

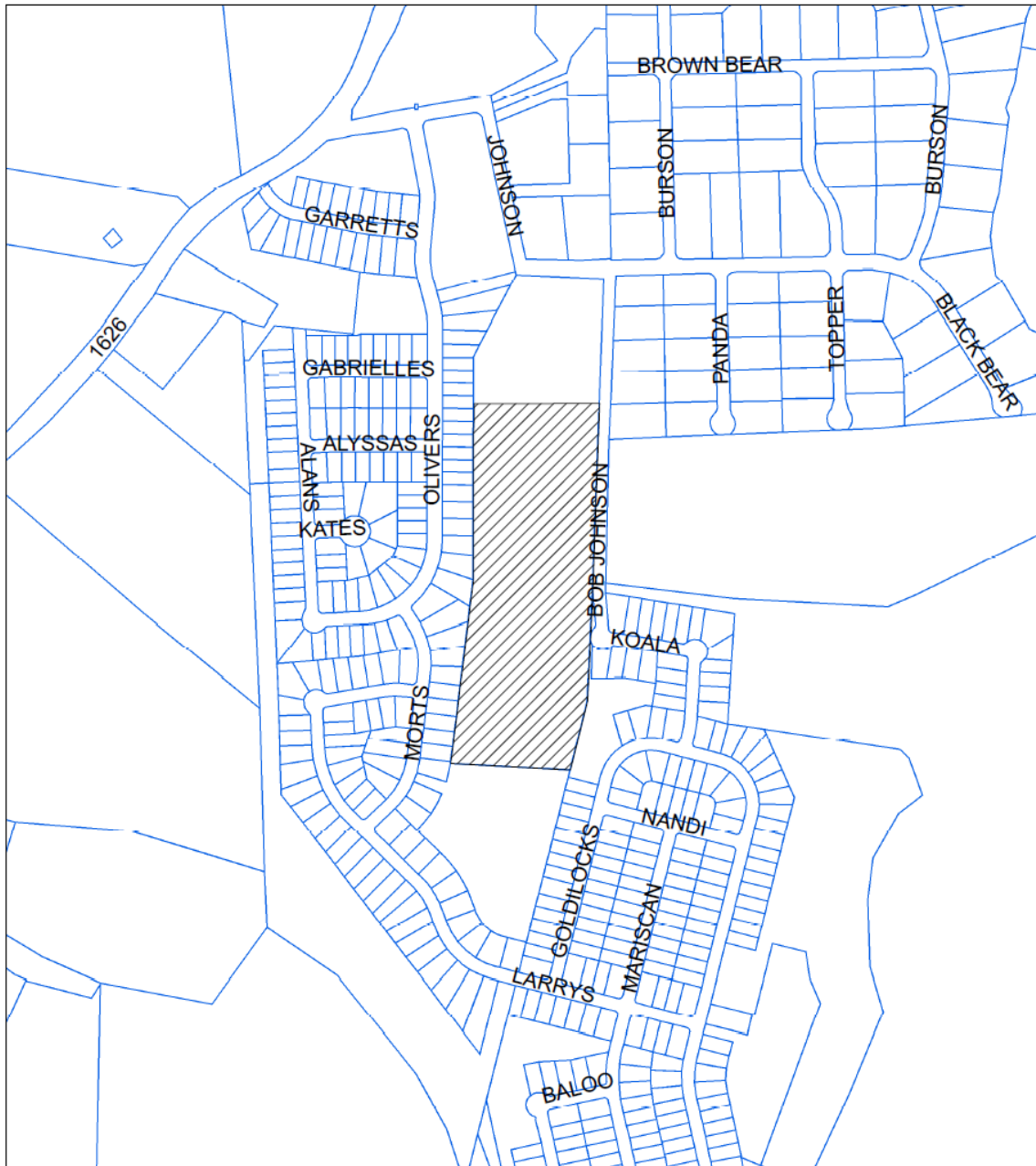
SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0187**P.C./ZAP DATE:** June 7, 2022**SUBDIVISION NAME:** Porter Tract Preliminary Plan**AREA:** 15.611 acres**LOT(S):** 73**OWNER/APPLICANT:** Porter Bear Creek Development, Inc. (Garrett Martin)**AGENT:** BGE, Inc. (Brian Grace)**ADDRESS OF SUBDIVISION:** 12800 - 13021 Bob Johnson Road**GRIDS:** D10/11**COUNTY:** Travis**WATERSHED:** Little Bear Watershed**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD PLAN:** N/A**PROPOSED LAND USE:** Residential- Single Family; open space, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.



DEPARTMENT COMMENTS: The request is for the approval of the Porter Tract Preliminary Plan. The plan is comprised of 73 lots on 15.611 acres, proposing 69 residential lots, 4 open space lots, and approximately 2,189 linear feet of right-of-way/streets. Sidewalks are proposed on all streets. Parkland will be in compliance with the Single Office/Title 30 parkland fee requirement. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plan as it meets all applicable State, County and City of Austin LDC requirements.

CASE MANAGER: Paul Scoggins, Travis County - Single Office**PHONE:** 512-854-7619**Email address:** Paul.Scoggins@traviscountytexas.gov

Porter Tract Preliminary Plan



 Subject Tract
 Base Map

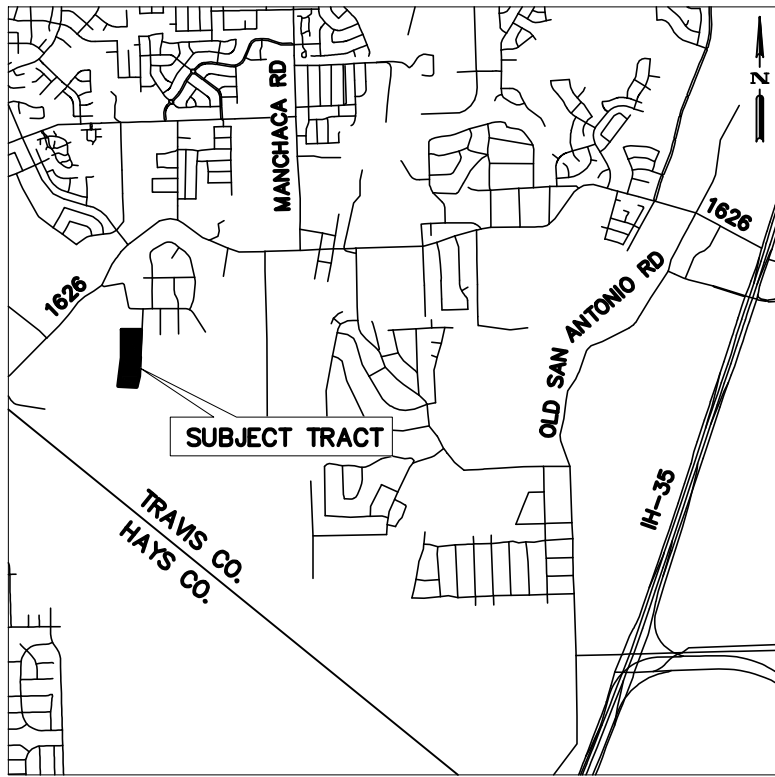
CASE: C8J-2018-0187
 LOCATION: 12800 - 13021 BOB JOHNSON RD

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED SIDEWALK
	RIGHT-OF-WAY
	CORRUGATED METAL PIPE
	RADIUS
	OVERHEAD POWER
	FOUND
	NUMBER
	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
	PAGE
	POWER POLE
	VOLUME
	TEMPORARY BENCHMARK



VICINITY MAP
N.T.S.
C.O.A. GRID NO. D10, D11
MAPSCO PAGE 702Q, 702U

ORIGINAL SUBMITTAL DATE: OCTOBER 31, 2018

ZONING: _____
CITY OF AUSTIN E.T.J., TRAVIS COUNTY

LAND USE SUMMARY

GROSS ACREAGE: 15.6 ACRES

FLOODPLAIN INFORMATION
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0590H TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008, COMMUNITY #481026.

WATERSHED

- THIS PROJECT IS LOCATED IN THE LITTLE BEAR CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
- THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

WATER SERVICE INFORMATION

CITY OF AUSTIN WATER PRESSURE ZONE: SOUTHWEST A
CITY OF AUSTIN WATER & WASTEWATER GRID MAP: D10, D11
FIRE FLOW DEMAND W/O SPRINKLER - 1500 GPM

LEGAL DESCRIPTION:
LOTS 2, 3, & 4 OF THE PORTER SUBDIVISION NO. 2 (1-D-1)

PARKLAND:
A FEE IN LIEU OF PARKLAND DEDICATION WILL BE PAID TO TRAVIS COUNTY
PRIOR TO FINAL PLAT APPROVAL.

VARIANCES:

- AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-8-42 TO ALLOW: CUT FROM 4 TO 8 FEET IN DDZ [LDC 30-8-341] AND FILL FROM 4 TO 8 FEET IN DDZ [LDC 30-8-342].
- AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-2-153(A) TO ALLOW FOR BLOCK LENGTH GREATER THAN 1,200 LINEAR FEET.

TOTAL NO. OF LOTS: 73

NO. OF BLOCKS: 2
NO. OF SINGLE FAMILY LOTS: 69
NO. OF OPEN SPACE/DRAINAGE LOTS: 1
NO. OF OPEN SPACE LOTS: 3

TOTAL LINEAR FOOTAGE OF STREETS: 2,189 LF

SURVEY: WALKER WILSON SURVEY NO. 2,
ABSTRACT #27
TRAVIS COUNTY, TEXAS

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF
ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED
HEREWITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS
THEREOF, AND THAT SAID PLANS COMPLY WITH TITLE 30 OF THE CITY OF AUSTIN
LAND DEVELOPMENT CODE.

WITNESS MY HAND THIS 18th DAY OF May 2022

BRIAN J. GRACE, P.E.

NOTE: THE ENGINEER WHO PREPARED THESE PLANS IS RESPONSIBLE FOR THEIR ADEQUACY. IN REVIEWING THESE PLANS, TRAVIS COUNTY/CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

PRELIMINARY PLAN APPROVAL SHEET 1 OF 2.

FILE NUMBER C8J-2018-0187 APPLICATION DATE OCTOBER 31, 2018

APPROVED BY ZONING & PLATTING COMMISSION ON JUNE 7, 2022

UNDER SECTION 57 OF TITLE 30-2 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 30-2-62) JUNE 7, 2025

CASE MANAGER: _____

Denise Lucas, Director, Development Services Department

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

REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY:

REVIEWED BY:

DRAWN BY:



BGE, Inc.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
TEL: 512-879-0400 • www.bgeinc.com

PORTER TRACT

PRELIMINARY PLAN



**SHEET
1 OF 2**

1. THE SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY WITHIN THE 2-MILE E.T.J. OF THE CITY OF AUSTIN.
2. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS WITH CURB AND GUTTER AND SIDEWALKS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING. STREET WIDTH AND SIDEWALK LOCATIONS SHALL BE SHOWN ON THE SUBDIVISION CONSTRUCTION PLANS.
3. PUBLIC SIDEWALK BUILT TO CITY OF AUSTIN STANDARDS IS REQUIRED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK(S) MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. VERIFICATION LETTER THAT SIDEWALKS MEET ADA REQUIREMENTS WILL BE REQUIRED.
4. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0590H TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008, COMMUNITY #481026.
5. WATER QUALITY AND DETENTION FACILITIES WILL BE MAINTAINED BY THE CITY OF AUSTIN.
6. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
7. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA PURSUANT TO THE LAND DEVELOPMENT CODE, AND THE ENVIRONMENTAL CRITERIA MANUAL.
8. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT, INCLUDING SINGLE FAMILY AND MULTIFAMILY CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
9. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
10. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, ETC. ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS, UNLESS OTHERWISE NOTED.
11. NO BUILDING SHALL BE OCCUPIED UNTIL THE ASSOCIATED STORM WATER QUALITY AND DETENTION CONTROL FACILITIES HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN, IF APPLICABLE.
12. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY 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.
14. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LANE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
15. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
16. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
17. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 30-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
 - 17.A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: HALAS STREET, DIKTA DRIVE, MCMAHON LANE, PAYTON PATH, AND KOALA STREET.
 - 17.B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: KOALA STREET, HALAS STREET, DIKTA DRIVE, MCMAHON LANE, PAYTON PATH.
18. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND CITY OF AUSTIN (OR OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
19. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
20. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE, OR PROPERTY.
21. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
PHONE – AT&T
ELECTRIC – PEDERNALES
GAS – TEXAS GAS
22. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
23. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS.
24. THERE WILL BE NO DRIVEWAYS ON ANY PORTION OF A LOT WITH AN EXISTING SLOPE GREATER THAN 15%.
25. ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.
26. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE, AND WALLS PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.
27. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
28. DIRECT ACCESS TO BOB JOHNSON ROAD IS PROHIBITED FROM BLOCK A LOT 26.

-
- LOCAL STREET TYPICAL SECTION**
N.T.S.
- BOB JOHNSON ROAD TYPICAL SECTION**
N.T.S.

CURVE TABLE (LOT LINES)					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	34.95'	325.00'	6'09"39"	N 84°00'49" W	34.93'
C2	78.54'	50.00'	90°00'00"	S 47°54'21" W	70.71'
C3	57.52'	323.36'	101°11'29"	S 07°58'33" W	57.44'
C4	69.72'	50.00'	79°53'20"	S 52°59'25" W	64.20'
C5	82.25'	50.00'	94°15'11"	N 39°56'19" W	73.29'
C6	39.68'	325.00'	6°59'44"	N 03°41'24" E	39.66'
C7	65.99'	50.00'	75°37'04"	N 38°00'41" E	61.30'
C8	160.02'	765.00'	11°59'05"	N 81°48'09" E	159.73'
C9	37.09'	295.00'	85°00'00"	N 45°17'41" E	33.78'
C10	21.42'	790.00'	1°33'13"	S 87°01'05" W	21.42'
C11	59.86'	790.00'	4°20'28"	S 84°04'15" W	59.84'
C12	56.94'	790.00'	4°07'47"	S 79°50'07" W	56.93'
C13	21.89'	790.00'	1°35'17"	S 76°58'36" W	21.89'
C14	25.38'	25.00'	58°10'40"	S 74°43'43" E	24.31'
C15	9.88'	50.00'	11°18'58"	N 51°17'52" W	9.86'
C16	45.59'	50.00'	52°14'19"	N 83°04'31" W	44.02'

CURVE TABLE (LOT LINES)					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C17	29.93'	50.00'	34°18'09"	S 53°39'15" W	29.49'
C18	31.76'	50.00'	36°23'25"	S 18°18'27" W	31.23'
C19	41.98'	50.00'	48°06'35"	S 23°56'33" E	40.76'
C20	19.35'	25.00'	44°20'22"	N 25°49'39" W	18.87'
C21	1.68'	25.00'	3°51'01"	S 01°43'58" E	1.68'
C22	22.54'	300.00'	4°18'19"	N 02°20'42" E	22.54'
C23	14.09'	300.00'	2°41'25"	N 05°50'34" E	14.08'
C24	21.03'	25.00'	48°11'23"	N 31°16'58" E	20.41'
C25	41.73'	50.00'	47°49'03"	S 31°28'08" W	40.53'
C26	33.32'	50.00'	38°10'53"	S 11°31'50" E	32.71'
C27	27.40'	50.00'	31°24'03"	S 46°19'19" E	27.06'
C28	35.82'	50.00'	41°09'40"	S 82°36'10" E	35.15'
C29	27.90'	50.00'	31°58'11"	N 60°49'55" E	27.54'
C30	20.98'	25.00'	48°05'16"	S 68°53'27" W	20.37'
C31	21.07'	25.00'	48°17'29"	N 62°55'10" W	20.45'
C32	11.96'	50.00'	13°42'02"	S 45°37'26" E	11.93'

CURVE TABLE (LOT LINES)					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C49	17.61'	50.00'	20'10"48"	S 10°25'31" E	17.52'
C50	21.61'	50.00'	24'46"06"	S 32°53'58" E	21.45'
C51	21.03'	25.00'	48'11"23"	N 21°11'20" W	20.41'
C52	53.09'	300.00'	10'08"24"	N 07°58'33" E	53.02'
C53	34.86'	25.00'	79°53'20"	N 52°59'25" E	32.10'
C54	41.13'	25.00'	94°15'11"	S 39°56'19" E	36.64'
C55	42.73'	350.00'	6°59'44"	N 03°14'24" E	42.71'
C56	32.99'	25.00'	75°37'04"	S 38°00'44" W	30.65'
C57	29.98'	740.00'	2'19"18"	S 76°58'15" W	29.98'
C58	50.86'	740.00'	3'56"17"	S 80°06'02" W	50.85'
C59	73.94'	740.00'	5'43'31"	S 84°55'56" W	73.91'
C61	41.45'	25.00'	94°59'58"	N 44°42'18" W	36.86'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C62	41.18'	300.00'	7°51'56"	N 01°08'17" W	41.15'

BGE, Inc.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

PORTER TRACT

GENERAL NOTES

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