify if notes #23, 24 and 25 are applicable to the plat, contact the City of Austin Transportation Department reviewer to determine if the notes are needed on the plat. 25-1-83

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**Update 1:** Comment Pending ATD verifying notes # 22, 23, and 24 on the updated plat.

- SR 8. Comment cleared.
- SR 9. Comment cleared.
- SR 10. Comment cleared.
- SR 11. Comment cleared.
- SR 12. Comment cleared.
- SR 13. Comment cleared.
- SR 14. Comment cleared.
- SR 15. The site contains existing structures.
  - a. If the structures will be removed or demolished, the plat can be approved, but will not be recorded until the structures are demolished. The plat must be recorded no later than 80 business days after approval. 25-1-83
  - b. if the structures will remain, submit a scaled drawing that shows the existing structures and the new lot lines. The structures must meet setbacks from the new lot lines, and the new lots must comply with any applicable impervious cover (IC) and building cover (BC) limits. Include calculations for IC and BC. 25-1-83; 25-2-492
  - **Update 1:** Forward a copy of the vacated property after the existing structures have been demolished.
- SR 16. Comment cleared.
- SR 17. **Update 1:** Remove last sentence from note #27

AW Utility Development Services - Derek Tucker - 512-972-0077

# AW1. LDC 25-4-132; LDC 25-6-155, 171, 292; TCM 2.3.2:

Names, locations and dimensions of public rights-of-way, alleys, joint use driveways and easements within 150' of the subdivision, the names, locations and dimensions of private rights-of-way, alleys, joint use driveways and easements bordering or affecting the subdivision, and a statement describing the purpose for each public or private dedication. The holder of each easement must be shown for subdivisions in the ETJ in Travis County.



AW2. <u>Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code</u>: Remove note 15. This is a duplicate of note 16 and not the correct verbiage for the note.

# AW3. Uniform Plumbing Code:

Obtain copies of your current tap records from the AW TAPs office at (512)-972-0000 and contact Cory Harmon (or his designee) at (512)-974-2882 or Cory.Harmon@austintexas.gov to determine if any non-compliant tap or private plumbing violations will be created by the proposed subdivision and obtain his approval. Written approval from Mr. Harmon will be required for successful plat release.

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

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

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

U1: Please utilize ECM 1.6.4(B) and provide justification for payment in lieu of water quality.

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

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U1: Pending pond design from DE comments.

WQ3 to WQ4: CLEARED

End of report