

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0147.0A

COMMISSION DATE: November 8, 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) (Cottage Lot)

NEIGHBORHOOD PLAN: Montopolis

AREA: 0.59 acres (25, 686 sf)

LOTS: 5

COUNTY: Travis

DISTRICT: 3

WATERSHED: Carson Creek

JURISDICTION: 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 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.

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

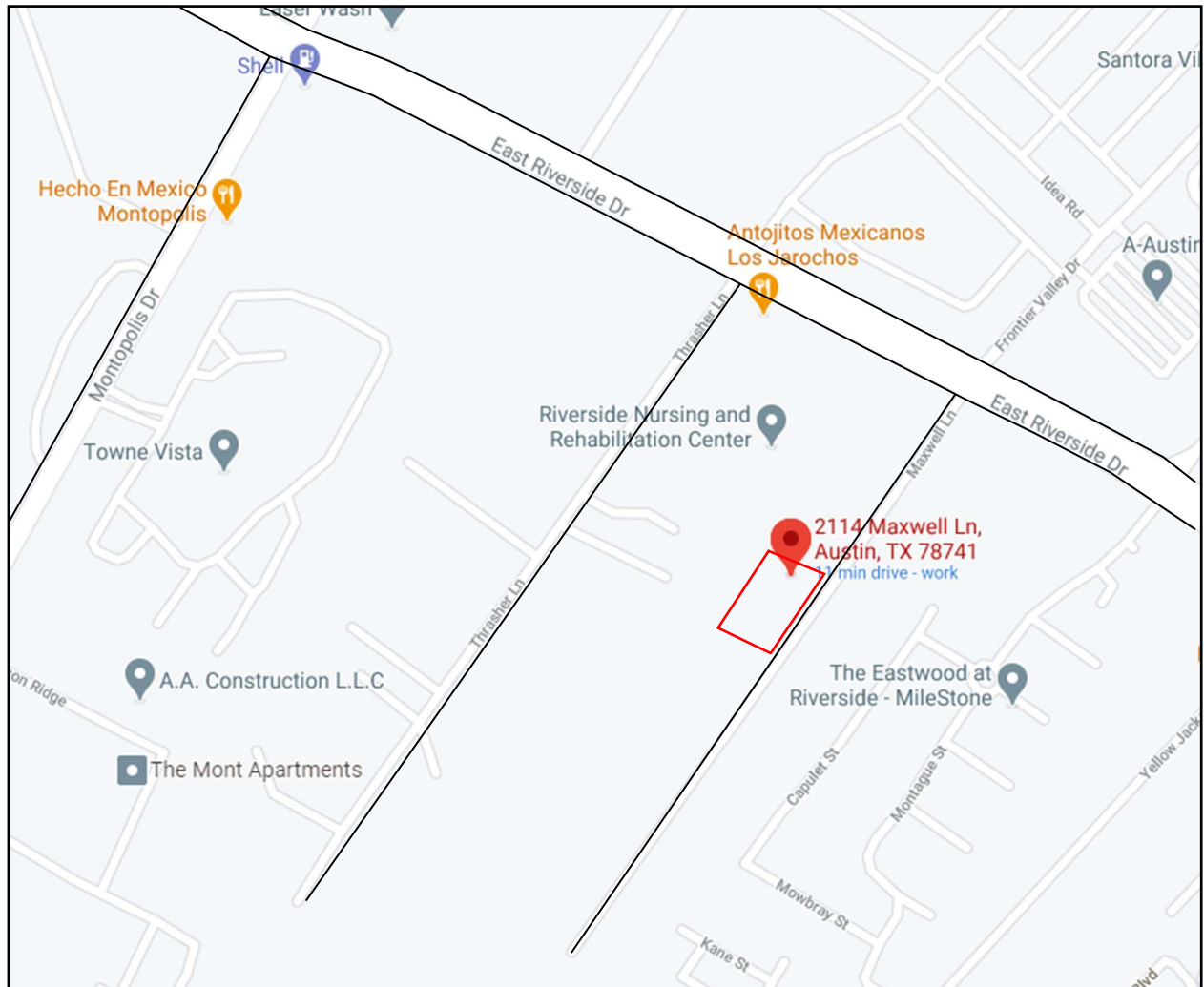
E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed final plat

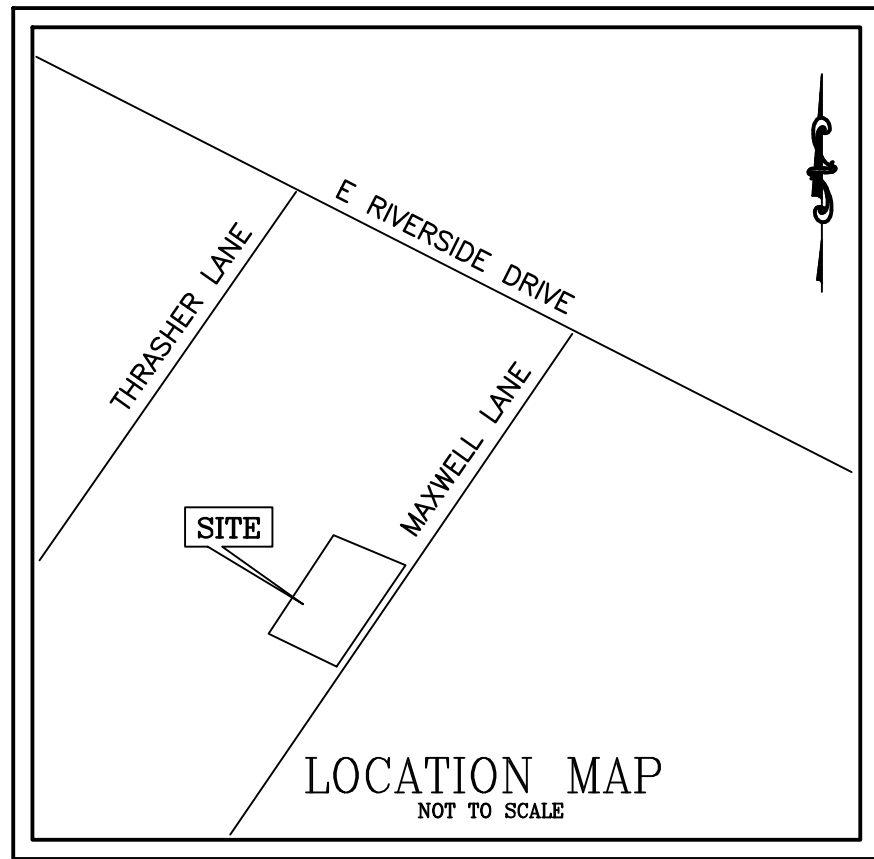
Exhibit C: Comment Report



**LOCATION MAP
MAXWELL SUBDIVISION
2114 MAXWELL LANE**

FINAL PLAT MAXWELL SUBDIVISION

EXHIBIT B

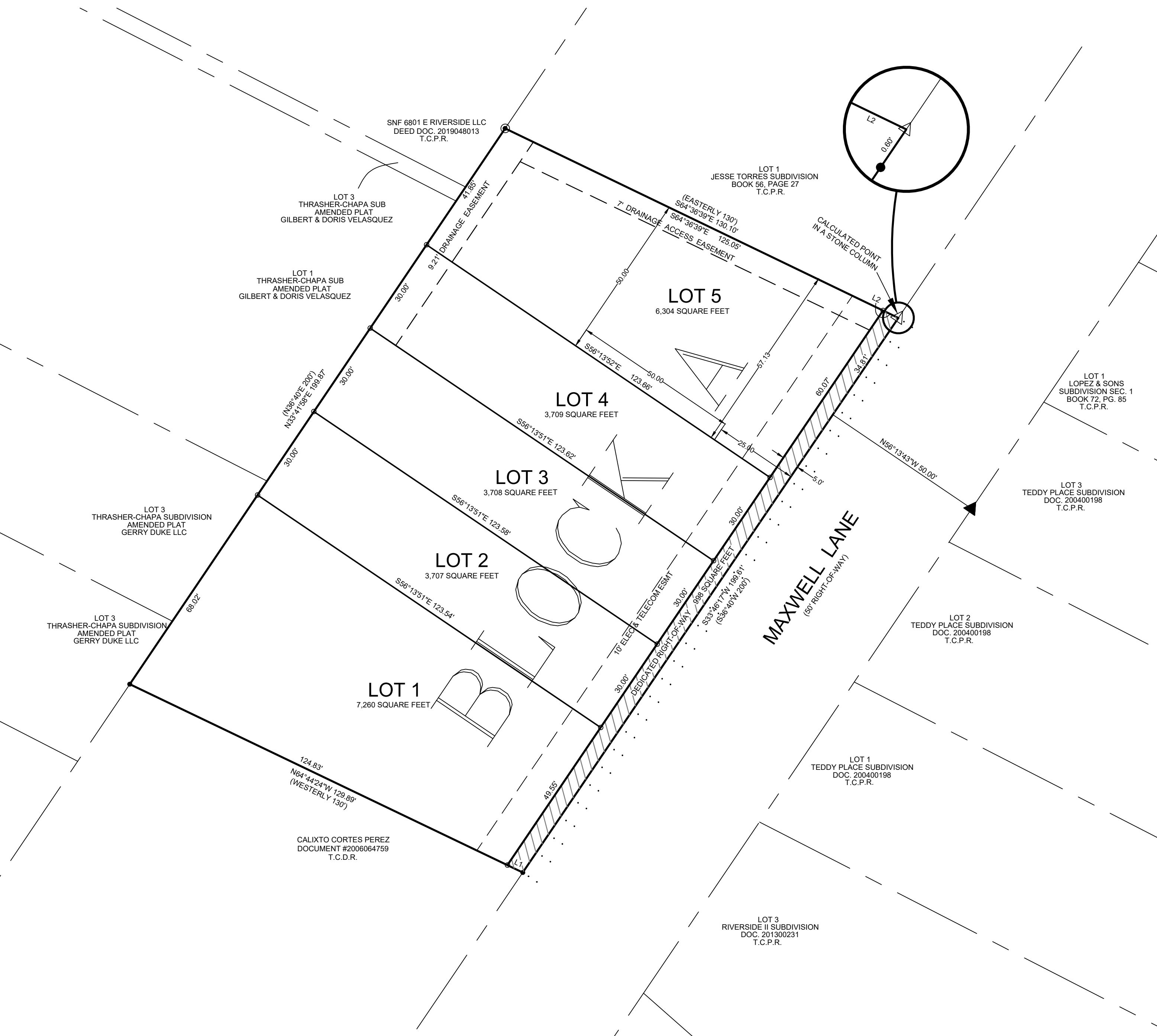


LOT SUMMARY TABLE			
#	LOT SIZE	LAND USE	LOT TYPE
1	7,260 SF	RESIDENTIAL	
2	3,707 SF	RESIDENTIAL COTTAGE	
3	3,708 SF	RESIDENTIAL COTTAGE	
4	3,709 SF	RESIDENTIAL COTTAGE	
5	6,304 SF	RESIDENTIAL	
998 SF ROW DEDICATION			
25,686 SF = 0.59 ACRES TOTAL			

LINE TABLE		
#	BEARING	DISTANCE
L1	N64°44'24"W	5.06'
L2	S64°36'39"E	5.05'

- LEGEND:
- 1/2" IRON ROD FOUND
 - ⊙ 1/2" IRON PIPE FOUND
 - △ CALCULATED POINT
 - () RECORD INFORMATION
 - T.C.D.R. TRAVIS COUNTY DEED RECORDS
 - T.C.P.R. TRAVIS COUNTY PLAT RECORDS
 - ▲ 60D NAIL FOUND
 - 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "DEAN WOODLEY RPLS 5086"
 - PROPERTY LINE
 - - - PROPOSED LOT LINE
 - - - EASEMENT
 - · · · · PROPOSED SIDEWALK

20' 15' 10' 5' 0' 10' 20'
SCALE: 1"=20'



LOCconsultants
FIRM No. 23579
2211 South IH35 Ste. 107
Austin, Texas 78741
(512)524-0677

PERMIT C8-2022-0147.0A
SHEET 1 OF 2

FINAL PLAT MAXWELL SUBDIVISION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT REAL HOLDINGS LLC, LYNN YUAN, PRESIDENT, 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 15th DAY OF October, 2022 A.D.

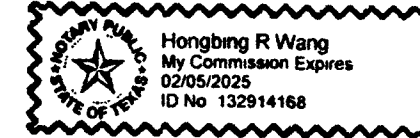
REAL HOLDINGS LLC
LYNN YUAN, PRESIDENT
11770 JOLLEYVILLE ROAD
AUSTIN, TEXAS 78759

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 15th DAY OF October, 2022 A.D.

Hongbing R Wang
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.

CHAIR

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.

CESAR ZAVALA FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

I, REBECCA GUERRERO, 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 ____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

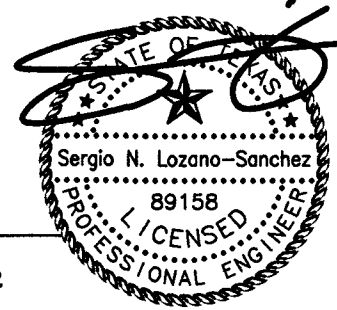
WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 20____, AD.

DEPUTY, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

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 26 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SERGIO N. LOZANO-SANCHEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
LOC CONSULTANTS FIRM #23579
2211 SOUTH IH35, SUITE 107
AUSTIN TX 78741

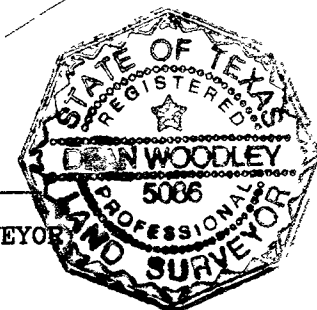


10/12/2022
DATE

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 THE SURVEYING RELATED PORTIONS OF TITLE 26 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



10-12-2022
DATE

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

LOCconsultants
FIRM No. 23579
2211 South IH35 Ste. 107
Austin, Texas 78741
(512)524-0677

PERMIT C8-2022-0147.0A
SHEET 2 OF 2

NOTES:

- 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 REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.
- 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF CITY OF AUSTIN.
- 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 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.
- 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.
- THE OWNER MUST SEEK A TREE REMOVAL PERMIT PRIOR TO REMOVAL OF A TREE.
- RELOCATION OF ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT THE OWNER'S EXPENSE.
- 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.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- 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.
- 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.
- 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.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN STANDARDS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- 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.
- 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.
- 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 PROJECT.
- 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.
- DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD OVERLAY AND COMPATIBLE LAND USE REGULATIONS CHAPTER 25-13 AS AMENDED.
- 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.
- A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 7 (SEVEN) DWELLING UNITS.
- 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.
- 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.

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

CASE NUMBER: C8-2022-0147.0A
UPDATE: U1
CASE MANAGER: Cesar Zavala Email: cesar.zavala@austintexas.gov

PROJECT NAME: Maxwell Subdivision
LOCATION: 2114 MAXWELL LN

SUBMITTAL DATE: October 31, 2022
FINAL REPORT DATE: November 3, 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 **October 17, 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. 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: Chima Onyia
Drainage: Joydeep Goswami
Water Quality: Joydeep Goswami

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 (high density rate for density greater than 12 units per acre) because each lot is large enough for a two-family residential use. Park fee bills will be issued with the next update when the number of units have been confirmed.

U1: Confirmed that only 7 lots are buildable in this configuration due to smaller lot sizes for lots 2 – 4. Parkland fees have now been issued in AMANDA, and invoices emailed to the applicant. Comment pending payment of fees.

- PR2. Add the following note to the plat:

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

U1: Comment cleared.

Drainage Engineering Review - Joydeep Goswami - 512-974-3521

DATE REVIEWED: 11/2/22

UPDATE #: U2

FORMAL UPDATE REQUIRED.

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.

- DE 1. Verify the FEMA FIRM information shown in the construction plans, summary letter and engineering report.

Update #1: Comment cleared.

- DE 2. Provide existing and proposed impervious cover data per LDC 25-7-61.

Update #1: If the existing impervious cover is to be included in the existing drainage calculations, please clarify when the impervious cover was constructed and permitted. For the existing impervious cover to be included in the existing drainage calculations, it must be demonstrated that this impervious cover was previously permitted or constructed prior to the enactment of City of Austin drainage regulations.

- DE 3. Provide an existing and proposed drainage area maps per the Subdivision Application Instructions. On-site control of the two-year storm is required by Section 25-7-61 of the Land Development Code. Include off-site drainage boundaries and flow calculations with the drainage area maps.

Update #1: Drainage waivers have been submitted with this update. The reviewer of the waivers will be coordinated with the Watershed Protection Department. Comment pending approval of the waivers.

- DE 4. Provide a drainage plan for this subdivision in accordance with the application packet page 17 per LDC 25-7-61.

Update #1: Please provide the HEC-HMS model that is utilized in the drainage design. Please confirm that Atlas 14 rainfall data is utilized in the design.

- DE 5. Revise pond outfall design. The proposed design is discharging concentrated flows onto adjacent property. The proposed design shall not result in additional adverse flooding impact on other property per LDC 25-7-61.

Update #1: The outfall from the proposed pond must demonstrate that discharge from the site is non-erosive and reverted to sheet flow conditions. Please provide calculations and construction details demonstrating this.

Subdivision Review - Cesar Zavala - cesar.zavala@austintexas.gov

- SR 1. This application was submitted on July 18, 2022, and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):

- Update deadline: October 17, 2022
- Fiscal due (if any): 1/15/2023
- Recording due: 2/13/2023

SR 2. Comment Cleared.

SR 3. Comment Cleared.

SR 4. Comment Cleared.

SR 5. Comment Cleared.

- SR 6. Show all existing easements on the plat, annotate easements accordingly if provided by separate instruments. (L.D.C 25-1-83)

Clarify if drainage easements will be recorded by separate document(s) or by plat. If separate easement documents will be filed, annotate the easements on the plat to include the document numbers for the recorded easement(s).

SR 7. – SR 13. Comments Cleared.

- SR 14. Add a note on the plat that list the lots that will have Cottage Uses.

Update 1: Also include a note on plat Sheet 2 listing the lots that will have cottage use.

SR 15. Comment Cleared.

SR 16. Comment Cleared.

- SR 17. The site contains existing structures. 25-1-83 or 30-1-113

- If the structures will be removed or demolished, that must occur before the end of the update period (90 calendar days after formal submittal of the plat).
- 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; 25-2-491

Update 1: Comment pending demolition of existing structures.

SR 18. The plat has 5 or more lots and requires commission action for disapprovals and approval. The case will be placed on the available commission agendas for disapproval until all comments are addressed. After the reviewers comments have been address, the case can be placed on a commission agenda for approval.

Contact the Intake Department to verify application fees for the case requiring commission approval without notice. The database is not listing this case as requiring commission hearing in the fees section. (LDC 25-4-33)

Update 1: The database is not listing the correct application fees for the case requiring commission approval, please contact the Intake Department to verify the submitted fees.

Water Quality Review - Joydeep Goswami - 512-974-3521

DATE REVIEWED: 11/2/2022

UPDATE #: U1

FORMAL UPDATE REQUIRED.

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.

WQ 1. Submit a completed landfill certification form. All applications for approval that permit the construction or alteration of a residential, commercial, or public enclosed structure on a site over one acre or a site located within a landfill area shall comply with LDC 25-1-84; LDC 30-1-114. The applicant may find the Landfill Certification Form and Landfill Area Overview Map on the City of Austin website using the following link: <https://www.austintexas.gov/department/development-over-closed-landfills>

Update #1: Comment cleared.

WQ 2. Provide an exhibit that demonstrates how each lot will convey runoff to a water quality control. It appears that runoff from Lot 4 and Lot 5 will bypass the sedimentation basin. The lot fronts are graded away from the water quality control and into the right of way. Water quality controls are required per LDC 25-8-211.

Update #1: It remains unclear how runoff generated from the proposed onsite impervious cover is conveyed to the proposed water quality pond. The flows arrows indicate that the front ends of Lots 2-5 do not convey runoff to the pond. Additionally, a splitter box is not proposed to divert the volume of runoff greater than the water quality volume away from the proposed pond.

WQ 3. Provide an exhibit to show that adequate space has been allotted to construct the stormwater control measure requirements found in DCM 1.2.4.E; ECM 1.6.3; ECM 1.6.7.B.

Update #1: The proposed water quality pond must be located within a Drainage Easement with Require Maintenance since it will be privately maintained. Additionally, since the pond will be shared between lots, a legal document that ties the lots together for the purposes of drainage and water quality is required.

WQ 4. Revise Note 22. Water quality controls are required per LDC 25-8-211. The note shall read as follows:

"Water quality controls are required for all development pursuant to the Land Development Code."

Update #1: Comment cleared.

WQ 5. Demonstrate that the proposed water quality facility meets requirements of City-maintained facilities per DCM 1.2.4.E. This includes access requirements, maintenance ramps, required staging, drainage easements and setbacks.

Update #1: The waivers have been received with this update. Review of the waiver requests is being coordinated with the Watershed Protection Department. Comment pending approval of the waiver requests.

WQ 6. Demonstrate compliance with ECM 1.6.2.A.

Update #1: The current design does not treat all proposed impervious cover as required per ECM 1.6.2(A). Alternate equivalent compliance through treatment of existing offsite runoff may be considered. Comment pending.

WQ 7. Demonstrate compliance with ECM 1.6.8.B. On-site control of the two-year storm is required by Section 25-7-61 of the Land Development Code.

Update #1: Comment pending clearance of drainage comments confirming no increase in runoff from existing conditions.

WQ 8. Verify R-3 Calculations are correct. [ECM 1.6.2(A)]

Update #1: Once all comments from the above comments have been addressed, a site plan exemption or subdivision construction plan is required for the construction of the proposed water quality pond. This comment is pending the submittal of the construction plans for the proposed pond.

WQ 9. Submit a fiscal estimate for the construction of the ponds per LDC 25-1-112.

Update #1: Once all of the above comments are addressed, please submit a revised fiscal estimate for the pond. Once the fiscal estimate has been approved, please post the fiscal.

End of Master Comment Report