SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8-2022-0147.0A <u>COMMISSION DATE</u>: August 16, 2022

SUBDIVISION NAME: Maxwell Subdivision

ADDRESS: 2114 Maxwell Lane

APPLICANT: Real Holdings, LLC (Lynn Yuan)

AGENT: LOC Consultants (Sergio Lozano, P.E.)

ZONING: SF-3 (single family) **NEIGHBORHOOD PLAN:** Montopolis

AREA: 0.59 acres (25, 686.09 sf) **LOTS**: 5

COUNTY: Travis **DISTRICT**: 3

<u>WATERSHED</u>: Carson Creek <u>JURISDICTION</u>: Full Purpose

SIDEWALKS: Sidewalks will be constructed along streets.

VARIANCE: None

DEPARTMENT COMMENTS:

The request is for the approval of Maxwell Subdivision comprised of 5 lots on 0.59 acres (25, 686.09 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 final plat for reasons listed in Exhibit C in the support material.

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

E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

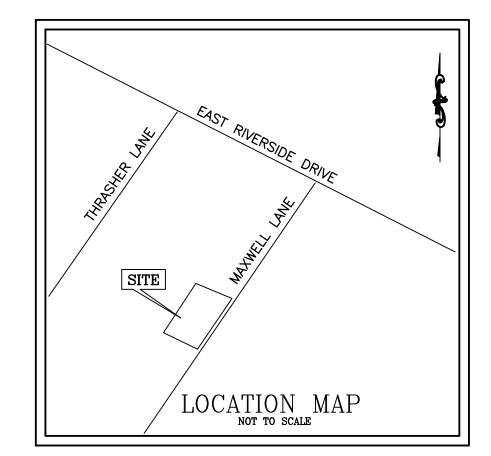
Exhibit B: Proposed final plat Exhibit C: Comment Report

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LOCATION MAP MAXWELL SUBDIVISION 2114 MAXWELL LANE

MAXWELL SUBDIVISION



TRAVIS COUNTY CONSUMER PROTECTION NOTICE TO HOME BUYERS:

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

PERMIT S-19-44

LOConsultants

FIRM No. 4756

2211 South IH35 Ste. 107

Austin, Texas 78741

(512)524-0677

SHEET 1 OF 4

FINAL PLAT MAXWELL SUBDIVISION

STATE OF TEXAS { COUNTY OF TRAVIS } {

KNOW ALL MEN BY THESE PRESENTS:

THAT I, LYNN YUAN, PRESIDENT OF REAL HOLDINGS LLC, OWNER OF ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING 0.59 ACRES OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, DESCRIBED IN A DEED OF RECORD IN DOCUMENT NO. 2020226336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID TRACT IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS:

MAXWELL SUBDIVISION

SAID SUBDIVISION HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 14th DAY OF May, 20 21 A.D.

LYNN YUAN, PRESIDENT REAL HOLDINGS LLC 11770 JOLLEYVILLE ROAD AUSTIN, TEXAS 78759

STATE OF TEXAS { COUNTY OF TRAVIS { }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LYNN YUAN, PRESIDENT OF REAL HOLDINGS LLC, A TEXAS COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 14 th DAY OF May, 2021, A.D.

CHERYL LYNN GUDAT
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHERYL LYNN GUDAT
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHERYL LYNN GUDAT
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

December 5, 2022

COMMISSIONERS COURT:

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACTS OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY. TEXAS.

THE OWNERS OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION STREETS AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNERS' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT

ON THE ____ DAY OF ______, 2007, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS,
PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED
IN THE MINUTES OF SAID COURT

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY,

THE ____ DAY OF ______, 2007, A.D.

STATE OF TEXAS:

COUNTY OF TRAVIS:

TRAVIS COUNTY, TEXAS

I, DANA BEDEAUVOIR, 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

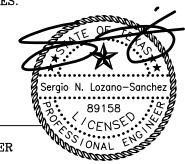
______, 20___, A.D. AT ____ O'CLOCK __.M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DEPUTY

ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, 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 PLAT COMPLIES WITH TRAVIS COUNTY CHAPTER 482 SUBDIVISION REGULATIONS, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND OPPINANCES

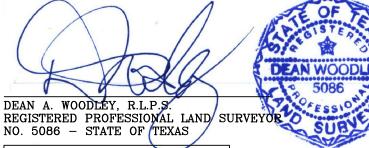


05/11/2021

SERGIO LOZANO SANCHEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
LOC CONSULTANTS F-4756.
2211 SOUTH IH35, SUITE 107

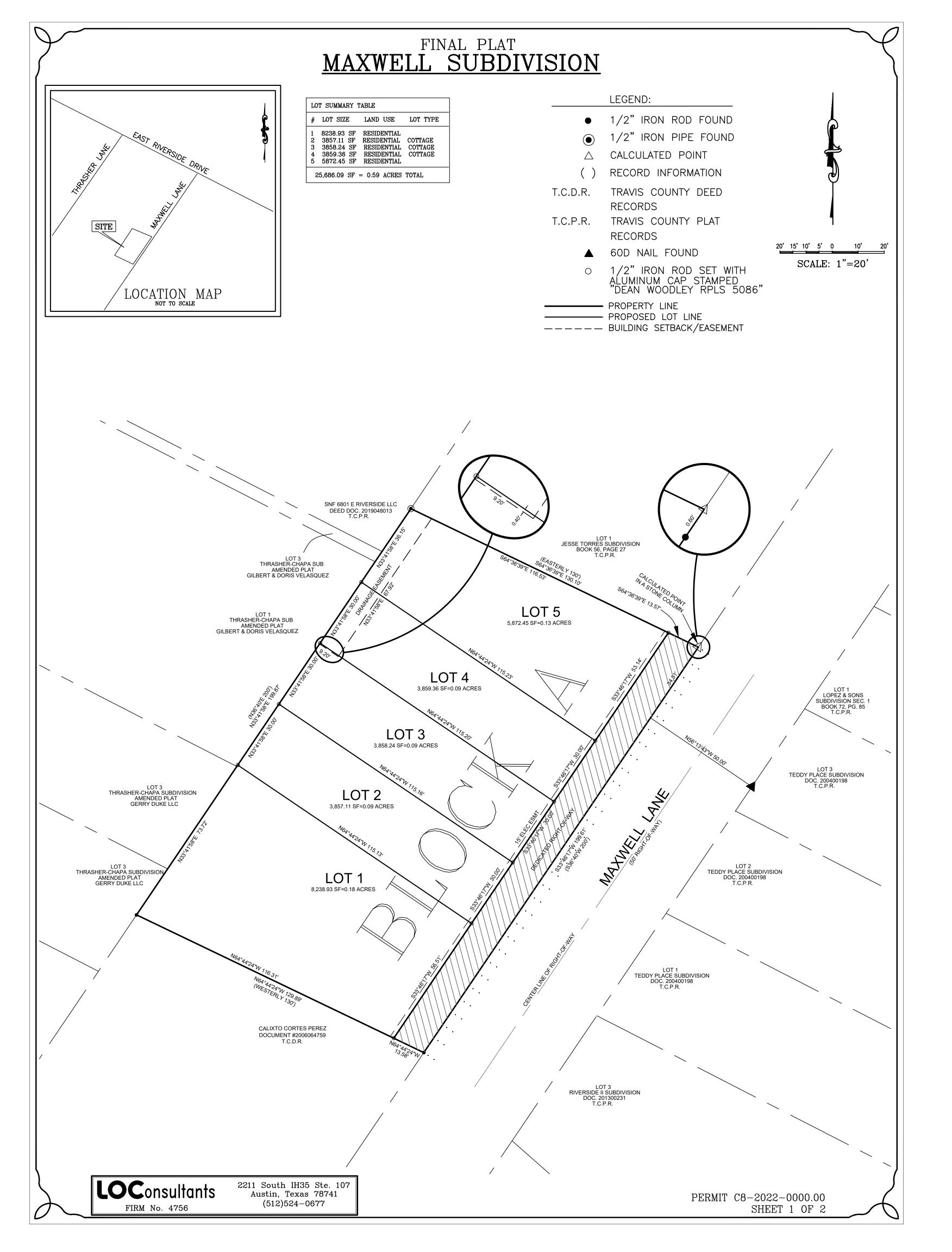
SURVEYOR'S CERTIFICATION

I, DEAN A. WOODLEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE PLAT COMPLIES WITH TRAVIS COUNTY CHAPTER 482 SUBDIVISION REGULATIONS, AS AMENDED; IS TRUE AND CORRECT; AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE LINDER MY SUPERVISION



 $\frac{5-11-2021}{\text{date}}$

LIVE OAK
SURVEYING
818 WAGON TRAIL #12
AUSTIN, TX 78758-4354
(512) 796-3025
FIRM#10079600



FINAL PLAT MAXWELL SUBDIVISION

STATE OF TEXAS{} COUNTY OF TRAVIS{}

KNOW ALL MEN BY THESE PRESENTS:

THAT LYNN YUAN, PRESIDENT OF REAL HOLDINGS LLC BEING THE OWNER OF ALL THAT CERTAIN 0.59 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT SITUATED IN TRAVIS COUNTY. TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2020226336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 0.59 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:

MAXWELL SUBDIVISION

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

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

LYNN YUAN, PRESIDENT REAL HOLDINGS LLC 11770 JOLLEYVILLE ROAD

AUSTIN, TEXAS 78759

STATE OF TEXAS \{ \}

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LYNN YUAN, PRESIDENT OF REAL HOLDINGS LLC, A TEXAS COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 20___, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAND USE COMMISSION:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ___ DAY OF _____, 20___, A.D.

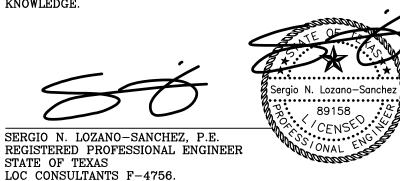
SECRETARY

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ___ DAY OF ______, 20, AD.

JUAN ENRIQUEZ FOR: DENISE LUCAS, DIRECTOR DEVELOPMENT SERVICES DEPARTMENT

ENGINEER'S CERTIFICATION:

I, SERGIO N. LOZANO-SANCHEZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY



05/11/2021

SURVEYOR'S CERTIFICATION:

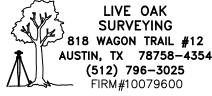
2211 SOUTH IH35, SUITE 107

STATE OF TEXAS

AUSTIN TX 78741

I, DEAN A. WOODLEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE 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 FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION

DEAN A. WOODLEY, R.L.P.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5086 - STATE OF TEXAS



AUSTIN, TX 78758-4354 (512) 796-3025

DATE

LAND DEVELOPMENT CODE.

1. THE OWNERS OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

2. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DÉTACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.

3. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT. SUCH CONTROLS MUST BE MAINTAINED UNTIL PERMANENT REVEGETATION OR STABILIZATION OF ALL DISTURBED AREAS IS ESTABLISHED.

4. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR SEVEN(7) DWELLING UNITS.

5. THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF CITY OF AUSTIN.

6. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE

ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER

OR ASSIGNS. 8. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE

9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

10. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE. 11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE FASEMENTS CLEAR. AUSTIN ENERGY WILL

12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN

13. THE OWNER MUST SEEK A TREE REMOVAL PERMIT PRIOR TO REMOVAL OF A TREE.

14. RELOCATION OF ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT THE OWNER'S EXPENSE.

15. 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.

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 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 BY PONDS OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

18. 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.

19. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PERSUANT 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# ______ THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

20. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREET AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: MAXWELL LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY. BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC, 25-6-351.

21. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN STANDARDS.

22. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8-211.

23. 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. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1-4, BLOCK A, REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

24. PRIOR TO ANY DEVELOPMENT ON THESE LOTS, DRAINAGE PLAN MUST BE SUBMITTED TO THE CITY OF AUSTIN FOR APPROVAL TO DEMONSTRATE THAT THE PROPOSED DEVELOPMENT MEETS THE CITY OF AUSTIN WATER QUALITY AND DRAINAGE REQUIREMENTS. THE DRAINAGE PLAN MUST ADDRESS DETENTION REQUIREMENTS PER CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.

25. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS

26. 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

27. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD OVERLAY AND COMPATIBLE LAND USE REGULATIONS CHAPTER 25-13 AS AMENDED.

28. EACH LOT IS LIMITED TO ONE DWELLING UNIT UNLESS PARKLAND DEDICATION FEE IS PAID FOR THE SECOND UNIT TO THE CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT BY THE PROPERTY OWNER.

29. A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 7 (SEVEN) DWELLING UNITS.

30. PROPOSED STRUCTURES ARE SUBJECT TO A BACK BUILDING SETBACK LOCATED WITHIN 120 FEET OF FRONT PROPERTY LINE FOR FIRE ACCESS UNLESS THE PROPOSED STRUCTURE IS PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS APPROVED BY THE FIRE DEPARTMENT.

31. LOTS 1 AND 5 ARE EXEMPTED FOR FIRE ACCESS PURSUANT SECTION 503.1.1 "BUILDINGS AND FACILITIES" EXCEPTION 3 OF CURRENT FIRE CODE AT TIME OF PLATTING. NO MORE THAN ONE STRUCTURE PER LOT ON LOTS 2, 3 AND 4 CAN BE CONSTRUCTED UNLESS ADDITIONAL STRUCTURE IS PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS APPROVED BY THE FIRE DEPARTMENT.

2211 South IH35 Ste. 107 Austin, Texas 78741 (512)524 - 0677

PERMIT C8-2022-0000.00 SHEET 2 OF 2