

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2019-0090.2A**COMMISSION DATE:** October 17, 2023**SUBDIVISION NAME:** Stoney Ridge Highlands Phase 2 Final Plat**ADDRESS:** 7527 Elroy Road**APPLICANT:** KB Home Lone Star Inc.**AGENT:** Carlson, Brigrance & Doering, Inc. (Bill Couch, P.E)**ZONING:** SF-4A (single family residence)**NEIGHBORHOOD PLAN:** n/a / E.T.J.**AREA:** 15.503 acre (675,310.68 sf)**LOTS:** 98**COUNTY:** Travis**DISTRICT:** 2**WATERSHED:** Dry Creek East Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along streets.**VARIANCE:** None**DEPARTMENT COMMENTS:**

The request is for the approval of Stoney Ridge Highlands preliminary plan comprised of 98 lots on 15.503 acres (675,310.68 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 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:

Staff recommends approval of the plat, subject to the conditions listed in the comment report attached as Exhibit C.

CASE MANAGER: Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

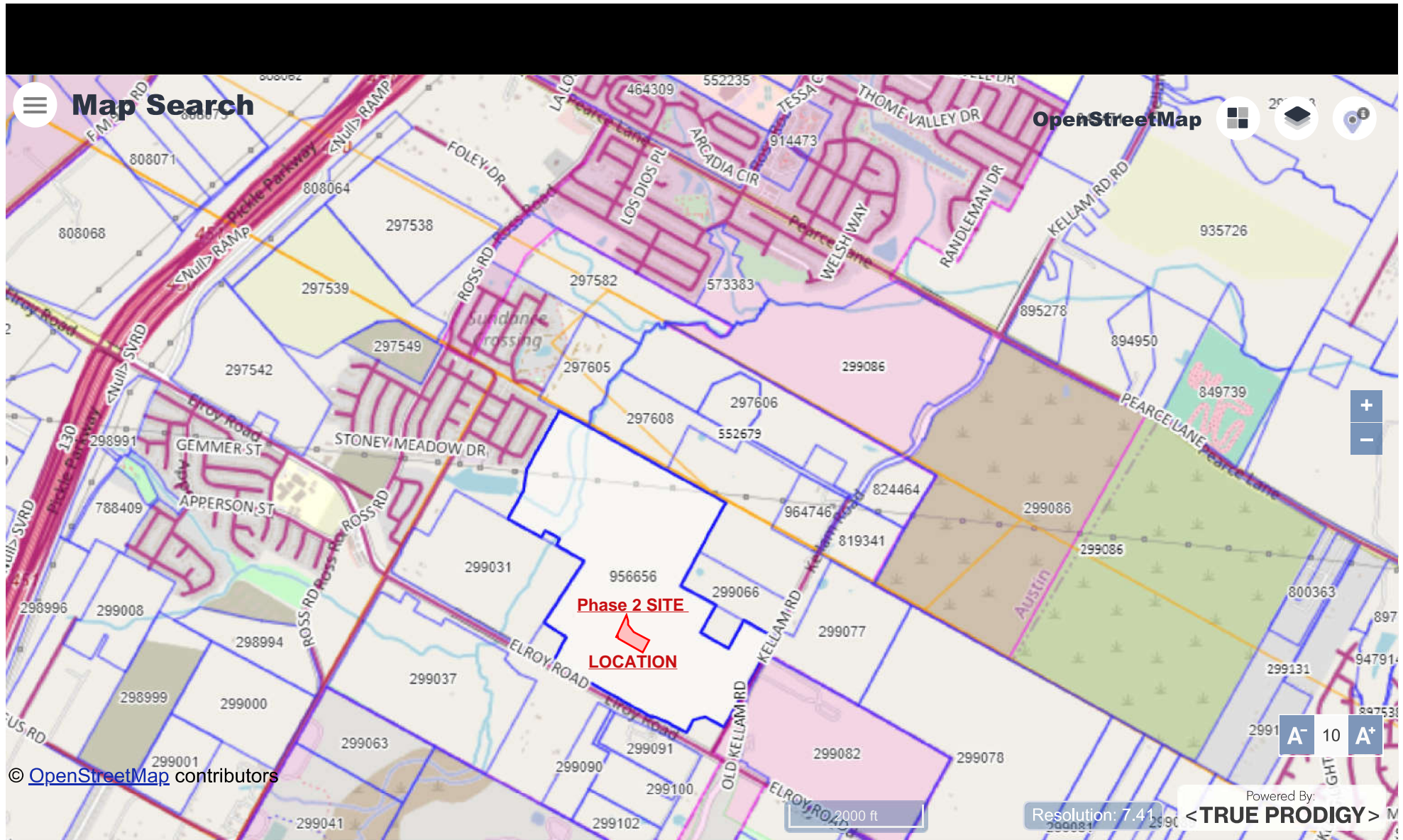
Exhibit B: Proposed final plat

Exhibit C: Comment Report



TRAVIS CENTRAL APPRAISAL DISTRICT
TRAVIS COUNTY, TEXAS

**Stoney Ridge Highlands Phase 2
SITE LOCATION MAP**





STONEY RIDGE HIGHLANDS PHASE 2 SMALL LOT SUBDIVISION FINAL PLAT

EXHIBIT B

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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.

SHEET NO. 1 OF 5



CASE NO. C8J-2019-0090.2A

J: \AC3D\5514\Survey\PLAT-STONEY RIDGE HIGHLANDS, PHASE-2

STONEY RIDGE HIGHLANDS PHASE 2

A SMALL LOT SUBDIVISION

FINAL PLAT

TOTAL ACREAGE: 15.503 ACRES
SURVEY: THOMAS B. WESTBROOK SURVEY
NO. 4, ABSTRACT NO. 797
F.E.M.A. MAP NO. 48453C0620K
TRAVIS COUNTY, TEXAS
DATED: JANUARY 22, 2020

DATE: AUGUST 15, 2023

OWNER:
KB HOME LONE STAR, INC.
10800 PECAN PARK BLVD.,
STE. 200
AUSTIN, TEXAS 78750
(512) 651-8100 PHONE

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: 512-280-5160

TOTAL OF LOTS :	98	ACREAGE
NO. OF SINGLE FAMILY LOTS:	97	11.746 ACRES
NO. LSE/OS LOTS:	1	0.064 ACRES
NO. OF BLOCKS:	6	11.746 ACRES

RIGHT-OF-WAY LINEAR FOOTAGE		
BRIGHTON GROVE DRIVE	56' R.O.W.	633'
BURNLEY DRIVE	56' R.O.W.	924'
ROUEN RUN	56' R.O.W.	314'
RIVERSDALE ROAD	56' R.O.W.	1035'
TOTAL	3.872 ACRES	2906'

LEGEND

CONCRETE MONUMENT SET

1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)

CALCULATED POINT

LANDSCAPE EASEMENT

1

LOT NUMBER

Ⓐ

BLOCK DESIGNATION

APPROXIMATE LOCATION OF SIDEWALKS

OPEN SPACE

LS

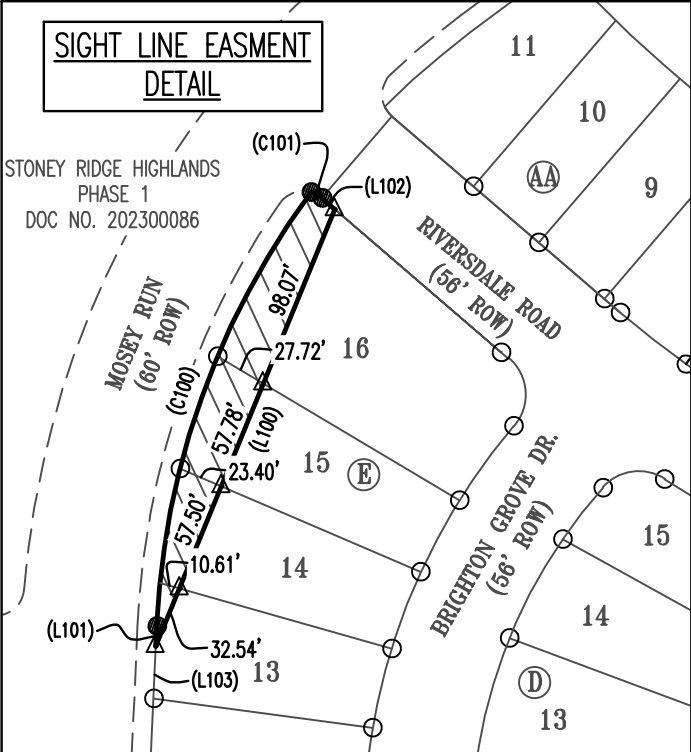
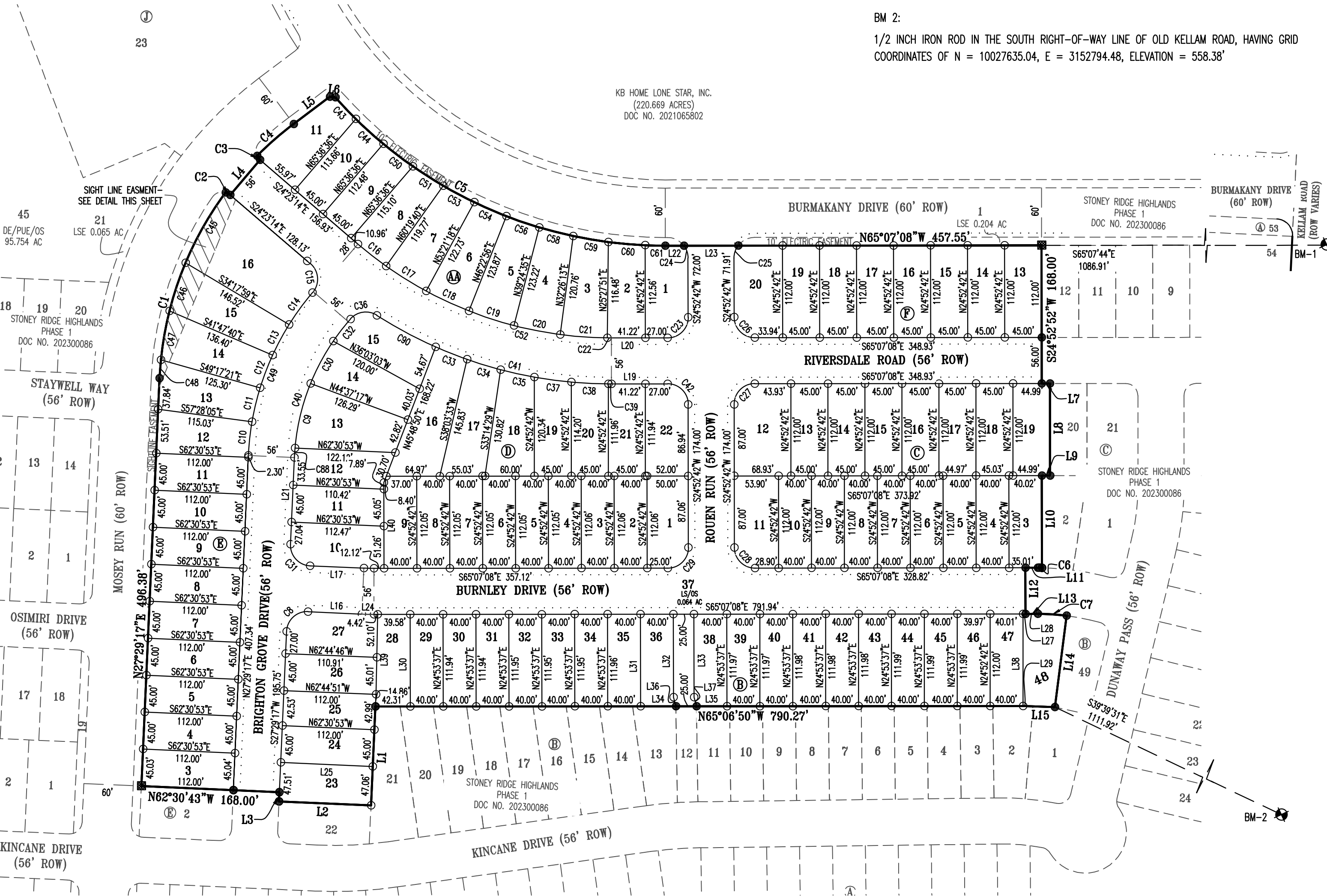
LAND SCAPE

BENCHMARK

SCALE: 1" = 100'

BM 1:
1/2 INCH IRON ROD IN THE SOUTHEAST RIGHT-OF-WAY LINE OF KELLAM ROAD, HAVING GRID COORDINATES OF N = 10028549.71, E = 3153292.99, ELEVATION = 491.541'

BM 2:
1/2 INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF OLD KELLAM ROAD, HAVING GRID COORDINATES OF N = 10027635.04, E = 3152794.48, ELEVATION = 558.38'



Easement Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
(C100)	243.17	410.00	N44°30'56"E	239.62	125.28
(C101)	6.43	15.00	S36°40'17"E	6.38	3.27

Easement Line Table		
Line #	Length	Direction
(L100)	245.89	S47°09'06"W
(L101)	10.73	N27°29'17"E
(L102)	8.77	S23°36'11"E
(L103)	27.11	S27°29'17"W

SHEET NO. 2 OF 5

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791

REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

STONEY RIDGE HIGHLANDS PHASE 2

A SMALL LOT SUBDIVISION

FINAL PLAT

Line Table		
Line #	Length	Direction
L1	120.18	N27°29'17"E
L2	112.00	S62°44'46"E
L3	11.29	S27°29'17"W
L4	56.00	S65°16'44"W
L5	54.95	S77°58'44"W
L6	6.78	N59°18'22"W
L7	10.00	N65°07'08"W
L8	112.00	N24°52'52"E
L9	10.00	S65°07'08"E
L10	112.04	N24°52'52"E
L11	15.09	S65°07'08"E
L12	56.00	N24°52'52"E
L13	15.09	N65°07'08"W
L14	112.00	N32°16'16"E
L15	35.70	S62°59'07"E
L16	65.36	N62°30'53"W
L17	65.36	S62°30'53"E
L19	68.22	S65°07'08"E
L20	68.22	N65°07'08"W
L21	105.60	N27°29'17"E

Line Table		
Line #	Length	Direction
L22	22.61	S65°07'08"E
L23	66.01	S65°06'37"E
L24	14.89	N63°48'55"W
L25	112.00	N62°30'53"W
L27	2.97	S65°07'08"E
L28	15.09	S65°07'08"E
L29	2.97	N65°06'50"W
L30	111.94	N24°53'29"E
L31	111.96	N24°53'37"E
L32	101.00	S24°53'37"W
L33	101.00	N24°53'33"E
L34	42.97	S65°06'50"E
L35	37.03	S65°06'50"E
L36	11.36	S09°45'13"W
L37	11.36	N09°45'29"E
L38	112.00	N24°52'52"E
L39	97.11	N26°06'01"E
L40	104.20	N24°52'42"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	243.17	410.00	S44°30'56"W	239.62	125.28	33°58'55"
C2	6.43	15.00	N36°40'17"W	6.38	3.27	24°34'07"
C3	6.11	15.00	S11°28'45"E	6.06	3.10	23°19'16"
C4	59.11	410.00	S73°50'56"W	59.06	29.60	8°15'36"
C5	453.13	535.00	N40°51'18"W	439.70	241.15	48°31'39"
C6	5.00	328.00	S64°40'56"E	5.00	2.50	0°52'24"
C7	35.08	272.00	N61°25'26"W	35.06	17.57	7°23'24"
C8	39.27	25.00	S72°29'12"W	35.35	25.00	89°59'49"
C9	81.23	271.99	S38°27'25"W	80.93	40.92	17°06'45"
C10	41.19	328.00	N31°05'13"E	41.17	20.62	7°11'45"
C11	42.43	328.00	N38°23'27"E	42.40	21.25	7°24'44"
C12	42.60	328.00	N45°49'02"E	42.57	21.33	7°26'26"
C13	42.46	328.00	N53°14'48"E	42.44	21.26	7°25'04"
C14	48.00	328.00	N61°08'52"E	47.96	24.04	8°23'05"
C15	39.15	25.00	N20°28'35"E	35.27	24.88	89°43'38"
C16	43.49	472.00	N27°01'36"W	43.47	21.76	5°16'45"
C17	57.45	472.00	N33°09'10"W	57.41	28.76	6°58'24"
C18	57.45	472.00	N40°07'34"W	57.41	28.76	6°58'24"
C19	57.45	472.00	N47°05'59"W	57.41	28.76	6°58'24"
C20	57.45	472.00	N54°04'23"W	57.41	28.76	6°58'25"
C21	57.45	472.00	N61°02'48"W	57.41	28.76	6°58'25"
C22	4.82	472.00	N64°49'34"W	4.82	2.41	0°35'08"
C23	39.27	25.00	S69°52'47"W	35.36	25.00	90°00'11"
C24	16.09	25.00	S06°26'41"W	15.81	8.33	36°52'01"
C25	16.17	25.00	N43°14'31"E	15.89	8.38	37°03'36"
C26	39.27	25.00	N20°07'13"W	35.35	25.00	89°59'49"
C27	39.27	25.00	N69°52'47"E	35.36	25.00	90°00'11"
C28	39.27	25.00	N20°07'13"W	35.35	25.00	89°59'49"
C29	39.27	25.00	N69°52'47"E	35.36	25.00	90°00'12"
C30	58.56	271.92	S53°10'51"W	58.45	29.40	12°20'22"
C31	39.27	25.00	N17°30'48"W	35.36	25.00	90°00'11"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C32	33.90	271.79	S62°55'06"W	33.88	16.97	7°08'50"
C33	41.01	527.95	N43°28'24"W	41.00	20.52	4°27'04"
C34	42.71	527.99	N48°00'57"W	42.69	21.36	4°38'03"
C35	41.98	528.00	N52°36'38"W	41.97	21.00	4°33'19"
C36	35.37	25.00	S72°58'39"E	32.49	21.37	81°03'19"
C37	45.43	528.01	N57°21'12"W	45.42	22.73	4°55'47"
C38	45.07	528.01	N62°15'49"W	45.06	22.55	4°53'26"
C39	3.78	528.00	N64°54'50"W	3.78	1.89	0°24'35"
C40	185.15	272.00	N46°59'23"E	181.60	96.32	39°00'04"
C41	301.07	528.00	S48°47'01"E	297.01	154.75	32°40'14"
C42	39.27	25.00	N20°07'13"W	35.35	25.00	89°59'49"
C43	36.28	535.00	N18°32'03"W	36.27	18.15	3°53'08"
C44	45.03	535.00	S22°53'17"E	45.02	22.53	4°49'20"
C45	98.60	410.00	S54°37'02"W	98.36	49.54	13°46'44"
C46	61.66	410.00	S43°25'11"W	61.60	30.89	8°36'58"
C47	60.56	410.00	S34°52'49"W	60.50	30.33	8°27'45"
C48	22.36	410.00	S29°05'13"W	22.35	11.18	3°07'28"
C49	216.69	328.00	N46°24'51"E	212.77	112.47	37°51'07"
C50	45.09	535.00	S27°42'49"E	45.08	22.56	4°49'44"
C51	43.81	535.00	S32°28'26"E	43.80	21.92	4°41'30"
C52	335.55	472.00	N44°45'11"W	328.52	175.22	40°43'54"
C53	42.78	535.00	S37°06'37"E	42.77	21.40	4°34'52"
C54	42.44	535.00	S41°40'24"E	42.43	21.23	4°32'43"
C56	42.40	535.00	S46°13'00"E	42.39	21.21	4°32'28"
C58	42.66	535.00	S50°46'16"E	42.65	21.34	4°34'06"
C59	43.21	535.00	S55°22'09"E	43.20	21.62	4°37'39"
C60	45.04	535.00	S60°05'41"E	45.03	22.53	4°49'24"
C61	24.39	535.00	S63°48'45"E	24.39	12.20	2°36'45"
C88	11.45	271.97	S28°41'43"W	11.45	5.73	2°24'44"
C90	81.09	527.99	N36°50'54"W	81.01	40.63	8°47'59"

BLOCK	LOT	SQ.FT.	ACREAGE
AA	1	5670	0.130
AA	2	5193	0.119
AA	3	5965	0.137
AA	4	6109	0.140
AA	5	6175	0.142
AA	6	6164	0.142
AA	7	6078	0.140
AA	8	5762	0.132
AA	9	5107	0.117
AA	10	5074	0.116
AA	11	6120	0.140

BLOCK	LOT	SQ.FT.	ACREAGE
B	23	5856	0.134
B	24	4480	0.103
B	25	4789	0.110
B	26	5040	0.116
B	27	5669	0.130
B	28	4783	0.110
B	29	4478	0.103
B	30	4478	0.103
B	31	4478	0.103
B	32	4478	0.103
B	33	4478	0.103
B	34	4478	0.103
B	35	4478	0.103
B	36	4478	0.103
B	37	2799	0.064
B	38	4479	0.103
B	39	4479	0.103
B	40	4479	0.103
B	41	4479	0.103
B	42	4479	0.103
B	43	4479	0.103
B	44	4480	0.103
B	45	4480	0.103
B	46	4480	0.103
B	47	4480	0.103
B	48	4826	0.111

BLOCK	LOT	SQ.FT.	ACREAGE
C	3	4479	0.103
C	4	4480	0.103
C	5	4480	0.103
C	6	4480	0.103
C	7	4480	0.103
C	8	4480	0.103
C	9	4480	0.103
C	10	4480	0.103
C	11	5906	0.136
C	12	7586	0.174
C	13	5040	0.116
C	14	5040	0.116
C	15	5040	0.116
C	16	5040	0.116
C	17	5040	0.116
C	18	5040	0.116
C	19	5039	0.116

BLOCK	LOT	SQ.FT.	ACREAGE
D	1	5133	0.118
D	2	4482	0.103
D	3	4482	0.103
D	4	4482	0.103
D	5	4482	0.103
D	6	4482	0.103
D	7	4482	0.103
D	8	4482	0.103
D	9	4482	0.103
D	10	5927	0.136
D	11	5151	0.118
D	12	5217	0.120
D	13	7719	0.177
D	14	6096	0.140
D	15	5820	0.134
D	16	8051	0.185
D	17	6655	0.153
D	18	6337	0.145
D	19	5262	0.121
D	20	5074	0.116
D	21	5038	0.116
D	22	5687	0.131

BLOCK	LOT	SQ.FT.	ACREAGE
E	3	5044	0.116
E	4	5040	0.116
E	5	5040	0.116
E	6	5040	0.116
E	7	5040	0.116
E	8	5040	0.116
E	9	5040	0.116
E	10	5040	0.116
E	11	5040	0.116
E	12	5475	0.126
E	13	6100	0.140
E	14	6697	0.154
E	15	7321	0.168
E	16	13092	0.301

BLOCK	LOT	SQ.FT.	ACREAGE
F	13	5040	0.116
F	14	5040	0.116
F	15	5040	0.116
F	16	5040	0.116
F	17	5040	0.116
F	18	5040	0.116
F	19	5040	0.116
F	20	6442	0.148

SHEET NO. 3 OF 5

CBD

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

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Surveying

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STONEY RIDGE HIGHLANDS PHASE 2

A SMALL LOT SUBDIVISION

FINAL PLAT

GENERAL NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. 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.
3. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
4. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
5. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: BRIGHTON GROVE DRIVE, BURNLEY DRIVE, RIVERSDALE ROAD AND ROUEN RUN. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS 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.
6. 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.
7. 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.
8. 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 LINE 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.
9. 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.
10. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0620K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.
11. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC & NEC) MAY BE FOUND IN AUSTIN ENERGY’S DESIGN CRITERIA MANUAL – SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY’S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING
12. 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.
13. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS
14. WATER QUALITY & DETENTION CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
15. CITY OF AUSTIN AND TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
16. A 10 FOOT (10’) E.T.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
17. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER – CITY OF AUSTIN
WASTEWATER – CITY OF AUSTIN
ELECTRIC – AUSTIN ENERGY
GAS – TEXAS GAS
TELECOM – AT&T

18. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH RESIDENTIAL LOT.
19. NO TREES ARE PERMITTED WITHIN EXISTING ELECTRIC, GAS AND WASTEWATER EASEMENTS.
20. 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 THE AUSTIN WATER UTILITY.
21. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
22. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25–13) AS AMENDED.
23. BY APPROVING THIS PLAT, THE CITY OF AUSTIN AND TRAVIS COUNTY 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.
24. THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE MOORE’S CROSSING MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT), AND ANY AMENDMENTS PRIOR TO RECORDATION. PARKLAND DEDICATION REQUIREMENTS WERE SATISFIED FOR ALL 98 LOTS IN STONEY RIDGE HIGHLANDS PHASE 2 BY POSTING FISCAL SURETY FOR RECREATIONAL IMPROVEMENTS AT STONEY RIDGE PARK WITH CASE C8J–2019–0090.2A.
25. 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 OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
26. THE FOLLOWING LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS: LOT 37 BLOCK B. NO RESIDENTIAL USES ARE ALLOWED IN THE LOTS LISTED.
27. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN ANY DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
28. THE PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND TRAVIS COUNTY OR ASSIGNS FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
29. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
30. THE LANDOWNER INTENDS TO SERVE EACH LOT WITH CITY OF AUSTIN WATER AND WASTEWATER UTILITIES. 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.
31. DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.
32. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER’S/DEVELOPER’S EXPENSE
33. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
34. PARKLAND DEDICATION HAS BEEN PROVIDED FOR 550 UNITS BY THE DEDICATION OF 98.05 ACRES OF LAND AND A CREDIT FOR AMENITIES TO BE CONSTRUCTED. FISCAL SURETY WAS POSTED WITH THE CITY UNTIL SUCH TIME AS THE LAND IS DEEDED AND THE AMENITIES ARE CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT.
35. 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.
36. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER’S/DEVELOPER’S EXPENSE.
37. THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR THE PLANS FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE–PLATTING MAY BE REQUIRED AT THE OWNER’S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
38. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
39. THE OWNER SHALL CONSTRUCT AND POST FISCAL SECURITY FOR SIDEWALKS AND CURB RAMPS ON ARTERIAL AND COLLECTOR STREETS AND ADJACENT TO SCHOOLS, PARKS, OR OTHER COMMON AREAS CONCURRENT WITH CONSTRUCTION AND POSTING OF FISCAL SECURITY FOR SUBDIVISION INFRASTRUCTURE. IF RESIDENTIAL CONSTRUCTION OR OTHER SITE DEVELOPMENT WILL OCCUR SHORTLY AFTER STREET CONSTRUCTION, THE COUNTY EXECUTIVE MAY GRANT VARIANCES WHEREBY SIDEWALKS AND CONSTRUCTED AND FISCAL SECURITY POSTED AT A LATER DATE AND/OR BY THE HOMEBUILDER OR OTHER PERSON UNDERTAKING SITE DEVELOPMENT IN LIEU OF THE OWNER.

COMMISSIONERS’ COURT RESOLUTION:

- 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 TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS’ COURT OF TRAVIS COUNTY, TEXAS.
- THE OWNER(S) OF THE SUBDIVSION SHALL CONSTRUCT THE SUBDIVSION’S STREET 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 OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)’ OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON 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.

SHEET NO. 4 OF 5

CBD

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

CASE NO. C8J–2019–0090.2A J:\AC3D\5514\Survey\PLAT–STONEY RIDGE HIGHLANDS, PHASE–2

STONEY RIDGE HIGHLANDS PHASE 2
A SMALL LOT SUBDIVISION
FINAL PLAT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: KB HOME LONE STAR, INC., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 220.669 ACRES OF LAND OUT OF THE THOMAS B. WESTBROOK SURVEY NO. 4, ABSTRACT NO. 797, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC IN DOCUMENT NO. 2021065802 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 151.503 ACRES OF LAND IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"STONEY RIDGE HIGHLANDS PHASE 2 A SMALL LOT SUBDMSION"

AND DOES 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.

BY: KB HOME LONE STAR, INC.

LAURIE LARA, OFFICER
KB HOME LONE STAR, INC.
10800 PECAN PARK BLVD., SUITE 200
AUSTIN, TEXAS 78750

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY DID PERSONALLY APPEAR _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBIC-STATE OF _____ DATE _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____.

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

FOR:
JOSE ROIG, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

CHAIR SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEARBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT 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 _____, 20____, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY 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., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

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

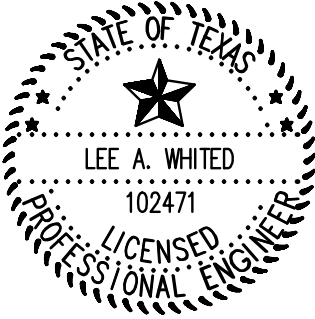
DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, LEE A. WHITED, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED. NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48453C0620K, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY: _____ DATE _____
LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

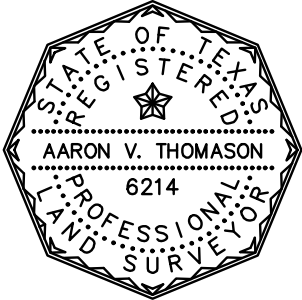


CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS §
COUNTY OF TRAVIS §

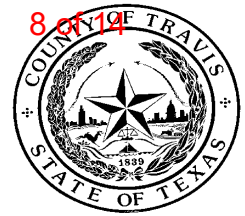
I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: _____ DATE: _____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
aaron@cbdeng.com



SHEET NO. 5 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: C8J-2019-0090.2A
UPDATE: U0
CASE MANAGER: Cesar Zavala Email: cesar.zavala@austintexas.gov

PROJECT NAME: Stoney Ridge Phase 2 Final Plat
LOCATION: 7527 Elroy Rd.



SUBMITTAL DATE: September 18, 2023
FINAL REPORT DATE: October 12, 2023

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 (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **December 18, 2023**. 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).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):

1. Applicants must submit an update through the intake submittal webform: <https://www.austintexas.gov/page/subdivision-application-process>
2. Your update must include the following items in PDF format:
 - 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.

Case Expiration Date: December 18, 2023
90-day fiscal posting date: March 18, 2024
Recording due date: April 10, 2024

REVIEWERS:

Planner 1: Shakayla Stevenson
Site Plan Plumbing: Cory Harmon
PARD / Planning & Design: Scott Grantham
911 Addressing: Janny Phung
ATD Engineering: Dari Majd
Drainage Engineering: Judy Anderson

Environmental: Pamela Abee-Taulli
Subdivision: Cesar Zavala
AW Utility Development Services: Derek Tucker
Water Quality: Judy Anderson
Travis Co. Subdivision: Sue Welch

Environmental Review - Pamela Abee-Taulli - 512-974-1879

U0 10/10/2023

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

EV 1 **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. 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]

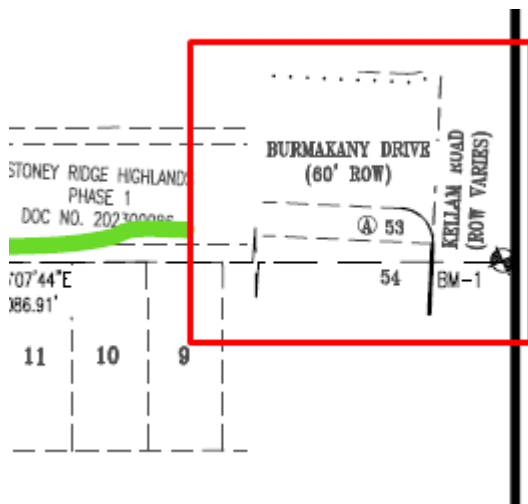
Electric Review - Cody Shook - Cody.Shook@austinenergy.com

Approved.

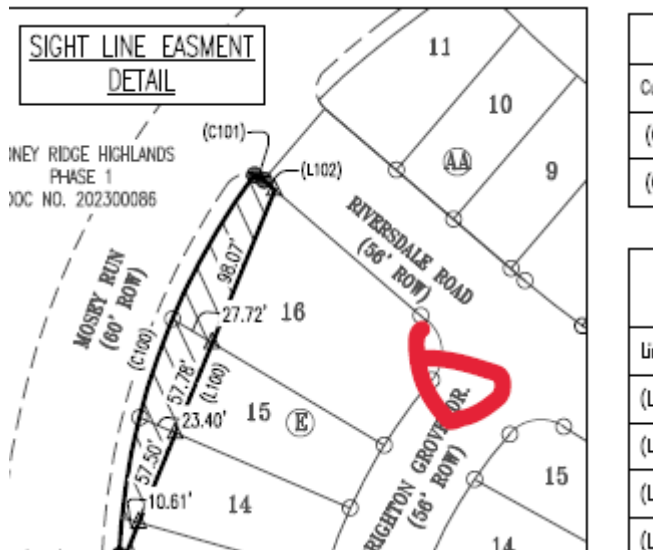
911 Addressing Review - Janny Phung - janny.phung@austintexas.gov

AD1: This plat review is Rejected;

AD2: Please remove the bounded section in the image below since it does not accurately reflect the area by scale on sheet 2



AD3: Please remove all forms of punctuation after abbreviating street types or directionals



AD4: Street names reserved more than three years in the past are subject to re-review against the Street Name and Labeling Standards currently in effect. So, although ROUEN RUN was reserved for this project in May of 2016, it is being rejected at this time since the use of the name ROUEN RUN may compromise or delay emergency response. Please select a different street type, re-label and resubmit. The street type Run is a small meandering street, similar to a cul-da-sac.

NOTE: Punctuation or diacritical marks cause confusion for first responders

NOTE: Location maps help identify the location of the project. Major roads and surrounding streets in the immediate area should only be included. Extraneous streets can be omitted.

NOTE: If streets names are labeled on the plat, street types must be included

The standards applied to all new street names in Travis County can be found at this link:

http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

Active streets and address points can be viewed on Property Profile. Please label what is shown <https://maps.austintexas.gov/GIS/PropertyProfile/> §30-2-155

Drainage Engineering Review - Judy Anderson - Judy.Anderson@austintexas.gov

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. Please demonstrate water quality fiscal is posted for the offsite water quality ponds serving this subdivision. [LDC 30-1-132]

DE 2. Please clarify the legal document(s) that govern access and maintenance of the offsite water quality and detention ponds within Phase 1 that serve Phase 2. Please demonstrate storm water conveyance to offsite water quality and detention is contained within recorded drainage easements or right-of-way. Please provide these recorded plats or separate instrument easements for record within this subdivision application. [LDC 30-4-151]

- DE 3. No drainage easements are shown within the Phase 2 boundary on the plat or preliminary plan. The preliminary plan provided includes storm sewer line work, but is difficult to distinguish the path to the ultimate discharge. Please confirm no drainage easements are necessary. [LDC 30-4-151]
- DE 4. Please clarify the Phase 2 Boundary limits on the drainage area maps. Please clarify the contributing drainage areas to the offsite detention pond include the entire Phase 2 boundary. [LDC 30-4-61]
- DE 5. Please add the following plat note, "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." [LDC 30-2-1]
- DE 6. Please add the following plat note, "All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards". [LDC 30-2-1]
- DE 7. Please add the following plat note, "No structure shall be occupied until the water quality control and detention facility have been constructed, inspected, and accepted by the City of Austin." [LDC 30-4-61 and LDC 30-5-211]

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

- PR1. A Parkland Early Determination (PED # 1782) was issued for the entire preliminary plan area in 2023. The PED stated that parkland dedication had been satisfied for 550 units within the Preliminary Plan (C8J-2019-0090), by the posting of Fiscal Surety for land dedication and the construction of amenities, at the time of the first final plat (C8J-2019-0090.1A).
- PR2. Please add this note to the plat:
- Parkland dedication has been satisfied for 550 units in the preliminary plan (C8J-2019-0090) area, by the posting of Fiscal Surety for land dedication and the construction of amenities, at the time of the first final plat (C8J-2019-0090.1A).

Subdivision Review - Cesar Zavala - 512-974-3404

- SR 1. This application was initially submitted on September 18, 2023, and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):
- Update deadline: December 18, 2023
 - Fiscal due (if any): March 18, 2024
 - All submitted for recording due: April 10, 2024
- SR 2. On Sheet #2, verify that all lots show metes and bounds or lot line measurements, Block F is missing lot line measurements along Burkmakany Drive. 30-1-113
- SR 3. Verify that the acreage totals for the lots and right-of-way are correct or are similar to the total acreage shown on the top left corner of Sheet #2. 25-1-83, 30-1-113:

- SR 4. On Sheet #5, revise the engineer's certification to read as follows, and separate the flood plain phrase from the engineer's statement: 25-1-83, 30-1-113:
"I, (name of engineer), 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 30 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge."
- SR 5. Will fiscal be posted for the plat? If fiscal is required, replace Note # 23 with 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."
- SR 6. Prior to final plat recordation, the applicant must provide a copy of the Homeowner's Document/Declaration of Covenants and Restrictions for Townhouse/Small Lot/Single Family Attached Subdivisions. Include a note on the plat referencing the recorded document. (Required for SF-4A small lot subdivisions) 25-4-232 or 30-2-232
If a CC&R document has not been filed for property, forward a draft copy to provide to the Legal Department for review. The approved CC&R document is needed prior to the recording of the plat.

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

- AW1. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9, and the Uniform Plumbing Code:
The landowner intends to serve each lot with City of Austin water and wastewater utilities. 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.
- AW2. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:
Replace note 2 with the following:
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.
- 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.

Water Quality Review - Judy Anderson - Judy.Anderson@austintexas.gov

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. Please clarify which ponds out of the three explained in the engineering report treat Phase 2. It is unclear if two or three of the ponds serve Phase 2. The offsite storm drain infrastructure is difficult to follow in the exhibits within the report. [LDC 25-8-211]
- WQ 2. Please demonstrate the contributing drainage area specified in the R-Tables of the offsite ponds includes the entire impervious cover limits of the Phase 2 boundary. It is difficult to distinguish the limits of the Phase 2 boundary in the existing and proposed drainage area maps provided. [LDC 25-8-211]
- WQ 3. Pond A1 requires two R-tables for each of the contributing drainage areas. If one filtration basin is proposed for two sedimentation basins, the sedimentation basin sizing should be distinct (as if they are two separate ponds). Each sedimentation basin shall have a bypass outfall to protect the filtration media from erosion.

Travis Co. Subdivision Review - Sue Welch - 512-854-7637

1. Please upload a signed Travis County Subdivision Construction Agreement. Please start the process for COA SCA. Make sure the to provide a sealed copy of a full fiscal cost estimate, and a fiscal estimate on Single Office (City of Austin) forms. 30-1-113/ 30-2-84
2. Clarify if this tract is subject to a Drainage Maintenance Agreement or CCR/HOA documents – add a note with the document number. 30-1-113
3. Please verify the sidewalks along Mosey Run and Burmakany Drive Block AA, and note #5. 30-1-113/ 30-3-191
4. Verify if there is a landscape lot in F and AA – provide the metes and bounds. Add a note that they will be owned and maintained by the owner or HOA (with recorded document #). 30-1-113
5. Add the following sight line easement notes 30-1-113: Within a sight line easement any obstruction of sight line by vegetation, fencing, earthwork, buildings, signs, or any other object which is determined to cause a traffic hazard is prohibited and may be removed by order of the Travis County Commissioners Court at the owner's expense. The property owner is to maintain an unobstructed view corridor within the bounds of such easement at all times.
6. Add a note regarding small lot subdivisions: This subdivision shall be developed and constructed as a small lot subdivision in compliance with Title 30-2-232.
7. For corner lots: If a lot has frontage on two streets, add a plat note that restricts access to the smaller of the roads or the road farthest from the intersection. 30-1-113

Site Plan Plumbing - Cory Harmon - 512-974-2882

1. The reviewer could not determine the location of the proposed subdivision with the information provided on the plat. Provide a location map.
2. 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.**

ATD Engineering Review - Dari Majd - 512-974-4024

- ATD 1. Local streets in small lot subdivisions must be designed with 56 ft. of right-of-way and 36 ft. of pavement. TCM, 1.3.2.A.1. *The preliminary plans are showing 50-foot right of way streets to be constructed and the final plat is showing 56-foot right of way streets. Please revise preliminary plans to match final plat.*
- ATD 2. Please provide the Moores Crossing MUD Ordinance for review.
- ATD 3. More comments may be forthcoming after reviewing MUD Ordinance.

End of Master Comment Report.