

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2020-0188.0A

COMMISSION DATE: April 12, 2022

SUBDIVISION NAME: 1940 Webberville

ADDRESS: 1940 Webberville Rd.

APPLICANT: 1940 Webberville Road, LLC

AGENT: Southwest Engineering (Alberto Gutierrez)

ZONING: SF-3-NP (single family residence)

NEIGHBORHOOD PLAN: MLK - 183

AREA: 1.005 acres (43,778 sf)

LOTS: 5

COUNTY: Travis

DISTRICT: 1

WATERSHED: Fort Branch

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along Webberville Rd.

VARIANCE: none

DEPARTMENT COMMENTS:

The request is for the approval of 1940 Webberville final plat comprised of 5 lots on 1.005 acres (43,778 sf)).

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions include updating plat notes, clarifying drainage requirements and easement, and submitting fees. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Option 2: Staff recommends approval of the plat, subject to the conditions listed in the comment report dated April 7, 20022, 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 April 7, 2022

EXHIBIT A



Southwest Engineers



Civil
Environmental
Planning

TBPE No.: 1909
www.swengineers.com

205 Cimarron Park Lp.
Suite B
Buda, Texas 78610
(512) 312-4336

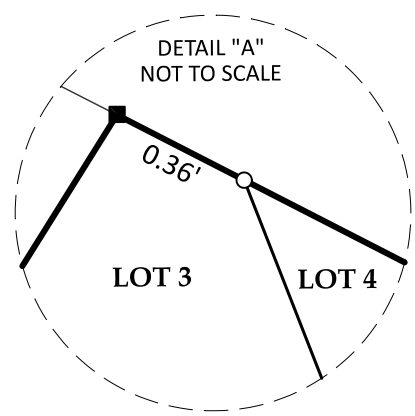
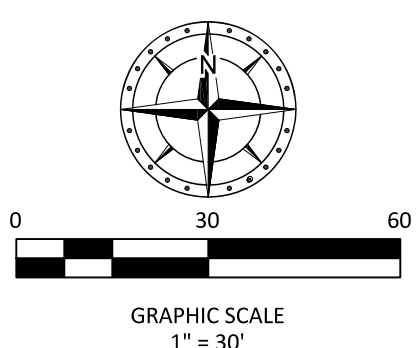
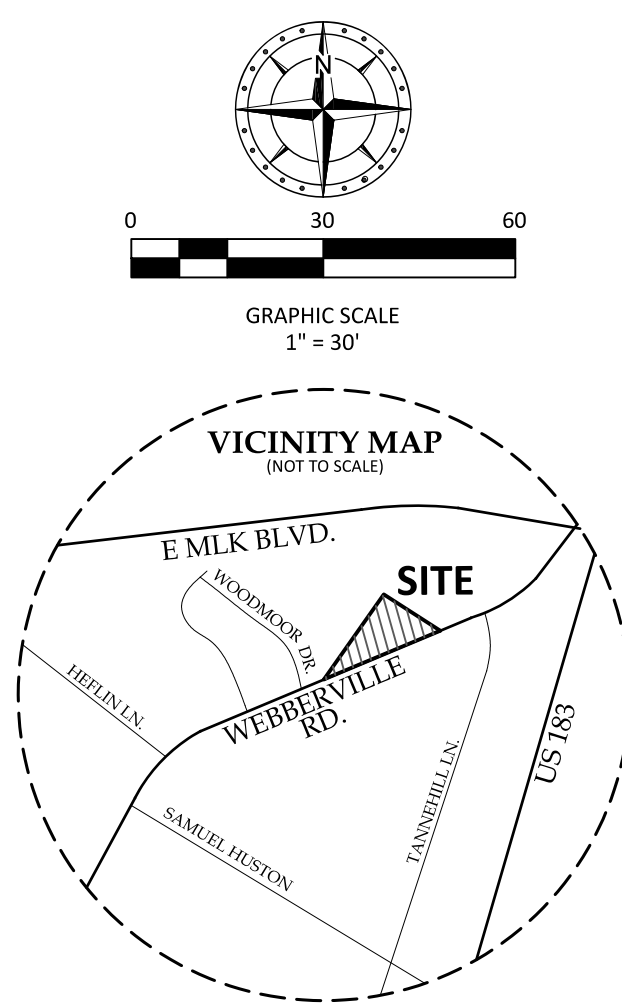
LOCATION MAP

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

1940 WEBBERVILLE

EXHIBIT B



LOT 47A
RESUBD. OF LOTS 45, 46 & 47
STONE GATE
VOL. 28, PG. 7
PRTCTX

LOT 44
STONE GATE
VOL. 20, PG. 50
PRTCTX

WOODMOOR DRIVE
(50' WIDTH ROW)

LOT SUMMARY TABLE			
LOT	ACREAGE	SQUARE FEET	LAND USE
1	0.209	9,095	RESIDENTIAL
2	0.154	6,713	RESIDENTIAL
3	0.196	8,557	RESIDENTIAL
4	0.185	8,037	RESIDENTIAL
5	0.177	7,705	RESIDENTIAL
R.O.W.	0.084	3,671	R.O.W DEDICATION
TOTAL	1.005	43,778	

- LEGEND**
- 1/2" IRON ROD W/ "RPLS 4267" CAP FOUND
 - 5/8" IRON ROD W/ "WHITECAP SURVEY" CAP SET
 - ⊙ 3/4" IRON PIPE FOUND
 - SQUARE BOLT FOUND
 - RAILROAD SPIKE FOUND
 - JUAE JOINT USE ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - DAE DRAINAGE ACCESS EASEMENT
 - EE ELECTRIC EASEMENT
 - ETE ELECTRIC / TELEPHONE EASEMENT
 - ROW RIGHT-OF-WAY
 - SIDEWALK
 - ADJOINER TRACT BOUNDARY
 - - - - EASEMENT / BUILDING SETBACK LINE
 - SUBJECT TRACT BOUNDARY
 - PRTCTX PLAT RECORDS TRAVIS COUNTY, TX
 - OPRTCTX OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX

WHITECAP
—SURVEY COMPANY—

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

C8-2020-0188.0A

1940 WEBBERVILLE

PLAT NOTES:

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 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48453C0470K, DATED JANUARY 6, 2016.
3. THE LOT OWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS.
4. ALL STREETS, DRAINAGE, SIDEWALK, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
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 EXISTING 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 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.
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 OBSTRUCTIONS 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 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.
16. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
17. 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.
18. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 10 DWELLING UNITS DUE TO SF-3 ZONING.
19. 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.
20. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNERS/DEVELOPERS EXPENSE.
21. MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
22. ALL VEHICLES SHALL BE PARKED OFF OF THE JOINT USE DRIVEWAY SURFACE AND PUBLIC UTILITY EASEMENT, EXCEPT FOR INDIVIDUAL LOT DRIVEWAYS.
23. THE JOINT-USE DRIVEWAY USED AS ALTERNATIVE ACCESS FOR A SINGLE-FAMILY RESIDENTIAL USE MAY SERVE NOT MORE THAN EIGHT (8) DWELLING UNITS.

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 DATE
WHITECAP SURVEY COMPANY, LLC
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512)808-0102

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
COUNTY OF TRAVIS

THAT I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATES 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., 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



SHEET 2 OF 2

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

C8-2020-0188.0A

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

CASE NUMBER: C8-2020-0188.0A
REVISION #: 00 UPDATE: U2
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: 1940 Webberville Road Subdivision
LOCATION: 1940 WEBBERVILLE RD

SUBMITTAL DATE: March 28, 2022
REPORT DUE DATE: April 7, 2022
FINAL REPORT DATE: April 7, 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 (512-974-1770 or LURIntake@austintexas.gov) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Cindy Edmond
AW Utility Development Services : Derek Tucker
PARD / Planning & Design : Scott Grantham
Electric : Cody Shook
Drainage Engineering : Kyle Virr
Subdivision : Nicholas Coussoulis
Water Quality : Kyle Virr

EL 1 – EL 2. U1: **Comments pending.** As per correspondence with applicant, requested easements along western and eastern lot lines will stop at existing utility poles so that northernmost corner of lot remains open for proposed drainage facilities. Please note that **electric and drainage easements may not overlap.** Please show easements on face of plat.

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.

U2: Comment Cleared.

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.

U2: Comment Cleared.

ATD 4. Please remove "for street purposes" from the label in the hatched dedication area.

U1: Comment Cleared.

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.

U2: Pending DE6.

DE2 to DE4: CLEARED

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.

U2: Since the city maintains all single family ponds, this reviewer has reached out to the Watershed department group that maintains plans to verify that all requirements are met.
Comment pending.

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 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.

U2: Please add the peak flows leaving the detention pond for each of the storm events. In order to qualify for payment in lieu of water quality run-off will need to sheet flow prior to being concentrated.

DE7 to 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: Thank you for your response. 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: Comment cleared.

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

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

~~"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."~~

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

Update 2: Fiscal is not required for this case, delete Note #11 from the plat.

SR 7. **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.

Update 2: FYI This comment needs to be addressed prior to the recording of the plat.

SR 17. Comment Cleared.

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

AW1. 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.

U2: Pending DE6.

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.

U1: Pending pond design from DE comments.

U2: Pending DE6. In order to qualify, run-off will need to be sheet flow prior to being concentrated.

WQ3 to WQ4: CLEARED

End of report