

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2020-0033.1A

COMMISSION DATE: March 29, 2022

SUBDIVISION NAME: Saddle Ridge at Wildhorse Ranch Section 1

ADDRESS: 10621 Blue Bluff Road

APPLICANT: Heart of Manor, LP

AGENT: Kimley-Horn and Associates (Kevin Burks, PE)

ZONING: PUD

NEIGHBORHOOD PLAN: Wildhorse PUD

AREA: 63.72 acres

LOTS: 167

COUNTY: Travis

DISTRICT: 1

WATERSHED: Gilleland Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along all interior streets and the subdivision side of Blue Bluff Road.

VARIANCE: N/A

DEPARTMENT COMMENTS:

The request is for the approval of Saddle Ridge at Wildhorse Ranch Section 1, a final plat out of an approved preliminary plan. This plat proposes 158 single-family lots; 1 water quality, greenbelt, drainage and waste water lot; and 8 landscape lot on 63.72 acres.

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

STAFF RECOMMENDATION:

Staff recommends disapproval of the plat for the reasons listed in the comment report dated March 24, 2022, and attached as Exhibit C.

CASE MANAGER: Jennifer Bennett

PHONE: 512-974-9002

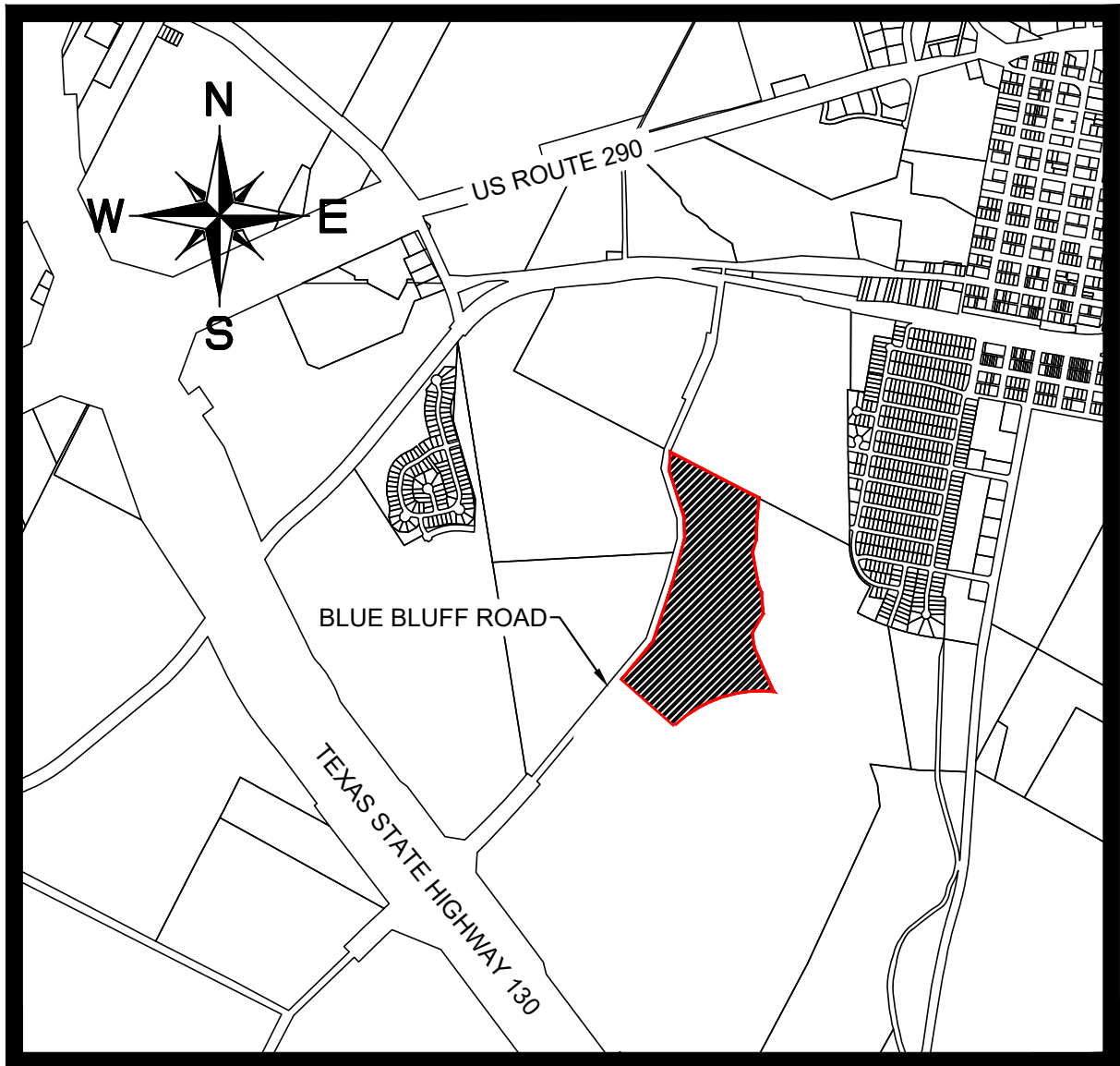
E-mail: jennifer.bennett@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated March 24, 2022



LOCATION MAP

SCALE: 1" = 2,000'

C:\A. TRAVIS 10/28/2019 9:50 AM
 K:\AUS.CIVIL\089244619-WILDHORSE BLUE BLUFF\PRELIMINARY\CAD\EXHIBITS\PLANS\EXHIBITS\LOCATION MAP.DWG
 10/25/2019 10:23 AM

PLOTTED BY
 DWG NAME
 LAST SAVED

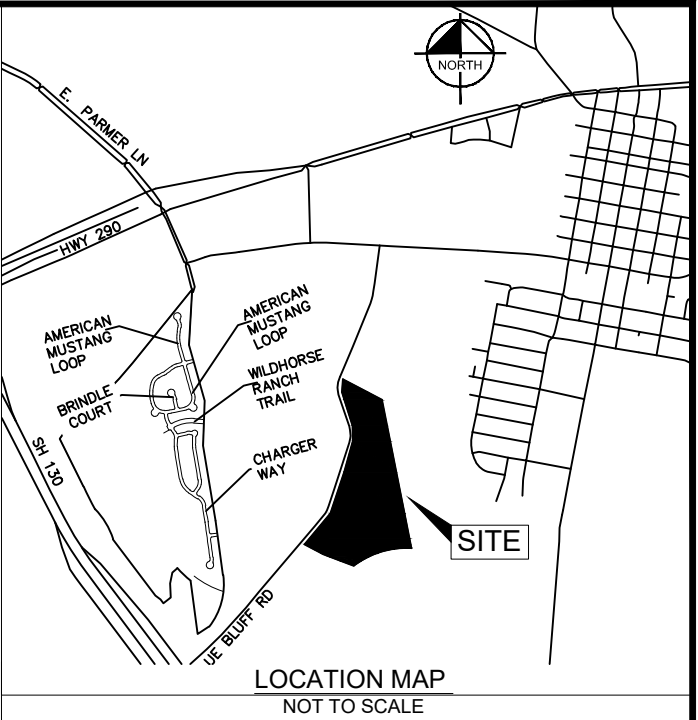
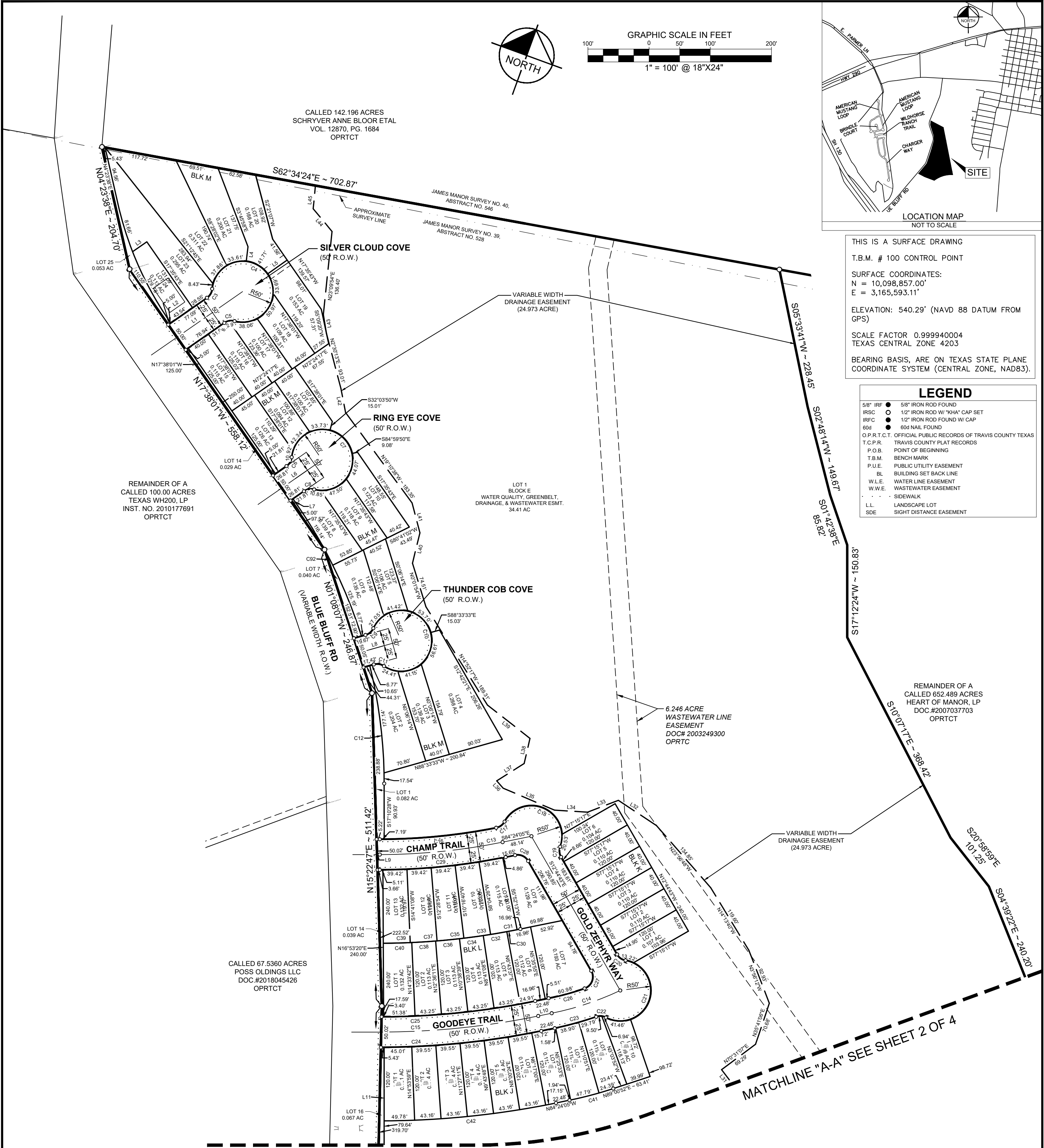
BLUE BLUFF AT WILDHORSE RANCH

AUSTIN, TEXAS
 OCTOBER 2019

Kimley»Horn

10814 Jollyville Road
 Campus IV, Suite 300
 Austin, Texas 78759
 737-471-0157
 State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



THIS IS A SURFACE DRAWING

T.B.M. # 100 CONTROL POINT

SURFACE COORDINATES:
N = 10,098,857.00'
E = 3,165,593.11'

ELEVATION: 540.29' (NAVD 88 DATUM FROM GPS)

SCALE FACTOR 0.999940004
TEXAS CENTRAL ZONE 4203

BEARING BASIS, ARE ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83).

LEGEND	
5/8" IRF	5/8" IRON ROD FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
60d	60d NAIL FOUND
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS	
T.C.P.R. TRAVIS COUNTY PLAT RECORDS	
P.O.B. POINT OF BEGINNING	
T.B.M. BENCH MARK	
P.U.E. PUBLIC UTILITY EASEMENT	
BL BUILDING SET BACK LINE	
W.L.E. WATER LINE EASEMENT	
W.W.E. WASTEWATER EASEMENT	
S.S. SIDEWALK	
L.L. LANDSCAPE LOT	
SDE SIGHT DISTANCE EASEMENT	

SADDLE RIDGE AT WILDHORSE RANCH SECTION 1			
STREET AREA SUMMARY			
SILVER CLOUD COVE	3.724 ACRES	2,444 LF	49' BACK TO BACK
RING EYE COVE	0.701 ACRES	493 LF	31' BACK TO BACK
THUNDER COB COVE	0.363 ACRES	201 LF	31' BACK TO BACK
CHAMP TRAIL	0.474 ACRES	456 LF	31' BACK TO BACK
GOLD ZEPHYR WAY	0.724 ACRES	514 LF	31' BACK TO BACK
GOODEYE TRAIL	0.733 ACRES	501 LF	31' BACK TO BACK
KOKO CAYUSE TRAIL	0.487 ACRES	466 LF	31' BACK TO BACK
GOLDEN CLOUD BEND	0.754 ACRES	619 LF	31' BACK TO BACK
CRAZY ALICE RUN	0.487 ACRES	466 LF	31' BACK TO BACK
ZIP COCHISE WAY	0.754 ACRES	619 LF	31' BACK TO BACK

SUBDIVISION PLAT ESTABLISHING

SADDLE RIDGE AT WILDHORSE RANCH SECTION 1 FINAL PLAT

63.716 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 39, THE ABSTRACT NO. 528, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 652.489 ACRE TRACT CONVEYED TO HEART OF MANOR, LP, AS RECORDED UNDER DOCUMENT NO. 2007037703, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

FEBRUARY 28, 2022

APPLICATION DATE: XXXXXX

XXXXXXX

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ROBERT J. SMITH, P.E.

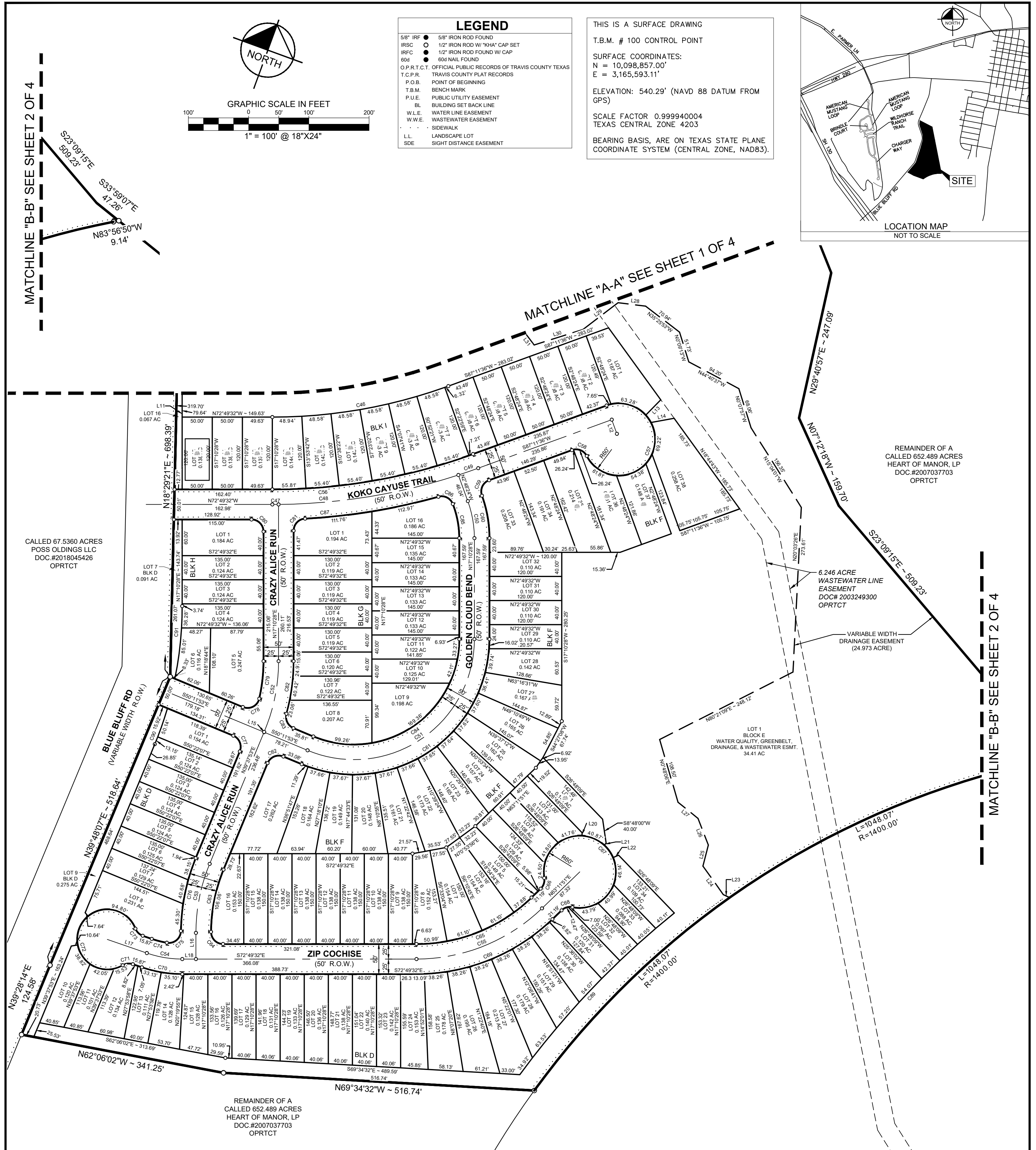
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

OWNER/DEVELOPER:
XXXXXXXXXX
HEART OF MANOR, LP
14515 BOIS D'ARC LANE
MANOR, TEXAS 78653
OFFICE: (XXX) XXX-XXXX

Kimley»Horn

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Sheet No.
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SADDLE RIDGE AT WILDHORSE RANCH SECTION 1			
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WILDHORSE RANCH
SECTION 1 FINAL PLAT**

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$$E = 3,165,593.11'$$

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OFFICE: (XXX) XXX-XXXX

Kimley»Horn

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Sheet No.
2 OF 4

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	49°54'05"	20.00'	17.42'	N47°24'56"E	16.87'	C52	23°02'05"	300.37'	120.76'	N28°41'53"E	119.95'
C4	279°59'22"	50.00'	244.34'	S17°32'25"E	64.29'	C53	22°27'26"	300.00'	117.59'	S28°24'11"W	116.83'
C5	50°05'17"	20.00'	17.48'	N82°35'23"W	16.93'	C54	19°04'15"	180.00'	59.91'	S63°17'25"E	59.64'
C6	49°59'41"	20.00'	17.45'	N47°22'08"E	16.90'	C55	43°58'37"	300.00'	230.26'	N85°11'09"E	224.65'
C7	279°59'23"	50.00'	244.34'	S17°38'01"E	64.29'	C56	19°58'52"	975.00'	340.02'	S82°48'58"E	338.30'
C8	49°59'41"	20.00'	17.45'	N82°38'11"W	16.90'	C57	262°49'17"	60.00'	275.24'	S38°36'14"W	90.00'
C9	49°59'41"	20.00'	17.45'	N66°26'36"E	16.90'	C58	82°49'09"	20.00'	28.91'	N51°23'50"W	26.46'
C10	279°59'23"	50.00'	244.34'	S01°26'27"W	64.29'	C59	90°06'40"	20.00'	31.45'	S42°08'15"W	28.31'
C11	49°59'41"	20.00'	17.45'	N63°33'42"W	16.90'	C60	20°05'33"	205.00'	71.89'	S07°07'42"W	71.52'
C12	13°56'34"	800.00'	194.68'	N10°12'11"E	194.20'	C61	112°37'39"	225.00'	442.29'	S73°29'17"W	374.44'
C13	11°34'33"	1000.00'	202.04'	S78°36'49"E	201.69'	C62	90°10'14"	20.00'	31.48'	S84°43'00"W	28.33'
C14	13°33'23"	500.00'	118.30'	N88°49'14"E	118.03'	C63	22°05'52"	275.00'	106.06'	S28°34'58"W	105.41'
C15	11°28'20"	1290.00'	258.29'	S78°39'55"E	257.86'	C64	90°21'34"	20.00'	31.54'	S27°38'45"E	28.37'
C16	11°14'52"	975.00'	191.40'	S78°26'58"E	191.10'	C65	43°58'37"	275.00'	211.07'	N85°11'09"E	205.93'
C17	50°18'22"	20.00'	17.56'	N70°46'25"E	17.00'	C66	55°46'16"	20.00'	19.47'	N35°18'43"E	18.71'
C18	171°37'45"	50.00'	149.77'	S48°33'54"E	99.73'	C67	291°32'32"	60.00'	305.30'	S26°48'09"E	67.50'
C19	49°59'41"	20.00'	17.45'	S12°15'08"W	16.90'	C68	55°46'16"	20.00'	19.47'	N88°55'01"W	18.71'
C20	49°59'41"	20.00'	17.45'	S37°44'33"E	16.90'	C69	43°58'37"	325.00'	249.45'	S85°11'09"W	243.37'
C21	197°47'04"	50.00'	172.60'	S36°09'08"W	98.80'	C70	19°04'15"	205.00'	68.23'	N63°17'25"W	67.92'
C22	47°06'52"	20.00'	16.45'	N68°30'46"W	15.99'	C71	49°59'41"	20.00'	17.45'	N78°45'08"W	16.90'
C23	7°40'07"	525.00'	70.27'	N88°14'08"W	70.21'	C72	279°59'23"	50.00'	244.34'	N36°14'42"E	64.29'
C24	11°29'57"	1315.00'	263.92'	N78°39'07"W	263.48'	C73	49°59'41"	20.00'	17.45'	S28°45'27"E	16.90'
C25	11°26'39"	1265.00'	252.67'	S78°40'46"E	252.25'	C74	9°32'55"	155.00'	25.83'	S58°31'45"E	25.80'
C26	7°21'18"	475.00'	60.98'	S88°04'44"E	60.93'	C75	98°56'51"	20.00'	34.54'	N67°13'22"E	30.40'
C27	100°59'20"	20.00'	35.25'	N37°44'57"E	30.86'	C76	21°52'57"	325.00'	124.12'	N28°41'25"E	123.37'
C28	71°39'22"	20.00'	25.01'	N48°34'24"W	23.41'	C77	89°49'46"	20.00'	31.36'	N05°17'00"W	28.24'
C29	11°34'33"	1025.00'	207.09'	S78°36'49"E	206.74'	C78	99°33'03"	20.00'	34.75'	N80°01'36"E	30.54'
C30	1°07'42"	1145.00'	22.55'	N83°50'14"W	22.55'	C79	13°00'59"	276.50'	62.81'	N23°42'59"E	62.68'
C31	2°12'13"	1145.00'	44.04'	S83°01'40"E	44.04'	C80	90°00'00"	20.00'	31.42'	N27°49'32"W	28.28'
C32	1°57'31"	1145.00'	39.14'	N82°17'38"W	39.14'	C81	86°57'47"	20.00'	30.36'	S60°39'21"W	27.52'
C33	8°44'25"	1145.00'	174.66'	N77°33'21"W	174.50'	C82	15°34'28"	325.37'	88.45'	S24°58'03"W	88.17'
C34	1°57'31"	1145.00'	39.14'	N80°20'06"W	39.14'	C83	82°57'10"	20.00'	28.96'	S08°43'18"E	26.49'
C35	8°44'25"	1145.00'	174.66'	N77°33'21"W	174.50'	C84	112°37'39"	175.00'	344.00'	N73°29'17"E	291.23'
C36	1°57'31"	1145.00'	39.14'	N78°22'35"W	39.14'	C85	21°27'48"	155.00'	58.06'	N06°26'34"E	57.72'
C37	8°44'25"	1145.00'	174.66'	N77°33'21"W	174.50'	C86	84°08'09"	20.00'	29.37'	N46°21'24"W	26.80'
C38	1°57'31"	1145.00'	39.14'	N76°25'04"W	39.14'	C87	12°33'43"	1025.00'	224.73'	N82°08'37"W	224.28'
C39	8°44'25"	1145.00'	174.66'	N77°33'21"W	174.50'	C89	14°51'49"	1435.00'	372.27'	S60°52'49"W	371.22'
C40	2°15'10"	1145.00'	45.02'	N74°18'43"W	45.02'	C90	6°02'38"	600.00'	63.29'	N36°36'35"E	63.26'
C41	6°35'03"	645.00'	74.12'	S87°41'37"E	74.08'	C91	8°13'09"	592.62'	85.01'	N24°43'11"E	84.94'
C42	1°43'22"	1435.38'	43.16'	S79°24'30"E	43.16'	C92	17°17'01"	800.00'	241.33'	N08°59'30"W	240.41'
C46	19°58'52"	855.00'	298.17'	S82°48'58"E	296.66'						
C47	0°35'38"	1000.00'	10.37'	S73°07'21"E	10.37'						
C48	17°23'34"	1000.00'	303.56'	S82°06'57"E	302.40'						
C49	1°59'40"	1000.00'	34.81'	N88°11'26"E	34.81'						
C50	19°58'52"	180.00'	62.77'	N07°11'02"E	62.46'						
C51	112°37'39"	200.00'	393.14'	N73°29'17"E	332.83'						

LINE TABLE		
NO.	BEARING	LENGTH
L1	N72°21'59"E	130.63'
L2	N17°38'01"W	2.53'
L3	N72°24'17"E	28.39'
L4	S24°04'08"W	24.02'
L5	S71°53'02"W	39.18'
L6	N72°21'59"E	80.43'
L7	N17°38'01"W	10.33'
L8	N88°33'33"W	72.16'
L9	S72°49'32"E	4.44'
L10	N84°24'05"W	22.48'
L11	N17°10'28"E	319.64'
L12	N02°48'24"W	25.00'
L13	S61°39'16"W	35.64'
L14	S83°18'33"E	39.08'
L15	N39°37'53"E	0.46'
L16	N17°10'28"E	43.40'
L17	S53°45'18"E	69.49'
L18	S72°49'32"E	22.65'
L20	S20°36'41"W	5.02'
L21	S59°38'37"W	4.71'
L22	N83°56'56"E	10.08'
L23	N48°00'59"W	11.56'
L24	N18°20'51"W	58.23'
L25	N31°22'20"E	36.12'
L26	N03°59'01"W	47.21'
L27	N33°44'58"W	42.76'
L28	N65°39'25"W	45.98'
L29	S69°47'55"W	73.31'
L30	S89°35'57"W	85.04'
L31	N19°54'30"W	54.57'
L32	N39°19'53"W	74.62'
L33	S86°06'25"W	53.83'
L34	N69°22'20"W	54.21'
L35	N49°37'23"W	91.29'
L36	N24°39'51"W	15.90'
L37	N74°55'43"E	53.13'
L38	N30°15'13"E	42.18'
L39	N34°44'58"W	88.40'
L40	N30°55'00"E	51.02'
L41	N02°37'48"E	50.53'
L42	N06°00'09"E	40.25'
L43	N07°43'17"E	31.10'
L44	N22°24'11"W	48.28'
L45	N22°40'10"E	38.00'

SADDLE RIDGE AT WILDHORSE RANCH SECTION 1			
STREET AREA SUMMARY			
WILDHORSE RANCH TRAIL	3.724 ACRES	2,444 LF	49' BACK TO BACK
BUCKSKIN HORSE WAY	0.701 ACRES	493 LF	31' BACK TO BACK
BUCKSKIN HORSE WAY (NORTH)	0.363 ACRES	201 LF	31' BACK TO BACK
MESTENGO DRIVE	0.474 ACRES	456 LF	31' BACK TO BACK
AMERICAN PAINT WAY	0.724 ACRES	514 LF	31' BACK TO BACK
SPANISH JENNET WAY	0.733 ACRES	501 LF	31' BACK TO BACK
STRAWBERRY ROAN DRIVE	0.487 ACRES	466 LF	31' BACK TO BACK
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SUBDIVISION PLAT ESTABLISHING

SADDLE RIDGE AT
WILDHORSE RANCH
SECTION 1 FINAL PLAT

63.716 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 39, THE ABSTRACT NO. 528, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 652.489 ACRE TRACT CONVEYED TO HEART OF MANOR, LP, AS RECORDED UNDER DOCUMENT NO. 2007037703, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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OWNER/DEVELOPER:
PETE A. DWYER
HEART OF MANOR, LP
9900 US HIGHWAY 290 E
MANOR, TEXAS 78653
OFFICE: (512) 327-7415

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT HEART OF MANOR, LP., HAVING ITS HOME OFFICE IN MANOR, TEXAS, ACTING HEREIN BY AND THROUGH (AGENT), BEING OWNER OF 652.489 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 39, ABSTRACT NO. 528, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 652.489 ACRE TRACT CONVEYED TO HEART OF MANOR, LP, AS RECORDED UNDER DOCUMENT NO. 2007037703, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 63.716 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

SADDLE RIDGE AT WILDHORSE RANCH – SECTION 1 FINAL PLAT

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

WITNESS MY HAND THIS THE DAY OF , 20 A.D.

BY: HEART OF MANOR , LP
9900 US HIGHWAY 290 E
MANOR, TEXAS 78653
OFFICE: (512) 327–7415

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED , KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE DAY OF , 20 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR’S CERTIFICATION:

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 CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JANUARY 27, 2018.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 – STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210–541–9166

ENGINEER’S CERTIFICATION:

I, ROBERT J. SMITH, 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 AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THERE ARE PORTIONS OF THIS SITE THAT LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN. FOR THIS SITE, THE CURRENT EFFECTIVE FIRM PANEL NUMBER IS 48453C0480J EFFECTIVE AUGUST 18, 2014.

ROBERT J. SMITH, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 106319
KIMLEY–HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION LIMITS 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, THIS THE DAY OF , 20 A.D.

J. RODNEY GONZALEZ, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

JOLENE KIOLBASSA, ANA AGUIRRE
CHAIR SECRETARY

STATE OF TEXAS
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., DULY RECORDED ON THE DAY OF , 20 A.D. AT O’CLOCK M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

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LOT SUMMARY	
TOTAL RESIDENTIAL LOT ACREAGE:	19.71
TOTAL SUBDIVISION ACREAGE:	63.716
TOTAL NUMBER OF RESIDENTIAL LOTS:	158
TOTAL NUMBER OF WATER QUALITY, GREENBELT, DRAINAGE & WASTE WATER:	1
TOTAL NUMBER OF LANDSCAPE LOTS:	8

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN, FULL PURPOSE ANNEXATION, AND IS DESIGNATED AS A PLANNED UNIT DEVELOPMENT (PUD) IN ACCORDANCE WITH ORDINANCE NO. 020214-28.
- THE SUBDIVISION IS GOVERNED BY THE WILDHORSE RANCH PUD ORDINANCE NO. 020214-28, APPROVING THE PUD ZONING BASE DISTRICT FOR THE PROPERTY, (II) THE PUD LAND USE PLAN, AND (III) EXCEPT AS OTHERWISE PROVIDED IN THE ZONING ORDINANCE AND THE PUD LAND USE PLAN TO THE CONTRARY, THE RULES AND REGULATIONS SET FORTH IN EFFECT UPON APPROVAL OF THE PUD.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN 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.
- PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN’S DEVELOPMENT SERVICES DEPARTMENT.
- ALL SITE DEVELOPMENT REGULATIONS, INCLUDING BUT NOT LIMITED TO IMPERVIOUS COVER, BUILDING SQUARE FOOTAGE, BUILDING HEIGHT, FLOOR TO AREA RATIOS AND SETBACKS, ARE ESTABLISHED AND GOVERNED BY THE SITE DEVELOPMENT CRITERIA TABLE APPEARING ON THE WILDHORSE RANCH PUD LAND USE PLAN, OTHER THAN THOSE SPECIFICALLY ADDRESSED BY VARIANCES.
- ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
- ALL DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD SHALL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDER STANDARDS AT A MINIMUM RATING OF ONE STAR.
- PARKLAND DEDICATION FOR 88 UNITS WILL BE SATISFIED VIA LAND DEDICATION ON FUTURE DEVELOPMENTS IN ACCORDANCE WITH THE WILDHORSE RANCH PUD ORDINANCE NO. 020214-28.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE WILDHORSE RANCH PUD ORDINANCE No.020214-28.
- ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
- FOR LOTS WITH A 15’ FRONT BUILDING LINE, GARAGES MUST BE AT LEAST FIVE FEET BEHIND THE FRONT FACADE OF THE PRINCIPLE STRUCTURE. FOR A GARAGE WITHIN 20 FEET OF THE FRONT FACADE, THE WIDTH OF THE GARAGE MAY NOT EXCEED 50 PERCENT OF THE WIDTH OF THE FRONT FACADE. IF THE HOUSE IS NOT PLACED AT THE 15’ SETBACK LINE, BUT IS PLACED AT THE 25’ BUILDING SETBACK LINE, THEN THE GARAGE WIDTH PERCENTAGE DOES NOT APPLY AND THE 5’ GARAGE LOCATION IN RELATION TO THE FRONT FACADE DOES NOT APPLY.
- 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 HIS ASSIGNS UNLESS OTHERWISE DESCRIBED.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 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: WILDHORSE RANCH TRAIL, BUCKSKIN HORSE WAY, MESTENGO DRIVE, AMERICAN PAINT WAY, SPANISH JENNET WAY, STRAWBERRY ROAN DRIVE, AND CHOCTAW PRINT WAY. 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.
- 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 EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
- A 10’ PUBLIC UTILITY AND SIDEWALK EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY.
- GILLELAND CREEK - PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION , DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 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.
- A WAIVER TO SECTION 25-4-153-(A), BLOCK LENGTH WAS GRANTED FOR BLOCK A TO EXCEED 1200’.
- AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-8-42(B)5 OF THE LDC FOR CUT/FILL IN EXCESS OF 4 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES WITH C8-2014-0251.
- AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-8-42(B)6 OF THE LDC FOR CUT/FILL UP TO 8 FEET WITH C8-2014-0251.
- ACCESS TO SH 130 IS PROHIBITED FROM LOTS 14 & 67 OF BLOCK G.
- IN ACCORDANCE WITH SECTION 25-8-303, THE FOLLOWING SINGLE-FAMILY LOTS HAVE SLOPES 15-25%; BLK. G, LOTS 17 - 20.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- 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 TRAVIS COUNTY, TEXAS.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION REQUIRED BY CITY ORDINANCE. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE EXISTING OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT (IF ANY).
- PRIOR TO FUTURE CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THE SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- BLUEBONNET ELECTRIC COOPERATIVE HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. BLUEBONNET ELECTRIC COOPERATIVE WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE BLUEBONNET ELECTRIC COOPERATIVE WITH ANY EASEMENT AND/OR ACCESS REQUIRED. IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- LOTS 47, 57, BLOCK F, LOTS 1, 14, 36, 67, 68, BLOCK G, LOT 10, BLOCK H, LOT 8, BLOCK I, SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED IF APPROVED BY THE CITY.
- ALL LOTS WIDTH TO EXCEED 30 FOOT MINIMUM SPECIFIED IN WILDHORSE RANCH PUD ORDINANCE.
- 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.
- THE SELLER IS REQUIRED TO PROVIDE THE OCCUPANT OF EACH LOT, AT THE TIME OF OCCUPANCY, A HOMEOWNER ENVIRONMENTAL EDUCATION PACKET THAT HAS BEEN APPROVED BY THE WATERSHED PROTECTION DEPARTMENT. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT PLAN (IPM) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES; AND, A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION.
- A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT.
- DEVELOPMENT ON BUCKSKIN HORSE WAY, MESTENGO DRIVE, AND AMERICAN PAINT WAY IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) AS REQUIRED AND APPROVED BY THE FIRE MARSHAL.
- THE HYDRAULIC MODEL IS FROM THE CITY OF AUSTIN EFFECTIVE HYDROLOGIC MODEL FOR GILLELAND CREEK AND WAS UPDATED TO REFLECT NOAA ATLAS 14 RAINFALL DEPTHS.

SUBDIVISION PLAT ESTABLISHING

SADDLE RIDGE AT WILDHORSE RANCH SECTION 1 FINAL PLAT

63.716 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 39, THE ABSTRACT NO. 528, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 652.489 ACRE TRACT CONVEYED TO HEART OF MANOR, LP, AS RECORDED UNDER DOCUMENT NO. 2007037703, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

FEBRUARY 28, 2022

Kimley»Horn

APPLICATION DATE: XXXXXX

XXXXXXX

Sheet No.

4 OF 4

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



CASE NUMBER: C8-2020-0033.1A
REVISION #: 00
CASE MANAGER: Jennifer Bennett
UPDATE: U0
PHONE #: 512-974-9002

PROJECT NAME: Saddle Ridge at Wildhorse Ranch
LOCATION: 10621 BLUE BLUFF RD

SUBMITTAL DATE: February 28, 2022
FINAL REPORT DATE: March 24, 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 31, 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
Site Plan Plumbing: Cory Harmon
AW Utility Development Services: Bradley Barron
911 Addressing: Jorge Perdomo
ATD Engineering: Lee Miller
Drainage Engineering: Kyle Virr
Environmental: Pamela Abee-Taulli
Flood Plain: Katina Bohrer
PARD / Planning & Design: Justin Stewart
Subdivision: Jennifer Bennett
Water Quality: Kyle Virr

- AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: Easements shown on the plat must be approved by Pipeline Engineering as to form, width, and type. Contact Roerto Chapa (or his designee) with AW Pipeline Engineering at Roerto.Chapa@austintexas.gov or (512)-972-0494 for review and approval of the water and wastewater easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

Generally, water and wastewater easements are exclusive. As proposed, these joint easements are not acceptable.

LOT 1
BLOCK E
WATER QUALITY, GREENBELT,
DRAINAGE, & WASTEWATER ESMT.
34.41 AC

As an alternative, remove all proposed water and wastewater easements as they will be recorded by separate instrument during the construction plan or site plan review.

- AW2. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: Once AW1 is resolved, the landowner intends to serve each lot with City of Austin water and wastewater utilities in accordance with approved Service Extension Requests 4714 (W) and 4716 (WW). 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.
- AW3. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: There is an existing 18" PVC wastewater collector not shown on the plat. All existing easements must be shown on the plat. If no easements can be found new ones must be dedicated prior to plat approval. If the aim is to abandon the lines and vacate the easements, approval, abandonment and acceptance must be obtained prior to plat approval to remove the encumbrances from the plat. Please contact AW Maps and Records at 512-972-0270 or AWRecords@austintexas.gov for assistance in locating the easement.



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.

Electric Review - Andrea Katz - 512-322-6957

No Review Required. Out of Austin Energy service area, served by Bluebonnet Electric Cooperative, Inc.

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

AD1: This plat review is Rejected;

AD2: CHAMP TRL is a duplicate

NOTE1: We noticed upon review this name is an active road name. Please reserve another name

§25-4-155

End of Comments

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

ATD 1. Show a survey tie across all existing streets bordering or traversing this subdivision and show the entire right-of-way for Blue Bluff Rd. (i.e. show the opposite right-of-way line) to verify right-of-way width. LDC 25-4-131.

ATD 2. Per the Austin Strategic Mobility Plan, Level 1 streets are all required to have 50 feet of right of way in constrained conditions and 60 feet of right of way in greenfield developments. Blue Bluff Rd. is an ASMP Level 1 Street.

ATD 3. Additional comments may be provided as a result of information or design changes provided in your update.

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: 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 - Pamela Abee-Taulli - 512-974-1879

PLAT NOTES [LDC 25-1, Article 4]

EV 1 Remove plat notes no. 23 & 24, referring to administrative variances per 25-8-42.

EV 2 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 25-8, Article 7]

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 25-8, Subchapter A, Article 7; ECM 1.8.0, 1.11.0]
- Provide a slope exhibit.
- Remove plat note no. 26, referring to slopes on Block G, Lots 17-20. These lots do not exist on this plat.

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 25-8, 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 25-8, Subchapter A, Article 5; ECM Appendix S-1]

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

Reviewer notes: Associated PA: C8-2020-0033PA, associated Prelim: C8-2020-0033. Both PA and Prelim approved. Entirety of Lot 1 Block E is drainage easement lot, plus there is a separate drainage easement for the floodplain (dedicated via this plat). Previously reviewed and approved floodplain uses Gilleland model updated with A14. It does not appear that the floodplain modeling was submitted with this application, but the floodplain report was supplied at CC1 and is contained in AMANDA.

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

- FP1. The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code.
LIST Sections of CODE not in compliance.
25-7-8 – Computation of Storm Runoff
25-7-31 – Director Authorized to Require Drainage Studies
Detailed information:
- a. Provide to this reviewer the electronic copies of the hydrologic and hydraulic models used to determine the flows and water surface elevations in the creek. The associated report was provided at CC1, but the electronic models were not included. Be aware that if the models provided do not match the model approved during the project assessment, additional Detailed Information may be provided.
- FP2. The site, as shown on the plan provided, may not in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code.
25-7-152 – Dedication of Easements and Rights-of-Way
Detailed information:
- a. Depending on if there are any changes made to the modeling between when the model was approved as part of the Project Assessment/Prelim, the proposed easement and easement lot cannot be confirmed to contain the floodplain. This comment is solely being added since HB3167 prohibits the addition of new comments thus if the floodplain is not contained to easement having this comment here allows the reviewer to continue to work through ensuring that any new proposed drainage easement DOES contain the floodplain without having to throw out the whole plat application and starting over from scratch.
- FP3. 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:

- a. Provide to this reviewer the electronic copies of the hydrologic and hydraulic models used to determine the flows and water surface elevations in the creek. The associated report was provided at CC1, but the electronic models were not included. Be aware that if the models provided do not match the model approved during the project assessment, additional Detailed Information may be provided.
- FP4. 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:
 - a. Provide to this reviewer the electronic copies of the hydrologic and hydraulic models used to determine the flows and water surface elevations in the creek. The associated report was provided at CC1, but the electronic models were not included. Be aware that if the models provided do not match the model approved during the project assessment, additional Detailed Information may be provided.
- FP5. 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:
 - a. Provide to this reviewer the electronic copies of the hydrologic and hydraulic models used to determine the flows and water surface elevations in the creek. The associated report was provided at CC1, but the electronic models were not included. Be aware that if the models provided do not match the model approved during the project assessment, additional Detailed Information may be provided.

PARD / Planning & Design Review - Justin Stewart - 512-974-9475
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Update: 0

PR1: Note #22 of Ordinance 20020214-028 requires the dedication of 171.2 acres of parkland prior to first final plat of any D parcel. Good faith efforts are being made by applicant to dedicate said land. Dedication must occur prior to filing plat with County. Recommend “approval with conditions” to assure this land gets dedicated.

Subdivision Review - Jennifer Bennett - 512-974-9002

- SR 1. Please place the title at the top of each sheet and ensure that it is at least one-half inch high on each sheet. Also, remove the legal description from underneath the title on each sheet. (LDC § 25-1-83)
- SR 2. Add the case number (C8-2020-0033.1A) to the bottom each sheet. (LDC § 25-1-83)
- SR 3. Please ensure that all text (except what is shown on the face of the plat) is at least 3/32 of an inch. (LDC § 25-1-83)
- SR 4. Remove the “Street Area Summary” table on Sheets 1 through 3. Move the “Lot Summary” table on Sheet 4 to both Sheets 1 and 2. (LDC § 25-1-83)
- SR 5. Fill in any place holder text (ex: XXXXXXXXXX) with the appropriate information. (LDC § 25-1-83)
- SR 6. Please ensure that everything that is referenced in the legend is also shown on the face of the plat and vice versa, including all acronyms and symbols. (LDC § 25-1-83)
- SR 7. One concrete monument is required to be placed at or near a major property corner, if one is not located and shown within 1,300 feet on previously recorded property. (LDC § 25-4-131)

- SR 8. Enlarge the labels for the lot numbers. (You could remove the word “lot” in front of each of the lot numbers if more room is needed.) Label the use for all non-residential lots. Move the area amounts for all residential lots into a table on Sheet 3 and include the amounts as square feet instead of acreage. Lastly, it appears that there are overlapping labels – for example, Lots 1 -10, Block J and Lots 1-15, Block I. Please check all labels. (LDC § 25-1-83)
- SR 9. Ensure that the subdivision boundary line is the boldest line. Lot lines and ROW lines should be less bold. (LDC § 25-1-83)
- SR 10. Are all existing and proposed easements for the subdivision shown on the face of the plat? Existing easements must reference the holder of easement and recording information. Are all easements designated on the prelim to be vacated actually vacated now? Example, the 10’ gas easement. (LDC § 25-1-83).
- SR 11. Please verify whether each lot has a minimum lot width of 40 feet per the Wildhorse P.U.D requirements. Also, Plat Note 36 is incorrect in reference to a 30 foot minimum width. (LDC § 25-2)
- SR 12. Please check that the correct Lot numbers and Block letters are referenced in Plat Note 35. (LDC § 25-1-83)
- SR 13. Please include the name of the “agent” in the owner’s dedication statement and under the signature line. (LDC § 25-1-83)
- SR 14. In the surveyor and engineer certification blocks, reference “Title 25 of the City of Austin Land Development Code” instead of “Chapter 25 of the Austin City Code of 1988 (or 1999) as amended”. (LDC § 25-1-83)
- SR 15. Modify the DSD approval block to include “Denis Lucas” as the Director instead of J. Rodney Gonzalez. (LDC § 25-1-83)
- SR 16. Revise the Land Use Commission approval block as follows. (LDC § 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 17. Update “Dana Debeauvoir” (she retired) to “Rebecca Guerrero” (new Interim County Clerk) in the County Clerk recordation block. (LDC § 25-1-83)
- SR 18. Please prepare a City of Austin Subdivision Construction Agreement and get in contact with the Fiscal Surety Office. The City’s SCA will be recorded with the plat and the document number will be included in a place holder in Plat Note 29. (LDC § 25-1-83, 25-4-38, 25-4-84)
- SR 19. FYI: All review fees must be paid prior to plat approval. Fiscal can be posted 90 days after full approval of the plat.
- SR 20. FYI: Original current (crimped) tax certificates showing all taxes having been paid for the past year must be provided at the time the plat is cleared for approval. These tax certificates are available from the Travis County Tax Office at 5501 Airport Boulevard, and must be ordered two (2) days prior to receipt. Tax receipts or other information in-lieu of certificates cannot be substituted. Travis County will NOT record the plat without them.

- SR 21. FYI: After all comments have been cleared, please send the mylar (with original signatures and seals) of the plat, recording fee check, and tax certificates (original) to this reviewer. Delivery instructions and recording fee will be provided once all comments from reviewers have been cleared.

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: 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.
- WQ2: 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
- WQ3: 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. Runoff from all new impervious cover should be routed to WQ controls.
- WQ4: 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.

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.**

END OF REPORT