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Subchapter B. [Subdivision Standards]												
482.201 General Subdivision Procedures												
(b) Applications												
			TC 482.201 (b)(1)	An application for approval of a preliminary plan, final plat, or subdivision construction plan shall be filed with TNR by the record Owner or the duly authorized agent of the Owner. The preliminary plan, final plat, and subdivision construction plan application forms are as prescribed by the County Executive and may be found on the County website and contain a written list of required documentation and other information. An application is not complete until this documentation and other information has been submitted.								
			TC 482.201 (b)(4)	An "Original Tract" means a tract of land which existed in its present configuration prior to September 1, 1983. An application shall include all of the Original Tract. All property shall be platted with due regard to the orderly extension of roads, utilities, drainage, and other public facilities.								
			TC 482.201 (b)(6)	The Phasing Agreement must be approved by the Commissioners Court or the county authority responsible for approving plats upon the approval of the first Preliminary Plan or upon the approval of Alternative Fiscal, but no later than the date of the approval of the first Final Plat.								
			TC 482.201 (b)(8)	The Commissioners Court may approve a Phasing Agreement which meets the following criteria: (A) The Phasing Agreement is in substantially the form set forth in the Appendix;								
				(B) The Phasing Agreement adequately addresses the particular facts in proposed phased development so that the development process is accommodated and the public interest is protected;								
				(C) The dedication of roads and drainage, and the posting of construction security is roughly proportional to the impact of the development of the property; and								
				(D) The form and substance of the Phasing Agreement is approved by the County Attorney's Office.								
			TC 482.201 (b)(9)	A master development plan must be submitted for an applicant to meet "fair notice" requirements under Section 482.102(a). Otherwise, an applicant may voluntarily submit a master development plan as a non-binding planning tool, but it is not required and will not be approved by the County Executive or the Commissioners Court or the county authority responsible for approving plats, except as provided in Section 482.216(d), Water Availability-Protection of Surface and Ground Water Quantity and Quality. If submitted either voluntarily or to meet "fair notice" requirements, it shall consist of a written plan, supporting documentation, and a reasonably detailed map or schematic drawing, drawn to scale. The submittal must contain the following:								
				(A) the boundaries of the original tract(s) and phases of development, if any;								
				(B) the name of each adjacent platted subdivision and the name of each record owner of adjoining unplatted property;								
				(C) the location, width, and names of all existing or platted streets or public right of-way and all existing easements within and adjacent to the development;								
				(D) the layout and width of proposed arterials, thoroughfares and collector streets and the general configuration of proposed streets and alleys;								
				(E) the location, dimensions, and designations of land uses, including all waterways, a preliminary identification of critical environmental features, and other land protected from development and proposed setbacks from waterways and critical environmental features;								
				(F) Any sites proposed for special use, including parks, open space, flood detention, permanent water quality controls, and other public facilities;								
				(G) the location of the 25-year floodplain, the FEMA 1% annual chance (100-year) floodplain, the FEMA 0.2% annual chance (500-year) floodplain, and the ATLAS 14 1% annual chance floodplain, and the location and width of existing drainage channels, creeks, and water courses within the development; and								
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				(H) estimates of the amount of water to be used and wastewater to be generated in all phases of development, identification of the source(s) of the water, a description of the new or existing water and wastewater facilities that will serve the development, a statement by a qualified engineer or geoscientist that the water source and the water and wastewater facilities will be of adequate capacity to serve the development, the owner and operator of the water and wastewater facilities and the location of the development with respect to any applicable certificates of convenience and necessity, and the schedule for creating any entity that will own or operate the facilities;							
				(I) the proposed location of drainage courses and any necessary off-site extensions.								
(d) Cancellation of Subdivision Plats												
	×	×	TC 482.201 (d)(1)	General. This Section (d) applies only to real property located outside municipalities and their ETJ as defined in the Texas Local Government Code. Properties within a municipality's ETJ shall follow the individual municipality's established rules for vacation of subdivision plats. Vacations of plats within the ETJ of municipality must be approved by both the municipality and the County.								
×			TC 482.201 (d)(2)	Cancellation of Subdivision. A person owning real property that has been legally platted into lots or blocks may apply to the Commissioners Court through TNR to cancel all or part of the subdivision or portion thereof to be canceled. If Commissioners Court determines that the cancellation of all or part of the subdivision does not interfere with the established rights of any purchaser who owns any part of the subdivision or it is shown that the purchaser agrees to the cancellation, the Commissioners Court shall authorize the Owner of the subdivision to file an instrument cancelling the subdivision the subdivision in whole or in part. If the cancellation is approved, the property will be re-established as acreage tracts as it existed prior to subdivision. A sample cancellation shall be published in the local newspaper at least 21 days prior to the public hearing held at a regular Commissioners Court meeting. In the event the cancellation is being done to facility a replat, the replat will be processed simultaneously with the cancellation action. The following documentation is required to be submitted to TNR for review prior to placing the request on the Commissioners Court agenda: (A) Two copies of the plat to be canceled. If only a partial cancellation is being requested, the lots, blocks, and/or right-of-way to be cancelled must be delineated.								
				(B) Current tax certificates covering the area to be cancelled.								
				(C) Copies of the current owner's deed(s) for the area to be cancelled.								
				(D) A request for cancellation. (i) If the request is for a cancellation of the entire subdivision, a copy of the cancellation document showing the notarized signature of all owners of the lots or blocks in the subdivision. (ii) If the request is for only a portion of the original plat, the document must reflect the notarized signature of at least 75% of the owners of the original lots in the subdivision, phase, or identifiable part. However, if the owners of at least 10% of the original lots file written objection to the cancellation with the Court, the granting of an offer of cancellation is at the discretion of the Court.								
				(E) In the case of utility easement or right-of-way cancellation, letters from utility providers either stating that the release of the easement and/or rights-of-way will not create a limitation on area service or outlining the areas to be retained for easements.								
				(F) Certification of public notice at least twenty-one (21) days prior to the court hearing.								
(e) Revision of Plat												
	×	×	TC 482.201 (e)(1)	This Section (e) applies to real property located outside of the corporate limits of a municipality. Properties within a municipality's ETJ shall also follow the individual municipality's established rules for replatting without vacating or amending subdivision plats.								
			TC 482.201 (e)(4)	The following documentation must be submitted to TNR for review prior to placing the request on the Commissioners Court's agenda: (A) Two copies of the plat proposed to be revised, with a delineation of any partial revisions.								
				(B) Current ownership information for the subdivision.								

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				(C) The agreement, if any, of any owners to be affected by the revision.								
(h) Public Notice for Non-Residential Development Applications												
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TC	COA ETJ	O ETJ			PP	FP	SP	C P	How	Where		
			TC 482.201 (h)	Upon receipt of a Preliminary Plan, Final Plat or site plan including a proposed non- residential land use by the applicant anywhere in Travis County except for inside a municipalities full purpose jurisdiction, public notice will be sent to the local Emergency Service District, the Travis County Fire Marshal and all neighborhood and homeowner's associations within 1000 feet of the proposed development. The notice will describe the development including the proposed land use. The applicant will prepare the notification letter, site location map, a plan of the project and the mailing list. Upon approval from TNR staff the applicant will mail the notification by certified mail to the local Emergency Service District, the Travis County Fire Marshal and all neighborhood and homeowner's associations within 1000 feet of the proposed development. The applicant will file as part of the application process proof of notification prior to the approval of the development application.							
482.202 Layout Requirements for Street and Drainage												
(b) Connections to Existing Subdivisions												
			TC 482.202 (b)	Streets of a new subdivision shall be aligned with existing streets on adjoining property unless the County determines that topography, requirements of traffic circulation, a comprehensive municipal plan if streets are in an ETJ, or other considerations make it desirable to depart from the alignment.								
(c) Entrance Safety												
			TC 482.202 (c)	Entrance Safety. A street may not intersect a County road at a point where the sight distance is restricted to less than that required in the City of Austin Transportation Manual, or a similar manual that has been approved for use by the Commissioners Court for intersection sight distance. On the basis of a traffic engineering study, provisions may be made for removal of the sight distance easements must be dedicated where required.							
(d) Access and Lot Frontage												
			TC 482.202 (d)	Access to all new subdivisions shall be from: (1) a street accepted for maintenance by the County or other publicly maintained street;								
				(2) a private street, under legal right, meeting or exceeding the requirements of Subsection 482.206(c);								
				(3) a dedicated street constructed to these Standards and under posted construction performance fiscal security pending acceptance for maintenance by a public entity; or (4) a dedicated street pending or under construction which is adequately secured by posted fiscal for construction and maintenance. In this case, the Owner must enter an agreement with the County wherein the Owner agrees to maintain the streets in the development or maintain construction performance fiscal, until the streets to which the Owner's streets are connecting, are themselves accepted by the County;							
				(5) Each lot in a subdivision shall abut on an internal street meeting or exceeding the requirements of this subsection (d) or on an existing County-maintained street or other publicly maintained roadway. If a private street is proposed, its design must meet County Standards, as set forth in Section 482.206, and it must be approved by the County Executive, along with detailed information relating to its perpetual maintenance, including copies of all proposed agreements with owners of the subdivision. The Commissioners Court may make an exception to the requirements of this subsection (d), including but not limited to such subdivision s with private access easements, if							
				(6) Access to Major Arterials, Expressways, Parkways, and Freeways (A) Except as provided in Subparagraphs (B) through (E), a final plat or development permit may not provide for direct access from a lot to a roadway that is designated as a major arterial, expressway, parkway, or freeway in the metropolitan transportation plan unless the lot contains 200 feet or more of frontage on the roadway an alternative access is not available.							

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				(B) Access to designated major arterial, expressway, parkway, or freeway shall be allowed from a property with less than 200 feet of frontage on the major arterial, expressway, parkway, or freeway if the property is subject to right of way condemnation and if: (i) the property possessed more than 200 feet of frontage on the roadway before condemnation: (ii) the proposed driveway is not located in a controlled access area; (iii) the proposed driveway is the lesser of 100 feet or 60 percent of the frontage from an intersection; and (iv) the driveway does not create a public safety hazard.								

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				(C) If direct access to a designated major arterial, expressway, parkway, or freeway is not authorized under Subparagraph (A) and alternative access is not available, one driveway approach shall be allowed from the property to the major arterial, expressway, parkway, or freeway.								
				(D) Joint access may be required to a designated major arterial, expressway, parkway, or freeway for adjoining lots that have insufficient frontage to allow a driveway approach for each lot.								
				(E) On the request of a condemning authority or property owner prior to acquisition of a right of way occurs, the County may modify the access requirements of this paragraph in a area subject to right of way condemnation if the modification does not create a public safety hazard or have an adverse effect on traffic operation.								
(e) Dual Access												
			TC 482.202 (e)(2)	Except as otherwise provided in this subsection: (A) a new subdivision must have at least two access streets; and	×	×						
				(B) each of the two access streets must connect to a different external street.								
			TC 482.202 (e)(3)	A new subdivision may have one access street if the County Executive determines that: (A) the access street: (i) does not cross an area having a high wildland fire protection rating determined in accordance with the National Fire Protection Association Bulletin NFPA 299, Protection of Life and Property from Wildfire, 1992:								
				(ii) will not be inundated by more than nine inches by a 0.2 percent annual chance flood if the subdivision is located outside the Colorado River Corridor floodplain or a 1 percent annual chance flood if the subdivision is located in the Colorado River Corridor floodplain, as determined in accordance with the City of Austin Drainage Criteria Manual; and								
				(iii) has a paved width of at least 36 feet from the intersection of the access street with the external street for a distance of 100 feet if the single access is a shoulder section of 50 feet if the single access street has curb and gutter; and								
				(B) the access street: (i) is not more than 2,000 feet in length, and provides access to not more than 30 single-family residential dwellings; or (ii) is an arterial or collector, and its intersection with the external street will function at a level of service "C" or better during construction and after building-out of the subdivision, as determined by an intersection analysis that is approved by the County Executive and, if the subdivision will general more than 1,000 vehicle trips per day, prepared by a licensed professional engineer in accordance with the City of Austin Transportation Criteria Manual or Transportation Research Board, Special Report 209, Highway Capacity Manual, published in 1994, or a similar manual that has been approved for use by the Commissioners Court.								

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			TC 482.202 (e)(4)	A new subdivision may have one access street if the Commissioners Court or the county authority responsible for approving plats determines that providing more than one access street is undesirable, unnecessary, or impracticable after considering: (A) traffic circulation; (B) traffic safety; (C) fire and flood safety; (D) topography; (E) the density of the subdivision and surrounding development; (F) whether later development of adjacent property is anticipated to provide addition access; (G) whether traffic through the subdivision should be limited; (H) the environmental effect a cut or fill waterway crossing, or other surface disturbance necessary to provide more than one access street; (I) whether the access street is a divided street; (J) whether adverse effects, if any, from permitting one access street are mitigated; (K) including whether secondary pedestrian access is provided; and whether the subdivider owns adjacent property through which access can be provided, has the right to provide a second access street across another person's property, or is able to develop the subdivision if more than one access street is required.								
(f) Street Right-of-Way and Construction												
	×		TC 482.202 (f)(1)	Refer to City of Austin Transportation Criteria Manual for right-of-way and construction requirements for subdivisions in City of Austin's ETJ, except as required by Section 242.001(g), Local Government Code.	×	×						

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			TC 482.202 (f)(2)	Right-of-way and construction requirements outside the City of Austin's ETJ shall be as follows:								
				(A) The minimum street right-of-way width in all subdivisions shall be not less than fifty feet (50') for curb and gutter streets or sixty (60') feet for shoulder section roadways. Additionally, neighborhood or residential collector streets shall have a minimum of seventy (70') of right-of-way, commercial and industrial streets up to one hundred feet (100'), and major thoroughfares in the metropolitan transportation plan shall be at width specified in that plan.							
				(B) Arterials, thoroughfares, industrial, and collector streets shall be provided to an extent and at locations in accordance with any County-approved capital improvement project or the metropolitan transportation plan. In the ETJ, the location and extent of arterials, thoroughfares, industrial, and collector streets to be provided may be determined by the appropriate city authorities with the concurrence of the County. Otherwise, arterials, thoroughfares, industrial, and collector streets shall be provided where, in the opinion of the County, they are necessary.							
				(C) Provisions shall be made for the extension or widening of roadways where required by the County in order to protect the safety and welfare of the public								
(g) Boundary Streets												
			TC 482.202 (g)	If a proposed subdivision is located on a street or road of insufficient right-of-way width, the Owner must dedicate right-of-way to provide the specified street width. Fiscal security shall also be posted to improve to at least minimum County Standards any boundary street which abuts the proposed subdivision and will be used for access. If the subdivision abuts the road improvements, or fiscal for the improvements, for the half of the roadway which abuts the development.							
(h) Intersection Angles												
			TC 482.202 (h)	Acute angles between streets in subdivisions at their intersections shall be avoided. Intersection angles shall be between 80° and 100°.								
(i) Easements – General												

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			TC 482.202 (i)(1)	Easements for drainage may be required across parts of lots or along lot lines. All such easements shall be aligned to permit access for construction and maintenance of drainage facilities at minimum cost. When the design of the subdivision requires easements in areas outside proposed subdivision to provide adequate drainage for the subdivision, the Subdivider shall obtain such easements by separate instruments.								
			TC 482.202 (i)(2)	Easements for stormwater drainage and drainage facilities and controls shall be provided as required by Section 482.207.								
			TC 482.202 (i)(3)	Generally, utility easements should be separated from drainage easements: however, public utility and drainage easements may be combined, if the utility system does not impede the flow of stormwater and if one of the following conditions is met: (A) the utilities are protected from being exposed by scour or erosion for the anticipated life of the utility; (B) the Developer provides a statement from the utility service provider wherein the service provider acknowledges responsibility for all costs and repairs to their system for damages which may be caused by stormwater scour or erosion; or (C) stormwater is conveyed in pipes within the easement.								
			TC 482.202 (i)(4)	Privately Owned Easements, Fee Strips (A) All easements or fee strips created prior to subdividing of any tract of land must be shown on the subdivision plat with appropriate notations indicating the name of the holder of such easement or fee strip, the purpose of the easement and generally the facilities contained therein, the dimensions of the easement or fee strip tied to all adjacent lot lines, street right-of-way and plat boundary lines, and the recording reference of the instruments creating and establishing said easement or fee strip. See Section 482.202(i)(4)(E).								
				(B) In those instances where easements have not been defined by accurate survey dimensions, such as general blanket type easements, the subdivider shall request the holder of such easement to accurately define the limits and location of the easement through the property within the plat boundaries. If the holder of such undefined easement does not define the easement, the subdivision plat must provide accurate information as to the centerline location of all existing pipelines or other utility facilities placed in conformance with the easement owner's rights.								

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				(C) A letter, statement, or other instrument from the owner of any privately owned easement or fee strip within the plat boundaries must be provided where such easements or fee strips are proposed to be crossed by streets (either public or private) or public utility or drainage easements, stating that the owner of such easement or fee strip approves such crossing of his or her private easements or fee strips for the purposed intended and depicted upon the plat.								
				(D) Where an instrument of record is submitted in lieu of a letter or statement from the owner of any such private easement for fee strip, the County shall refer such instrument to the County Attorney's Office for determination as to whether the conditions in such instrument are sufficient to adequately provide of accommodate the crossing of such private easement of fee strip by the proposed streets (either public or private) or public utility or drainage easement depicted on the plat.								
				(E) For third party easements granted by separate instrument, the plat dedication not shall indicate that those easements are not dedicated by the plat.								
(j) Cul-de-sacs and "Eyebrows"												
			TC 482.202 (j)(1)	When the county finds that the most desirable residential plan requires laying out a dead- end street, the street shall terminate in a cul-de-sac with a minimum right-of-way radius of fifty feet (50') for curb and gutter streets and sixty feet (60') for non-curb and gutter streets, and shall be no more than two thousand feet (2,000') long, unless topography, density, adequate circulation or, in the County Executive's opinion, other conditions necessitate a greater length. If it is physically possible to extend a cul-de-sac street into an undeveloped adjoining property with established rights of access across the property being subdivided, the cul-de-sac terminating a street at the boundary line of a subdivision shall be designed so that the boundary line forms a chord in the cul-de-sac equal in length to the right-of-way width of the cul-de-sac street. (Refer to Exhibit 482.202C)	×	×						

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			TC 482.202 (j)(2)	"Eyebrows" shall be designed in accordance with details as shown in Exhibit 482.202A. Eyebrows on straight roadway sections shall locate the radius point at least 30 feet from the centerline measured toward the eyebrow.	×	×						
(k) Temporary Turnarounds												
			TC 482.202 (k)	If proposed street extensions between subdivisions or subdivision sections are approved and platted without turnarounds at the boundary of the section or subdivision, the street design shall include provisions for a temporary turnaround as required in Section 482.302(d)(8) of these standards and shown in Exhibit 482.202C, and temporary easements shall be provided as necessary.							
(l) Block Lengths												
	×		TC 482.202 (l)(1)	Inside City of Austin ETJ – Use City of Austin Standards.								
×		×	TC 482.202 (l)(2)	Outside City of Austin ETJ: (A) Urban Subdivisions: Use City of Austin Subdivision Standards.								
				(B) Suburban Subdivisions: Residential blocks in suburban subdivisions fronting on local or residential collector streets shall be a minimum of two hundred feet (200') in length (centerline to centerline of adjacent streets) and shall not exceed twelve hundred feet (1200') in length unless such blocks are parallel to and adjacent to a thoroughfare, in which case such blocks shall not exceed fifteen hundred feet (1500') in length. The minimum residential block length shall be increased for frontage on higher classification streets. Commercial and industrial block lengths may be up to two thousand feet (2000') in length, provided that the requirements of traffic circulation and utility service are met. Block lengths may vary according to the requirements of circulation, utility service, and topography.							
				(C) Rural Subdivisions: (i) Residential blocks in rural subdivisions fronting on local or residential collector streets shall be a minimum of three hundred feet (300') from centerline to centerline of adjacent streets and shall not exceed two thousand feet (2000') in length, unless the minimum lot size is ten (10) acres or larger, in which case block sizes larger than 2,000' in length may be acceptable depending on requirements of circulation, topography, and other factors.							
				(ii) Blocks in rural subdivisions fronting on streets of higher classification shall have a minimum length of four hundred feet (400').								
(m) Block Widths												
			TC 482.202 (m)	Block widths in subdivisions should allow for two tiers of lots, situated back to back, except where a block abuts a thoroughfare to which access to the lots is prohibited or prevented by topographical conditions or the size of the property, in which case blocks will be single tier.								

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(n) Street Arrangements and Intersections.												
			TC 482.202 (n)(1)	For design of safe residential streets, the following rules shall be followed: (A) Intersect all streets at 80° to 100° with 90° being preferred;								
				(B) Use a tangent section of fifty feet (50') at all street intersections; and								
				(C) Where "T" intersection will result in jogs in street alignment, the minimum offset in street centerlines shall be 140 feet for streets on opposing sides. The minimum separation between streets on the same side should be 280 feet.								
			TC 482.202 (n)(2)	Additionally, the following rules should be followed wherever possible: (A) Use "T" intersections rather than four-way intersections;								
				(B) Use curved streets, if appropriate, to discourage high running speeds; and								
				(C) Lay out residential collectors to discourage cut-through traffic between arterials.								
			TC 482.202 (n)(3)	If (1)(A) & (B) cannot be done due to topography or other constraints, approval for the alternative design (use of Other Standards) must be obtained from the County Executive.								
(o) Lot Sizes												
	×		TC 482.202 (o)(1)	Inside the ETJ of the City of Austin, the minimum size of lots shall be in accordance with the applicable regulations of the City of Austin.								

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		×	TC 482.202 (o)(2)	Within the ETJ of any municipality, other than the City of Austin, the minimum size of lots shall be in accordance with the applicable regulations of the municipality or the applicable regulations of the county for minimum lot sizes outside of the ETJ of any municipality, whichever are more stringent.								
×			TC 482.202 (o)(3)	Outside the ETJ of any municipality, minimum lot area shall be determined by the applicable regulations for private on-site waste disposal systems and the requirements for driveway construction and intersection sight distance, where applicable.								
×	×	×	TC 482.202 (o)(4)	In all cases, refer to the Austin Travis County Health Department and/or Lower Colorado River Authority (LCRA) requirements for lot size requirements for private on-site waste disposal systems.								
(p) Alleys (Joint Use Access)												
			TC 482.202 (p)(1)	Alleys may be provided in single family, multiple family, commercial, and industrial areas. A plat note must provide that the alleys will be maintained by the property owners located along the alleys, a home owners' association, or a property owners' association.								
			TC 482.202 (p)(2)	If an alley is approved for a residential district, the minimum width shall be twenty feet (20') with fifteen feet paved. A thirty-foot (30') alley with a twenty foot pavement width is required if an alley is proposed to serve multi-residential, commercial, or industrial developments.								
(q) Sidewalks												
		×	TC 482.202 (q)(1)	Within the ETJ of any municipality, other than the City of Austin, sidewalks will be required in accordance with the layout and design requirements of the municipality or the applicable county regulations for sidewalks outside of the ETJ of any municipality, whichever are more stringent, but as a minimum must meet the requirements of the Americans with Disabilities Act and the American Concrete Institute (ACI).								
×			TC 482.202 (q)(2)	Outside the ETJ of any municipality: A sidewalk layout plan shall be submitted for County review. The requirement for sidewalks will be determined by the county on a case-by-case basis and will be based upon development density, proximity to schools and other high pedestrian traffic generators, and anticipated volumes of vehicular traffic.								
×	×	×	TC 482.202 (q)(3)	All sidewalks shall be designed and constructed to comply with state and federal standards for access by disabled persons.								
				(A) Preliminary plans must include a certification by a Registered Engineer licensed to practice of the State of Texas that streets in the subdivision will provide for construction of sidewalks in compliance with federal standards adopted under the Americans with Disabilities Act, 42 U.S.C. Sec. 12101, et sec., and state standards adopted under Chapter 469, Texas Government Code.								
				(B) The owner must: (i) Demonstrate to the County's satisfaction that any point along the sidewalk network is reasonable accessible to any other point along the sidewalk network via a route that complies with federal accessibility standards adopted under the American with Disabilities Act, U.S.C. Sec. 1201, et. seq., provided that the accessible route need not necessarily be the shortest possible route; and								
				(ii) Have a Registered Accessibility Specialist certify that construction plans provide for all sidewalks to be compliant with state accessibility standards adopted under Chapter 469, Texas Government Code.								
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	**Date**
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				(C) 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.								
				(D) On local streets, the homebuilder or other person undertaking site development shall construct and post fiscal security for sidewalks and curb ramps as a requirement of the development permit for the lot or site.								

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				(E) The person responsible for constructing the sidewalk must have a Registered Accessibility Specialist inspect the sidewalk and certify that is has been constructed in compliance with state standards adopted under Chapter 469, Texas Government Code.								
				(F) A Registered Accessibility Specialist providing certifications under this subsection must hold a valid certificate under Section 469.201, Texas Government Code.								
			TC 482.202 (q)(4)	Payment In Lieu of Sidewalk Installation. (A) An applicant may request to pay a fee instead of installing a sidewalk by filing a written request at the time the person submits a permit application in the manner prescribed by the County Executive. An approved fee shall be paid at the time of platting. An applicant who has not filed a request at the time of application may later amend the application to request to pay a fee instead of installing a sidewalk.								
				(B) For a sidewalk required under Section 482.202(q), the County Executive may approve payment of a fee instead of installation of a sidewalk if that subdivision: (i) consists of five or fewer lots; (ii) only includes residential lots, each of which contains no more than two dwelling units; (iii) is a resubdivision of land that was originally subdivided on a date when applicable regulations did not include a sidewalk requirement; (iv) less than 50 percent of the block face on which the property is located has a sidewalk.								
				(C) The County Executive may approve payment of a fee instead of installation of a sidewalk if the County Executive determines that installation is impractical because: (i) there are no sidewalks in the vicinity, and it is unlikely that there will be development nearby that would require the installation of sidewalks; (ii) installation of the sidewalk would require the removal of a protected tree or other major obstruction within the right-of-way; (iii) a stormwater drainage ditch or similar public utility facility prevents the installation of the sidewalk, and neither the sidewalk nor the facility can be reasonably relocated to accommodate both the sidewalk and facility; (iv) the topography would require the construction of a retaining wall more than two feet high to accommodate the sidewalk; or (v) other unusual circumstances make the sidewalk installation requirement unreasonable or inappropriate.								
482.203 Preliminary Plan												
(a) Submission												
			TC 482.203 (a)(1)	At a minimum, a Preliminary Plan must be submitted as part of an application for approval of a Final Plat under Section 482.201(a) for any multi-lot or phased development and any development proposing new streets.	×							
			TC 482.203 (a)(2)	An Owner may elect to submit a Preliminary Plan for preliminary review and approval by the County prior to submission of an application for a Final Plat.	×							
			TC 482.203 (a)(3)	The Preliminary Plan must be submitted concurrently to both the county and any other governmental entity with platting jurisdiction.	×							
×			TC 482.203 (a)(4)	Outside the ETJ, for any single-family residential subdivision of a tract that exceeded 20 acres on the date of the order adopting this requirement and for all commercial subdivisions, the application shall include a digital drawing file of the preliminary plan [in electronic media meeting] that meets the requirements of Section 482.204(b)(1). In this subsection, areas in which Travis County has been granted exclusive jurisdiction pursuant to Chapter 242 of the Texas Local Government Code are considered outside the ETJ.	×							
(b) Plan Standards Outside ETJ												
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	**Date**
TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**CP**	**How**	**Where**		
			TC 482.203 (b)(1)	Plans for tracts of less than 100 acres must be drawn to a scale of 1" = 100'. Plans for tracts of over 100 acres may be drawn at a scale of 1" = 200' with written permission from the County Executive.								

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			TC 482.203 (b)(2)	The maximum acceptable sheet size is 24" x 36".								
			TC 482.203 (b)(3)	The date of submittal, scale, and north arrow must be included on the plan.								
			TC 482.203 (b)(4)	The location map must be oriented with north to the top of the drawing.								
			TC 482.203 (b)(5)	The name, address, and phone number of the owner, the primary contact person, the engineer, and the surveyor must be included.								
			TC 482.203 (b)(6)	A unique subdivision name must be provided.								
			TC 482.203 (b)(7)	The location of existing boundary lines and the width and location of platted streets or alleys with or adjacent to the property must be depicted.								
			TC 482.203 (b)(8)	The physical features on the property, including water courses, ravines, existing structures, existing or proposed bridges, and culverts must be depicted.								
			TC 482.203 (b)(9)	The location of any existing utilities within the subdivision boundary must be depicted.								
			TC 482.203 (b)(10)	The location of trees or clusters of trees, eight (8) inches in diameter or greater, as defined in the City of Austin Environmental Criteria Manual, which are proposed to remain within the right-of-way must be depicted within the clear zone and sight distance area, where applicable, of all right-of-way.								
			TC 482.203 (b)(11)	The total acreage, number of lots, linear footage of streets, and proposed uses other then single-family residential must be noted.								
			TC 482.203 (b)(12)	Topographic contour lines must be depicted with sufficient accuracy to permit the planning of drainage, streets, and other proposed improvements. Then plans must include two-foot (2') contours on land less than five percent (5%) gradient. The contour lines are not to be more than one hundred feet (100') apart horizontally. Datum source must be noted on the plan.								
			TC 482.203 (b)(13)	The names, locations, width, and dimensions (to nearest foot) of proposed streets, roads, lots, alleys, drainage easements, public easements, parks, or other sites for public use must be depicted.								
			TC 482.203 (b)(14)	A drainage plan meeting the requirements of Section 482.207.								
			TC 482.203 (b)(15)	If any revision to a flood insurance study is required under Section 482.207, the evidence required by that section of the Federal Emergency Management Agency's receipt or approval of that request.								
			TC 482.203 (b)(16)	The proposed public or private nature of the streets must be indicated. If private streets are proposed, the streets must be labeled "Private Street," Drainage and Public Utility Easement must be described as a Lot and Block.								
			TC 482.203 (b)(17)	The regulatory agencies in Travis County responsible for review and approval of any proposed onsite private waste disposal facilities must preliminarily approve such facilities.								
			TC 482.203 (b)(18)	(18) If water and/or wastewater services are to be provided by a municipality, corporation, or district, such entity must provide written assurance that sufficient water and/or wastewater system capacity is available and the entity has the capacity to provide water and/or wastewater services for the development. Outside the ETJ, for any single-family residential subdivision of a tract that exceeded 20 acres on the date of the order adopting this requirement and for all commercial subdivisions, the owner and the chief executive officer of the entity or its utility department shall submit a signed utility service and phasing letter of intent certifying (i) either that the utility's existing facilities provide sufficient water and/or wastewater capacity for all lots in the subdivision or that the utility will construct or accept any necessary new facilities necessary to provide such service, (ii) that estimates the capacity and cost of any new facilities and the timing and means of financing their construction, (iii) that expresses the intent of the owner and the utility to enter into a contract for service and for construction of any new facilities as development progresses either by the owner or by the utility, and (iv) that sets out any special terms or conditions that will be required by either party to the contract. In this subsection, areas in which Travis County have been granted exclusive jurisdiction pursuant to Chapter 242 of the Texas Local Government Code are considered outside the ETJ.								
			TC 482.203 (b)(19)	Clustered mailboxes and roadway pull-outs are desired for subdivisions having greater than twenty (20) residential units and shall be located as required by U.S. Postal regulations. The County will maintain only the pavement, associated with drainage, and sidewalks for those portions of roadway pull-outs located within the accepted roadway right-of-way.								

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			TC 482.203 (b)(20)	In this subsection areas in which Travis County has been granted exclusive jurisdiction pursuant to chapter 242 of the Texas Local Government Code are considered outside the ETJ. In any unincorporated area of the County that is outside the ETJ of any municipality, the following requirements are applicable when a proposed subdivision plans to utilize groundwater under the land as a source of water supply.								
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	**Date**
TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**CP**	**How**	**Where**		
				(A) Along with all other information required by this chapter, a plat applicant must provide a certification prepared by a Texas Licensed Professional Engineer or a Texas Licensed Professional Geoscientist that adequate groundwater is available.								
				(B) The plat applicant must meet or exceed the requirements of Chapter 230 of Title 30 of the Texas Administrative Code.								
				(C) The plat applicant and either by a Texas Licensed Professional Engineer or a Texas Licensed Professional Geoscientist must use Chapter 230 of Title 30 of the Texas Administrative Code and the forms provided in Appendix 1 to certify that adequate groundwater is available under the subdivision subject to platting under Texas Local Government Code 212.004 and 232.001.								
				(D) The plat applicant shall provide copies of the information, estimates, data, calculations, determinations, statements, and certifications required by 30 TAC §230.8 – 230.11.								
				(E) A preliminary plan will not be approved unless the application adequately and completely fulfills the requirements of 30 TAC 230.1 – 230.11.								
				(F) If the preliminary plan will be for an area within a Priority Groundwater Management Area where a Groundwater Conservation District has not been established and confirmed, the water availability demonstration may include utilization of multiple water sources, including a portion or all of the demand being achieved by rainwater harvesting. In addition to the requirements of (A) – (D), a plat applicant proposing to serve a subdivision development through rainwater harvesting shall include the following information: (i) Estimates of the water availability from rainwater harvesting shall be based upon "The Texas Manual of Rainwater Harvesting", published by the Texas Water Development Board, or other industry								
				(ii) Water demand estimates for demonstrations involving rainwater harvesting, including demonstrations utilizing multiple water sources, may not be lower than the largest value of either the maximum water usage rates for water conserving households identified by the American Water Works Association's publication, "Residential End Uses of Water", a total of 45 gallons per person per day, or a total of 150 gallons per dwelling unit per day.								
				(iii) A standardized design for a rainwater harvesting system shall be prepared by a Texas licensed professional engineer, using design parameters applicable to the location of the proposed subdivision. This standardized design shall be based on a prototype representative of actual conditions anticipated to be present in the proposed subdivision, including typical structure sizes and materials of construction. The standardized design shall include schematic plans, drawings, and descriptions for the various component parts of the prototype system, and shall include any minimum requirements (for example, minimum tank storage sizes) and appropriate adjustment factors to be used for each component to account for the range of differing sizes and configurations of the structures anticipated to be present in the proposed subdivision.								
				(iv) The information submitted shall include a standardized operations and maintenance plan for the rainwater harvesting system, prepared by a Texas licensed professional engineer. This operations and maintenance plan shall be based on the prototypical design and shall describe in detail the operating and maintenance requirements of each component of the prototypical rainwater harvesting system.								

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				(v) The information submitted shall clearly identify any water conservation measures and use limitations used in estimating the water demand and shall include the provisions to be utilized to ensure that each end user of the rainwater harvesting systems is aware of the need to follow these restrictions.								
				(vi) Where rainwater harvesting constitutes the sole source of water supply for the subdivision, the applicant shall incorporate sufficient restrictions (including deed restrictions and plat notes) into the development documents to ensure that subsequent owners or users of any property do not install or utilize groundwater wells, until an updated water availability demonstration is approved by the County Executive documenting sufficient groundwater is available.								
×			TC 482.203 (b)(21)	The applicable water quality protection information of Section 482.931(a).	×							
(c) Plan Standards Inside the ETJ of a Municipality												
	×	×	TC 482.203 (c)	Preliminary Plans must be prepared in accordance with the standards established by the municipality or the regulations established in these Standards, whichever is more stringent.								

Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	Date
TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where		
482.204 Final Plat												
(a) General												
			TC 482.204 (a)	If the property proposed for a Final Plat is within the jurisdiction of any other governmental entity with platting authority, the Final Plat must be submitted concurrently to both jurisdictions. If the Final Plat application contains property currently within an existing recorded subdivision, see Section 482.201(d) for plat cancellation and revision procedures. A Final Plat must incorporate all the provisions of any Preliminary Plan for the property that has previously received approval from the Commissioners Court or the county authority responsible for approving plats. A final plat proposal must comply with all applicable requirements of this chapter, including the water quality protection requirements. If changes are necessary, the approved Preliminary Plan must be revised, unless the entire tract is being final platted.								
(c) Final Plat Requirements Outside a Municipality's ETJ												
			TC 482.204 (c)(1)	All subdivision plat sheets shall be 18" x 24".								
			TC 482.204 (c)(2)	Plat must be drawn in black ink on Mylar or Vellum material.								
			TC 482.204 (c)(3)	The scale must be 1" = 100' and shown on the plat.								
			TC 482.204 (c)(4)	The subdivision name must be prominently displayed on each sheet of the plat.								
			TC 482.204 (c)(5)	The location map and north arrow must comply with Preliminary Plan standards.								
			TC 482.204 (c)(6)	Adjacent subdivision must be referenced by book and page of Travis County Plat Records with lot and block number. Unplatted adjacent land must be referenced by property owner, acreage, and volume and page of Travis County Real Property Records.								
			TC 482.204 (c)(7)	Lot and block numbers must be systematically and sequentially arranged.								
			TC 482.204 (c)(8)	All proposed streets must be named and approved in writing by the appropriate regulatory agency.								
			TC 482.204 (c)(9)	The names and right-of-way widths of all adjacent streets must be shown.								
			TC 482.204 (c)(10)	All existing and proposed easements must be shown and labeled. Existing easements must reference the holder of easement and recording information.								
			TC 482.204 (c)(11)	Sufficient data must be provided to readily determine and reproduce on the ground the location by true bearings and distance of every street line, lot line, and easement line, whether curved or tangent. The radius, central angle, arc, chord and chord bearing, and tangent distance for all curved lines must be included.								
			TC 482.204 (c)(12)	The location of all permanent monuments and control points must be shown as follows: Found monuments shown as solid square ■ Set monuments shown as open square ▫ Found pin as a solid circle ● Pin set is an open circle ○								
			TC 482.204 (c)(13)	Dimensions must be shown in feet and hundredths of a foot, and angles must be shown in degrees, minutes, and seconds.								
			TC 482.204 (c)(14)	All drainage easements must be shown in accordance with the approved Preliminary Plat.								

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			TC 482.204 (c)(15)	A Minimum Floor Elevation must be established in accordance with Section 482.207 for any lot affected by: (A) the FEMA 0.2 percent annual chance flood and the 1 percent chance flood; (B) the FEMA 1 percent annual chance flood associated with the Colorado River Corridor floodplain; (C) the 1 percent annual chance flood within a Zone A or within 100 feet of a Zone A.; or (D) The 1 % Atlas 14 annual chance floodplain, whichever is more restrictive								
			TC 482.204 (c)(16)	Monuments (A) All monuments are to be set under the direction of a Texas Registered Professional Land Surveyor and must be set at sufficient depth to retain a stable and distinctive location and be of sufficient size and sufficient ferrous metal to withstand the deterioration from the forces of nature. (B) A concrete monument shall be placed at one corner of a boundary line of any subdivision at a location selected by the County and at any other boundary corners thirteen hundred feet (1300') or more from each other or from the selected corner. Such monuments shall be eight inches (8") in diameter and shall be eighteen inches (18") deep, except where rock is encountered within fourteen inches (14") of the surface, in which case such monuments shall be countersunk four inches (4") in such rock. The exact intersection point on the monument shall be marked by a bronze pin one-fourth inch (¼") in diameter embedded at least three inches (3") in the monument. The top of the monument shall be placed flush with the natural ground. (C) Intermediate property corners, curve points and angle points shall be marked by iron stakes, no less than eighteen inches (18") in length and three-eighths inch (3/8") in diameter, driven flush with the ground or								

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TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where		
			TC 482.204 (c)(17)	One or more benchmarks must be monumented in subdivisions which contain or are bounded by flood hazard areas, or in any subdivision where new streets are dedicated.								
			TC 482.204 (c)(18)	All plats must include a plat note prohibiting occupancy of any lot until connection is made to an approved public sewer system or approved private individual sewage disposal system.								
			TC 482.204 (c)(19)	All subdivisions must have a note on the plat prohibiting occupancy of any lot until water satisfactory for human consumption is available from a source in adequate and sufficient supply for the proposed development.								
			TC 482.204 (c)(20)	Each sheet of the plat must be numbered.								
			TC 482.204 (c)(21)	The usage of each lot that is not single family residential must be noted.								
			TC 482.204 (c)(22)	The acreage of each lot served by an on-site sewage disposal system must be noted.								
			TC 482.204 (c)(23)	The name and linear footage of each street being platted must be listed.								
			TC 482.204 (c)(24)	A minimum of two Global Positioning System Monumentation and Control Points with State Plane Coordinates Central Zone, NAD 83, shall be identified in the digital drawing file for any single-family residential subdivision of a tract outside the ETJ exceeding 20 acres and for all commercial subdivisions outside the ETJ, and may be recorded for any other tracts for any developers desiring to have their subdivision plats included on the County's GIS maps. (A) To establish vertical and horizontal control locations within each new subdivision of land and place the information on the Final Plat, control points must be first order monumentation, accurately located by means of a Global Positioning System (GPS). (B) A minimum of one (1) permanent global position control monument should be located within the boundaries of each new subdivision of land under five (5) acres. For subdivisions exceeding five (5) acres, one (1) additional monument should be placed for each additional 25 acres or each section/phase thereafter. A maximum of four (4) monuments will be needed when the proposed development exceeds 100 acres in a single plat. Monuments should be located adjacent to existing, established right-of-way or in a location as directed by the County. The location of the monument should be identified on the subdivision plat and include all pertinent GPS information.								

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			TC 482.204 (c)(25)(A)	When a revision to a flood insurance rate map is initiated under Section 482.207, the evidence required by that section must be submitted demonstrating the Federal Emergency Management Agency's receipt of the applicant's request for revision before approval of the final plat.								
			TC 482.204 (c)(25)(B)	Outside the ETJ, for any single-family residential subdivision of a tract exceeding 20 acres and for all commercial subdivisions, the owner must provide evidence of compliance with the environmental requirements of other jurisdictions, in accordance with Section 482.916.								
			TC 482.204 (c)(25)(C)	The applicant for a final plat shall comply with the requirements of 482.203(b)(20)(A) – (E) when a proposed subdivision proposes to utilize groundwater under the land as a source of water supply.								
			TC 482.204 (c)(25)(D)	When the applicant proposes a water supply for a subdivision that will include private groundwater wells on individual lots, the following statement shall appear on the final plat for the approved subdivision: The water supply for this subdivision will be served by individually-owned groundwater wells. Water wells in this area have demonstrated historically that water may or may not be readily available at all time. Information on the available supply of groundwater and its quality is available to prospective purchasers of lots in this subdivision is available in the office of the County Clerk of Travis County, Texas.								
			TC 482.204 (c)(25)(E)	When the applicant proposes a water supply for a subdivision that will include production of groundwater from one or more wells that serve all the individual lots, the following statement shall appear on the final plat for the approved subdivision in no smaller than 10 point font: The water supply for this subdivision will be served by groundwater supply well(s) and distributed to each landowner's lot. Water wells in this area have demonstrated historically that water may or may not be readily available at all times. Information on the available supply of groundwater and its quality is available to prospective purchasers of lots in this subdivision is available in the office of the County Clerk of Travis County, Texas.								
			TC 482.204 (c)(26)	The applicable water quality protection information of Section 482.931(c).								
(d) Certifications and Acknowledgments												
Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	Date
TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where		
			TC 482.204 (d)(1)	The following certifications and acknowledgments are required and will appear on the first page of the Final Plat, space permitting: (1) Preamble. A preamble or statement signed and acknowledged by the current owner(s) of record, dedicating streets, alleys, easements, parks and other open spaces to public use. Where private streets are proposed, the owner shall dedicate such facilities to the use of the owners of lots in the subdivision, utilities providing services to the subdivision, emergency services providers, public service agencies, and a homeowners association for perpetual maintenance. The preamble must also state the acreage subdivided out of each original survey. In addition, a complete mailing address shall be shown beneath the signature of the owner(s).								
			TC 482.204 (d)(2)	(2) Survey. A Texas Registered Professional Land Surveyor must certify that the plat represents a survey made by him/her on the ground and that all necessary monuments are in place.								
			TC 482.204 (d)(3)	(3) Any statement, certification, acknowledgement, note, or information required under Section 482.207.								
			TC 482.204 (d)(4)	(4) Other Jurisdictions. For development within the platting jurisdiction of another governmental entity, Water District, or Water Quality Zone, the signatures of the appropriate officials or engineer must be on the plat.								
			TC 482.204 (d)(5)	(5) County Clerk (A) Affidavit for the Clerk of the County Court indicating the date of the order, the book and page of the minutes of the Commissioners Court or order of approval by the county authority responsible for approving plats approval authorizing the filing of the plat. (B) Affidavit for signature of County Clerk attesting to the date and time of filing for record in the Plat Records of Travis County.								

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			TC 482.204 (d)(6)	(6) Plat Notes. Each subdivision plat shall include the following notes: (A) In approving this plat, the Commissioners Court of Travis County, Texas, or the county authority responsible for approving plats 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, or the county authority responsible for approving plats. (B) The Owner(s) of the Subdivision shall construct the subdivision'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. (C) The authorization of this plat by the Commissioners Court or the county authority responsible for approving plats 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. (D) No lot in this subdivision shall be occupied until connected to a centralized water distribution system or an approved onsite water well. (E) The plat notes relating to water quality protection requirements, in accordance with Section 482.945 of this chapter.							
			TC 482.204 (d)(7)	(7) If a subdivision is to utilize private individual sewage disposal systems, appropriate notes and signatures from appropriate officials are required.								
			TC 482.204 (d)(8)	(8) Reference any covenants or restrictions imposed on the land by volume and page of Travis County Real Property Records.								
(e) Supplemental Submittals Required												
Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	Date
TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where		
			TC 482.204 (e)(1)	The following supplemental documents must be submitted with the Final Plat for review and administrative approval by the county: (1) One draft copy of any proposed restrictive covenants and/or homeowners association agreement for continuous maintenance of private streets or joint use driveways. Subdivisions proposing private streets or joint use driveways must include language for continuous maintenance of the facilities.								
			TC 482.204 (e)(2)	(2) One copy of street and drainage plans and cost estimates bearing the seal and signature of a Texas Registered Professional Engineer.								
			TC 482.204 (e)(3)	(3) If water and/or wastewater services are to be provided by a municipality, public corporation or district established under Texas law, a written assurance from with the municipality, corporation, or district stating that sufficient water and/or wastewater capacity is available for lots in the development and that includes satisfactory fiscal arrangements with the municipality, corporation, or district for construction of the facilities to serve the subdivision by the Subdivider or by the municipality, corporation, or district as development progresses.								
			TC 482.204 (e)(4)	(4) Sufficient fiscal security for the proper construction of the streets and drainage in accordance with Section 482.400 of these regulations.								
			TC 482.204 (e)(5)	(5) A letter from each utility company (electric power, telephone, gas, water and wastewater) serving the immediate area, indicating whether and when service will be available to all lots in the subdivision.								

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			TC 482.204 (e)(6)	(6) A tax certification from the County Tax Assessor-Collector stating that all real property taxes are paid up to and including the preceding tax year.								
(f) Consumer Protection Notice for Homebuyers												
			TC 482.204 (f)	For a plat containing lots intended for residential use, the first page must include a location map for the subdivision, the name of the subdivision, and the notice set out below. The subdivision name and the notice must be printed in bolded capital letters one half inch high. TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. 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. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.								
482.205 Short Form Plat												
(a) General												
			TC 482.205 (a)	A short form plat is a final plat that does not require the dedication of new streets. The short form plat must be submitted concurrently to all applicable jurisdictions. Each lot must abut a public street of adequate right-of-way and construction and be situated so that no additional streets are required in order to meet the county requirements. A preliminary plan is not required for a short form plat. If the short form plat application contains property currently within an existing recorded subdivision, see Section 482.201(d) of these regulations for cancellation and revision procedures.								
(b) Requirements												
			TC 482.205 (b)	Refer to Section 482.204(c).								
(c) Certification and Acknowledgement												
			TC 482.205 (v)	Certification and acknowledgements shall appear on the first page of the short form plat, space permitting. Refer to Section 482.204(d).								
482.206 Private Street Subdivision												
(a) General												
			TC 482.206 (a)(1)	Within the City of Austin ETJ, private streets shall comply with the applicable regulations of the City of Austin for layout and design.								
			TC 482.206 (a)(2)	Within the ETJ of any municipality, other than the City of Austin, private streets shall comply with the applicable regulations and the layout and design requirements of the municipality, or the county outside the ETJ of any municipality, as set forth below, whichever are more stringent.								
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TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**CP**	**How**	**Where**		
			TC 482.206 (a)(3)	Outside the ETJ of any municipality, private streets are subject to county regulations in order to ensure: (A) Safe movement of all vehicles from a private street to the public street system; (B) Adequate vehicular access to all buildings and lots by emergency and service vehicles; (C) Adequate construction standards in the event that such roads become public streets; and (D) Adequate drainage and utilities. (E) Construction and post-construction operation of the private street does not cause or allow adverse impacts on water quality								

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			TC 482.206 (a)(4)	In all cases, any private street must be constructed to at least the minimum Travis County Standards for the construction of a private street, which in the case of a private street are to be determined by the functional classification of the street.								
			TC 482.206 (a)(5)	Under no circumstances shall a private street be allowed where access to adjacent properties under an established right of access would be blocked unless the affected property owner agrees in writing.								
			TC 482.206 (a)(6)	If the only access to adjacent property under an established right of access is through the private street subdivision, there must be specific language in the Restrictive Covenants for the subdivision and the adjacent property allowing unrestricted access through the private street subdivision to the adjacent property, and for the adjacent property requiring private streets and maintenance in any development of the adjoining property.								
(b) Creation of Private Streets in New Subdivisions												
			TC 482.206 (b)(1)	A homeowners or property owners association must be created to assume responsibility for the maintenance of the proposed private streets. Draft copies of the following documents are required to be submitted for review and approval during the preliminary review process, and approved copies must be recorded with the final plat: (A) Covenants, conditions, and restrictions which outline ownership, maintenance, fee assessment, association dues, and any other restrictions; (B) Association bylaws which outline membership, voting rights, and other items similar in nature. (C) Establishment of a contact person and mailing address for the association; and (D) Whenever there is a change in the information of Paragraphs (A) – (C), the association must promptly forward the revised information to the County Executive.								
			TC 482.206 (b)(2)	Prior to the issuance of a Basic Development Permit for the construction of the private street subdivision improvements, the developer must submit a copy of the association's Certificate of Incorporation to the County Executive.								
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			TC 482.206 (b)(3)	The following final plat notes are required: (A) All private streets shown hereon [list street names] and any security gates or devices controlling access to such streets will be owned and maintained by the homeowners association of this subdivision. (B) The undersigned owner does hereby subdivide ____acres of land out of said acres tract in accordance with this plat, to be known as "[subdivision's title]" subdivision, subject to the covenants and restrictions shown hereon, and hereby dedicates to the owners of the lots in the subdivision, public utilities serving the subdivision, emergency services providers with jurisdiction, and public service agencies, the use of all the private street and other easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released. The maintenance and payment of real property taxes on such private streets are the responsibility of the owner(s) of the subdivision or any duly constituted homeowners association under that certain instrument of record at Volume , Page ____, of the Deed Records of Travis County, Texas, or Document Number_____in the Official Public Records of Travis County, Texas. An express easement is hereby granted across said private streets and any common areas for the use of the surface for all governmental functions, vehicular and non-vehicular, including fire and police protection, solid and other waste material pickup, inspection or investigation of storm water management, and any other purpose any governmental authority deems necessary; and owner further agrees that all governmental entities, their agents or employees, shall not be responsible or liable for any damage occurring to the surface of the said private street and any common area as a result of any such use by governmental vehicles. (C) The private street shall be operated and maintained to prevent adverse impacts on water quality as a result of storm water runoff or other pollutant discharges. The entity identified in Document Number _____of the Official Public Records of Travis County, Texas must manage the private street using appropriate structural and non-structural best management practices at all times to sufficiently prevent and address erosion and sedimentation. The entity has a continuing duty to operate and maintain any permanent water quality control and other best management practices associated with the private street, to reduce or eliminate the discharge of pollutants to the maximum extent practicable.								
			TC 482.206 (b)(4)	If the private street is needed for access to an adjacent property, a joint access agreement must be established with the adjacent property owner for use of the private street, and the private street must be stubbed out to the property line with an open-ended cul-de- sac for future extension.								
			TC 482.206 (b)(5)	The private street must be identified on the plat as a separate access, drainage, and public utility easement.								
			TC 482.206 (b)(6)	The private street must have a direct connection to a dedicated public street or to another approved private street. A private street will not be permitted as the only connection between two public streets.								
			TC 482.206 (b)(7)	If security gates are proposed, their location must be shown on the construction plans; a minimum storage space of 40 feet must be provided between the gates and the nearest intersection street right-of-way; and the design of the gates must be approved by the county, the applicable emergency service providers, and, where applicable, any other governmental entity with jurisdiction.								
			TC 482.206 (b)(8)	If the subdivision is located in the jurisdiction of any other governmental entity with platting jurisdiction, the entity must concur with the creation of the private street.								
			TC 482.206 (b)(9)	Standard street name signs must be installed at all intersections. An additional "Private Street" sign must be posted at the entrance and exit locations of all private streets which intersect public rights-of-way.								
(c) Conversion of Existing Public Streets to Private Streets												
			TC 482.206 (c)	In certain cases, the county may allow existing public streets to be converted to private streets for the purpose of providing private security, decorative pavers, landscaping, or other special features not normally found on public streets. In such cases, the abutting property owners must request the abandonment and discontinuance of the public right- of-way in accordance with the appropriate statutory procedures. The following criteria must be met before the abandonment and discontinuance will be recommended:								
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TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where		
				(1) A homeowners or property owner's association must be in existence or created and must have the power to assess fees in order to own, pay applicable taxes, operate and maintain a permanent water quality control structure, and maintain the proposed private streets. Draft copies of the documents referenced at Section 482.206(b)(1)(A) and (B) are required to be submitted for review and approval during the review process. In addition, a copy of the homeowners or property owner's association's Certificate of Incorporation must be provided to TNR prior to the time of abandonment and discontinuance. Approved copies of the Order of the Commissioners Court shall be recorded by the County at the time of abandonment and continuance.								
				(2) If the private street is needed for access to an adjacent property, a joint access agreement must have been established with the adjacent property owner for use of the private street.								
				(3) Any necessary easements must be dedicated at the time the right-of-way is abandoned and discontinued.								
				(4) The private street must have a direct connection to a dedicated public street or another approved private street. A private street will not be permitted as the only connection between two public streets.								
				(5) If gates are proposed, a Basic Development Permit application must be submitted that includes plans showing the location of the gates. A minimum storage space of 40 feet must be provided between the gates and the nearest intersecting street right-of-way. A development permit will not be granted until the design of the gates is approved by the County, the emergency services provider, and, any other governmental entity with jurisdiction.								
(d) Conversion of Existing Private Streets to Public Streets												
			TC 482.206 (d)	In certain cases, the county may allow existing private streets to be converted to public streets. In order to be accepted by the county as public streets, the following conditions must be met:								
				(1) The streets must conform to the county's public street geometric design standard criteria as well as the pavement design standards. The owners of the private street must provide documentation verifying the adequacy of the constructed roadway.								
				(2) There must be no unpaid taxes owed on the streets.								
				(3) The streets must be dedicated to the public with the concurrence of all abutting property owners. The owners of the private street are responsible for surveying and conveyance of the right-of-way to the county.								
				(4) Any covenants or other legal documents which created the private streets must be amended or terminated.								
				(5) Any existing security gates, overhead entrance ways, speed bumps, special pavement treatments, and similar facilities which do not meet county design standards must be removed and the pavement repaired in an acceptable manner at the owners expense, as determined by the County Executive.								
				(6) Sidewalk construction must conform to county Standards, including approved curb ramps and curb ramp warnings.								
				(7) Private improvements which are to be permitted to remain within the proposed right-of-way must be maintained pursuant to a License Agreement.								
				(8) Street lighting, signals, and other street related infrastructure must meet county Standards.								
				(9) The county shall inspect the streets. Any repairs or maintenance strategies identified by the inspection report must be made and paid for by the owners of the private street prior to acceptance by the county. Repairs must conform to the same requirements and specifications for public streets.								
				(10) The county will not maintain off-street parking and garbage container areas.								
				(11) The county reserves the right to refuse to accept the public dedication of a private street.								
(e) Restrictive Covenants												

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			TC 482.206 (e)	A restrictive covenant which establishes the duty of a homeowners association or the property owners to maintain and pay real property taxes on the private streets shall, at a minimum, contain the following elements:								
				(1) Identification of owners and establishment of owner's association;								
				(2) Duty to maintain the private streets;								
				(3) Duty to pay real property taxes on the private streets;								
Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	Date
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				(4) If no association is formed, or if the association is inactive or non-functional, the individual owners in the subdivision shall have the duty to maintain and pay real property taxes on the private streets; and								
				(5) Easement language as set forth in Section 482.206(b)(2) above.								
482.207 Water Quality Protection, Drainage, and Floodplains												
			TC 482.207 (a)	A preliminary plan, final plat, or development permit may not be approved unless it includes storm water drainage facilities and permanent water quality controls, and measures that: A preliminary plan, final plat, or development permit may not be approved unless it includes storm water drainage facilities and permanent water quality controls, and measures that:								
				(1) attenuate the effects of any proposed increase in storm water, to, from, across, or along roadways and within or adjacent to the development;								
				(2) provide adequate conveyance of storm water from a: (A) the FEMA 0.2 percent annual chance flood, the FEMA 1 percent and Atlas 14 1% annual chance flood if the property is located outside the Colorado River Corridor floodplain, and (B) the 1 percent annual chance flood if the property is located in the Colorado River Corridor floodplain;								
				(3) ensure improvements are sufficiently strong to resist external pressure caused by earth or building and internal pressure to abrasion caused by water or debris;								
				(4) ensure surface grades will not permit water to gather in a pool that may become stagnant;								
				(5) control, both temporarily during construction and permanently thereafter, erosion and sedimentation so as to reduce to the maximum extent practicable or eliminate the discharge of pollutants into water courses, in accordance with the requirements of Subchapters H, I and K;								
				(6) prevent any additional identifiable adverse flooding on other property;								
				(7) subject to Subsection (o) below, to the greatest extent feasible preserve the natural and traditional character of the land and the waterway within the 0.2 percent annual chance floodplain and the 1 percent annual chance floodplain;								
				8) ensure onsite control of the two-year peak flow, provided that the development may provide offsite control of the two-year peak flow if not streambank erosion or adverse water quality impact form increased in-stream peak flow will occur.								
			TC 482.207 (b)	Storm water data and calculations and design of storm water drainage facilities and controls shall meet the specifications of the City of Austin Drainage Criteria Manual. Such facilities and controls shall provide for maintenance and protection from erosion in accordance with the City of Austin Environmental Criteria Manual. Use of alternative data, calculation, designs, or nonstructural measure, including but not limited to participation in the City of Austin Regional Stormwater Management program, shall require prior approval of the County.								
			TC 482.207 (c)	An applicant for a preliminary plan, final plat, or development permit shall submit a drainage plan for the total area to be developed demonstrating compliance with Subsection (a).								
			TC 482.207 (d)	Whenever the total area contributing to the point of consideration is 64 acres or more, the drainage plan required under Subsection (c) must:								

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				(1) delineate, and the preliminary plan of development permits shall show, the following based on the projected full development of the contributing area: (A) the limit of the following (i) FEMA 0.2 percent annual chance flood and the FEMA 1 percent annual chance flood; and (ii) the limit of the 1 percent annual chance flood based upon an engineering study utilizing Atlas 14, Volume 11 for Texas performed by a professional engineer licensed in the State of Texas; or (B) the limit of the FEMA 1 percent annual chance flood if the property is located in the Colorado River Corridor floodplain; and								
				(2) be certified by an engineer and include an electronic copy of all data and results files of approved hydraulic and hydrologic software.								
			TC 482.207 (e)	The owner of the property to be developed is responsible for the conveyance of all storm water flowing through the property, including present and future storm water that is directed to the property by other developed property or naturally flows through the property because of the topography.								
			TC 482.207 (e)(1)	(1) The owner shall provide:								
Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	Date
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				(A) easements dedicated to the public for storm water drainage and open or enclosed drainage facilities to accommodate the following, either as delineated in the drainage plan or, if exempt from the drainage plan requirement as depicted on the current Federal Emergency Management Agency (FEMA) flood insurance rate maps (FIRM): (i) the limit of the FEMA 0.2 percent annual chance flood and the FEMA 1 percent annual chance flood, if the property is located outside the Colorado River Corridor floodplain; and (ii) the limit of the FEMA 1 percent annual chance flood based upon an engineering study utilizing Atlas 14, Volume 11 for Texas, performed by a professional engineer licensed in the state of Texas; or (iii) the limit of the FEMA 1 percent annual chance flood if the property is located in the Colorado River Corridor floodplain. and								
				(B) adequate off-site drainage improvements to accommodate the full effects of the development. If the construction or improvement of a storm water drainage facility is required along a property line that is common to more than one property owner, the owner proposing the development is, at the time the property is developed, responsible for each required facility on either side of the common property line, including the responsibility to dedicate of obtain the dedication of any right-of-way or easement necessary to accommodate the required construction or improvement of the storm water drainage facility. If an owner proposed to develop only a portion of that property, a storm water drainage facility to serve that portion of the property proposed for immediate development is required, unless construction or improvement of a drainage facility outside that portion of the property to be developed is essential to the development of the property to be developed.								
			TC 482.207 (e)(2)	In no event shall any easement dedicated to the public under this subsection be less than 25 feet wide, provided that the easement may be 15 feet wide if an enclosed drainage facility will be constructed. Where possible, the easement alignment shall follow the appropriate line of the drainage channel on maximum 50 foot chords and be located along lot lines. The easement shall prohibit construction of maintenance of, and grant authorized governmental entities the right to remove, all or part of any buildings, fences, trees, shrubs, or other improvements or growths that endanger or interfere with the construction, maintenance, or operation of the drainage system. The easement shall grant authorized governmental entities the right of access, including where necessary the right of ingress and egress across adjacent areas, for inspection, construction, reconstruction, improvement, operation maintenance, or rehabilitation of the drainage system.								

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			TC 482.207 (f)	If any part of the 0.2 percent annual chance floodplain and the 1 percent annual chance floodplain depicted by FEMA on the FIRM or the 1 percent annual chance floodplain as determined through an engineering study performed by a professional engineer licensed in the State of Texas utilizing Atlas 14 data extends beyond a drainage easement required by Subsection (e), or if the County determines that the proposed development will result in a flood insurance study (FIS) revision being required under National Flood Insurance Program regulations at 44 CFR Part 65, the applicant shall, at the applicant's expense, file the request with FEMA and provide all necessary data and materials to satisfy all FEMA requirements for approval of the revision.								
			TC 482.207 (g)	Approval of preliminary plans, final plats, and development permits subject to and FIS revision under Subsection (f) are subject to the following requirements: (1) If preliminary plan approval is required and the FIS revision results from land development activities, the applicant must submit evidence of FEMA's receipt of the applicant's request prior to preliminary plan approval and evidence of FEMA approval of that request prior to approval of a final plat under that preliminary plan. (2) If preliminary plant approval is not required or the FIS revision does not result from land development activities, the applicant must submit evidence of FEMA's receipt of the applicant's request prior to approval of final plat. (3) If at the time of acceptance or approval of the infrastructure in the development, FEMA has either issued a conditional approval of an FIS revisions resulting from land development activities or has not approved any other FIS type of revision, the applicant shall post fiscal security for all costs associated with securing final and unconditional FEMA approval of the FIS revision. (4) A development permit for any property affected by a required FIS revision may be denied or conditioned, either on the posting for fiscal security or otherwise, pending FEMA's final and unconditional approval of that FIS revision.								

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TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where		
			TC 482.207 (h)	Preliminary plans, final plats, and development permits shall contain the following information on floodplains and drainage easements. (1) Preliminary plans shall show proposed drainage easements, delineated as required under Subsection (d), containing: (A) the limit of the FEMA 0.2 percent annual chance flood and the FEMA 1 percent annual chance flood and the 1 percent annual chance floodplain based upon an engineering study utilizing Atlas 14, Volume 11 for Texas performed by a professional engineer licensed in the State of Texas if the property is located outisde the Colorado River Corridor floodplain; or (B) the limit of the 1 percent annual chance flood if the property is located in the Colorado River Corridor floodplain;								
				(2) Final Plats and Drainage Easements. (A) Final plats shall show the drainage easements required under Subsection (e), and to the extent they exceed the limits of those drainage easements, the FEMA 0.2 percent annual chance flood and the FEMA 1 percent annual chance flood as depicted on then- current FEMA FIRM and the 1 percent annual chance floodplain based upon an engineering study utilizing Atlas 14, Volume 11 for Texas performed by a professional engineer licensed in the State of Texas. (B) The County may, for good cause, allow the owner to dedicate the drainage easement by separate instrument.								
				(3) Development permits shall show the following, delineated as required under Subsection (d), and the drainage easements containing them: (A) the limit of the FEMA 0.2 percent annual chance flood and the FEMA 1 percent annual chance flood and the 1 percent annual chance floodplain based upon an engineering study utilizing Atlas 14, Volume 11 for Texas performed by a professional engineer licensed in the State of Texas. or (B) the limit of the FEMA 1 percent annual chance flood if the property is located in the Colorado River Corridor floodplain;								

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				(4) If any 0.2 percent annual chance floodplain or 1 percent annual chance floodplain, as depicted on then-current FEMA FIRM is shown on a final plat, that plat shall also include a note referencing the community and panel number of the FEMA FIRM, referencing FEMA regulations on development and the requirements for flood insurance in floodplains, and indicating if any FIS revision affecting the property is being requested.								
				(5) If no portion of the property is within any FEMA 0.2 percent annual chance floodplain or FEMA 1 percent annual chance floodplain or the Atlas 14 1 % annual chance floodplain and if no drainage easements must be dedicated, an applicant must provide a surveyor's certificate to that effect.								
			TC 482.207 (i)	For any lot encumbered by a drainage easement, an engineer must establish and show on the final plat a minimum floor elevation elevated to or above the minimum flood protection elevation measured at the highest point on the lot which is immediately adjacent to the structure.								
			TC 482.207 (j)	Lots shall be graded so that the cross sectional areas between buildings may be considered as emergency overflows.								
			TC 482.207 (k)	An enclosed storm water drainage facility is required to accommodate any portion of the FEMA 0.2 percent annual chance flood, FEMA 1 percent annual chance floodplain, and/or Atlas 14 1% annual chance floodplain that exceeds street capacity. Open drainage ditches may be constructed only if public health, safety, and								
			TC 482.207 (l)	If a creek, branch, drainageway, or watercourse is covered, manholes at least two feet in diameter with removable covers shall be installed at intervals of not more than one-half the length of an average city block.								
			TC 482.207 (m)	Record owner of a detention basin, permanent WQC, or appurtenance that receives storm water runoff from a non-residential or multifamily development shall maintain the basin or appurtenance. Maintenance of detention basins, permanent WQCs, or appurtenances that are integral parts of roadways accepted for maintenance by a political subdivision shall be the responsibility of the accepting entity.								
			TC 482.207 (n)	Unless authorized by a development permit, a person may not place, or cause to be placed in a FEMA 0.2 percent annual chance floodplain, FEMA 1 percent annual chance floodplain, or the Atlas 14 1% annual chance floodplain, whichever is the most restrictive an obstruction to storm water.								
			TC 482.207 (o)	A proposal to modify a waterway shall include an analysis, based on a field investigation, by a qualified environmental professional delineating the riparian ecosystem related to the waterway and assessing both the suitability of maintaining the waterway's natural and traditional character and the effects of the proposed modifications on that natural and traditional character.								
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	**Date**
TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**C P**	**How**	**Where**		
			TC 482.207 (o)(1)	Modifications of the natural and traditional character of a waterway shall be allowed to the extent one of the following conditions exists: (A) The limits of the fully-developed FEMA 0.2 percent annual chance floodplain, FEMA 1 percent annual chance floodplain, or the Atlas 14 1% chance floodplain, whichever is more restrictive that extend beyond the limits of the riparian ecosystem related to the waterway, in which case the area from the limits of the floodplain to the limits of either the riparian ecosystem of the floodway, whichever is least restrictive, may be modified. (B) The delineation top width of the fully-developed FEMA 0.2 percent annual chance floodplain, FEMA 1 percent annual chance floodplain, or the Atlas 14 1% chance floodplain, whichever is more restrictive, exceeds the waterway's Critical Water Quality Zone, in which case the area from the delineation of the top width to the limits of the Critical Water Quality Zone, may be modified. (C) The waterway is subject to accelerated streambank erosion. (D) The waterway is subject to waterway scouring or erosion or sediment deposition that alters the flow of the fully-developed 2 year storm event. (E) A modification is necessary to accommodate reasonable location for outlets into the waterway from upland drainage systems. (F) The natural and traditional character of the waterway has already been altered by human activities.								

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			TC 482.207 (o)(2)	If one of the above conditions is not met, flood walls, levees, or other structural flood control measures within a waterway may nevertheless be allowed if one of the following conditions exists: (A) There are existing structures within the limits of the fully-developed FEMA 0.2 percent annual chance floodplain, FEMA 1 percent annual chance floodplain, or the Atlas 14 1% annual chance floodplain, whichever is more restrictive (B) The delineation top width of the fully-developed FEMA 0.2 percent annual chance floodplain, FEMA 1 percent annual chance floodplain, or the Atlas 14 1% annual chance floodplain, whichever is more restrictive that exceeds 500 feet. (C) Neither modifications of the natural and traditional character of a waterway not structural flood control measures are allowed if one of the following conditions exists (D) The modification would increase the height of base flood elevations on another person's property and the increase is not contained in a drainage easement. (E) The applicant has not submitted a request for a revision to the applicable flood insurance study to FEMA and provided assurances satisfactory to the FEMA- designated floodplain administrator responsible for the waterway that the waterway's flood carrying capacity will be maintained as required by 44 Code of Federal Regulation Section 65.6(i)(12).							
482.208 Dedication of Parkland												
			TC 482.208 (a)	A subdivider of a residential subdivision shall provide for the parkland needs of the residents by the dedications of suitable land for park and recreational purposes. If the subdivision is in an ETJ, the subdivider shall so provide by dedicating parkland to or depositing a cash payment or fiscal security in lieu thereof with either the County or the municipality, but not both.							
			TC 482.208 (b)	The area to be dedicated must be shown on the preliminary plan and the plat and included in the dedication statement. The subdivider shall dedicate all parkland required by this section when a plat is approved, unless otherwise agreed by the subdivider and the County.							
			TC 482.208 (c)	The amount of parkland required to be dedicated by the subdivider is five acres for every 1,000 residents, as determined by the following formula: $\frac{5 \times (\text{Number of Units}) \times (\text{Residents Per Unit})}{1{,}000} = \text{Acres of Parkland}$							
			TC 482.208 (d)	In calculating the amount of parkland to be dedicated under this section, the number of residents in each dwelling unit is based on density as follows: **Dwelling Units Per Acre** / **Residents In Each Dwelling Unit** Not more than 6 / 2.8 More than 6 and not more than 12 / 2.2 More than 12 / 1.7							
			TC 482.208 (e)	In calculating the amount of parkland to be dedicated under this section, density for a multi-family subdivision is assumed to be 24 dwelling units per acre, or the highest permitted in the zoning district if the property is zoned by a municipality. The subdivider may reduce the assumed density by restricting density in a restrictive covenant enforceable by the County.							
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	**Date**
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			TC 482.208 (f)	Land to be dedication must comply with standards established by the County Executive, who shall determine whether land offered for dedication is acceptable taking into account the following criteria: (1) If the land is in the ETJ, the County Executive shall consider whether the land meets any parkland dedication criteria of the municipality. (2) Fifty percent of acreage in applicable 0.2 percent annual chance floodplain and 1 percent annual chance floodplain that is dedicated as parkland may be credited toward fulfilling the requirements of this part if the adjoining land within the 25- year floodplain may not be credited toward fulfilling the requirements of this part. (3) Land identified on the Critical Areas Map maintained by the City of Austin Watershed Protection and Development Review Department that does not otherwise comply with the standards for parkland dedication may be accepted as dedicated parkland if the County Executive determines that the land will provide recreational or educational opportunities for the surrounding community. In this event, fifty percent (50%) of the acreage may be credited toward fulfilling the requirements of this part. (4) The County Executive may allow up to fifty percent (50%) credit toward fulfilling the requirements of this part for privately owned and maintained park and recreational facilities that are for use by the residents of a subdivision. Private parkland excludes yards, setbacks areas, and open spaces required by law.							
			TC 482.208 (g)	The County Executive may require a subdivider to deposit a cash payment or fiscal security instead of the dedication of parkland if less than six (6) acres is required to be dedicated or the land available for dedication does not comply with the standards for dedication. A deposit is calculated by multiplying the number of acres of parkland required to be dedicated by the average value of an acre of land in the subdivision. The average value of an acre of land in the subdivision is calculated by dividing the fair market value of the land in the subdivision by the number of acres in the subdivision. To make this calculation, this subdivider may select one of the following fair market value determinations: (1) The current fair market value of the land as shown on the records of the tax appraisal district; (2) The current fair market value of the land as determined by a qualified real estate appraiser at the subdivider's expense, if the County Executive approves the appraiser and certifies that the appraisal fairly reflects the land value; or (3) The current fair market value of the land as determined by a qualified real estate appraiser acceptable to the County.							
			TC 482.208 (f)	A deposit must be placed in a special park fund. The deposit must be used for acquisition or improvement of parks that will benefit the residents of the subdivision and that are located in the service area defined by the County Executive. A deposit shall be expended within five years from the date it is received. This period is extended by five years if, at the expiration of the initial five year period, less that 50 percent (50%) of the residential units constructed is less than the number assumed at the time the deposit was calculated, the owner may request a refund if the number assumed at the time the deposit was calculated, the owner may request a refund if the deposit is not expended by the deadline. The request must be in writing and filed with the County Executive not later than 180 days after the deadline. A refund is calculated by multiplying the percentage of the reduction in the number of residential unites times the amount of the deposit. A refund may not exceed the unexpended amount of a deposit.							
			TC 482.208 (i)	The County Executive may require that the subdivider provide information relating to proposed parkland to determine whether the proposed parkland complies with this part. A subdivider shall provide the information requested under this section.							
482.210 Objects within County Right-Of-Way												
			TC 482.210 (b)	No object may be placed or constructed within the right of way of a county road unless the person responsible for the object demonstrates that it does not make the roadway impassible, hazardous, or otherwise inconvenient to the public in the use of the roadway.							
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			TC 482.210 (d)	A mailbox may be permitted within a clear recovery area setback only if it complies with the following criteria: (1) The mailbox structure shall not consist of masonry or concrete. (2) Mailbox structures shall comply with AASHTO's Roadside Design Guide, Section 4.6.5 Mailbox Supports, and Federal Highway Administration (FHWA) standards. (3) Mailbox supports shall: (A) if wood, be no greater than either 4-inches by 4-inches if square or 4-inches in diameter if round. (B) if metal, have a strength no greater than a 2-inch diameter standard strength steel pipe; and (C) not be embedded more than 24 inches into the ground nor set in concrete, unless the support design has been shown to be safe by crash tests. (4) Mailbox-to-post attachments shall be designed and constructed to prevent mailboxes from separating from their supports under vehicle impacts.							
482.212 Wavier of Requirements for Groundwater Availability Certification												
			TC 482.212 (a)	A proposed subdivision of [five]ten or fewer [residential] lots for which a source of the water supply intended for the subdivision is groundwater under the subdivided land may be granted a waiver by the Commissioners Court from the groundwater certification requirement in Section 482.214(b) if the Commissioners Court determines that sufficient groundwater is available and will continue to be available to the subdivided tract or tracts of land based on credible evidence, provided by the owner, of groundwater availability in the vicinity of the proposed subdivision. The applicant must provide credible evidence of sufficient groundwater, consisting of at least the following: (1) an aquifer test, the results of which show sufficient groundwater is available to the subdivision without significant well interference among subdivision wells; and (2) evidence that no significant water level (aquifer) decline has occurred for the past 30 years for the aquifer(s) supplying the subdivision. (3) the applicant provides the information required by 482.214(b)(i), Water Availability- Special Requirements For Groundwater. (4) a rainwater harvesting system providing storage of at least 2500 gallons of potable or nonpotable water is installed on each lot when a structure is erected there; (5) further subdivision of lots is prohibited five years following the filing of the plat; and (6) the use of groundwater from a well in the subdivision to supply land outside the subdivision is prohibited, except in the event of fire or other emergency the County determines to be temporary.							
			TC 482.212 (b)	The issuance of a waiver may be conditioned on the owner imposing deed restrictions, enforceable by the County, on each lot in the proposed subdivision that: (1) prohibits the drilling of more than one well on each lot unless approved by the County; (2) For new construction, requires that a rainwater harvesting system providing storage of at least 2500 gallons of potable or nonpotable water is installed on each lot when a structure is erected there; (3) prohibits further subdivision of lots five years following the filing of the plat; and (4) prohibits the use of groundwater from a well in the subdivision to supply land outside the subdivision, except in the event of fire or other emergency the County determines to be temporary							
482.213 Water and Wastewater Service Availability												
			TC 482.213	(a) A plat application for the subdivision of a tract of land for which the source of the water supply intended for the subdivision is groundwater under that land must have attached to the application a statement that: (1) is prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certifies that adequate groundwater is available for the subdivision (b) If wastewater will be treated by onsite sewage facilities, the evidence of wastewater service availability be satisfied by submitting planning materials required by Chapter 448, Rules of Travis County for Onsite Sewage Facilities. (c) A plat application must include evidence that water and wastewater service will be available to all parts and phases of the subdivision and may be shown by providing the following:							
				(1) An estimate of the amount of water demand and the amount of wastewater that will be treated and managed throughout all phases of development, supported by engineering calculations based on the anticipated timetable for full buildout.								
				(2) A description of the new or existing water and wastewater facilities required to serve the development, including the location of and a schedule for completing all new facilities and the plan for financing construction, operation, and maintenance of the facilities.								

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				(3) The owner and operator of all water and wastewater facilities throughout all phases of development and the location of the subdivision with respect to any applicable certificates of convenience and necessity.								
				(4) If water or wastewater service is to be provided by a district, corporation, or other entity that has not been created as of the filing of the application, a detailed description of the timetable for creation of the entity and the proposed organization and boundaries of the district.								
				(5) Identification of the source(s) of water to be used in the subdivision. If the applicant does not own or otherwise control the source of supply, the County may require the applicant to obtain documentation certifying the availability of adequate supply from the entity owning or controlling the supply source.								
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				(6) Any supply or service agreements that will be needed before water or wastewater service can be provided.								
				(7) If the demonstration of adequacy of service involves demand or use restrictions or limitations, restrictive covenants, utility provider rules, or other legally enforceable means of ensuring that the restrictions or limitations will be enforced so that use or demand does not exceed supply.								
				(8) If water or wastewater service will not be provided by a public system regulated by TCEQ, an operations and maintenance plan for the system.								
				(9) Documentation of compliance with requirements of all federal, state, and local laws regarding water or wastewater availability. Approval is conditioned on continued compliance with these requirements.								
				(10) For any subdivision with a centralized water system having 15 or more connections, a demonstration of compliance with Section 482.215, Water Availability-Fire Protection.								

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				(11) subdivision with 15 or more units, must show proof of compliance with any applicable drought contingency plan including the following elements. The plan shall be consistent with LCRA drought planning standards for subdivisions in Western Watersheds and City of Austin drought planning standards in Eastern Watersheds. (A) Ongoing public outreach and information for those subject to the plan. (B) Ongoing coordination with regional water planning groups, (C) Defined drought or emergency response stages for implementation of measures in response to reduction in water supply in event of: (i) a repeat of the drought of record; (ii) water production or distribution system limitations; (iii) supply source contamination; and (iv) system outage due to failure or damage of pumps or other water system components. (D) Information to be monitored by the water supplier and specific criteria for initiating and terminating drought response stages, including the rationale for those criteria. (E) Specific, quantified targets for water use reductions during periods of water shortage. (F) Specific water supply or demand management measures to be implemented during each stage of the plan, including: (i) curtailment of nonessential water uses; and (ii) use of alternative water sources and delivery mechanisms, such as interconnection with another water system, temporary use of a non- municipal water supply, use of reclaimed water for non-potable purposes, etc.; (G) Procedures for initiating and terminating each response stage, including public notification. (H) Procedures for granting variances to the plan. (I) Means and procedures for enforcement of mandatory water use restrictions, including measures such as specifications of penalties for violations, such as water provider rules, restrictive covenants, fines, water rate surcharges, and discontinuation of service.								
482.214 Water Availability Special Requirements for Groundwater												
			TC 482.214 (a)	Water service to a subdivision may not be supplied by groundwater from an aquifer underlying Travis County, except the Trinity or Edwards aquifers. Subdivisions using groundwater from the Trinity or Edwards aquifers shall comply with this section.								
			TC 482.214 (b)	A plat application for a subdivision that will use groundwater must include with the plat application, a certification of groundwater availability that meets the requirements of Section 482.203(b)(20)(A) through (E). In addition, the engineer or geoscientist preparing the certification shall, along with the certification, provide the following information:								
				(1) the results of a walking survey around the inside perimeter of the subdivision and along adjacent public roads to identify all groundwater wells within 1000 feet of the subdivision boundary;								
				(2) a list of the record owners of land within 1000 feet of the subdivision boundary and proof that the applicant delivered to each a County-approved questionnaire regarding groundwater wells;								
				(3) all information on groundwater wells within the subdivision and within 1000 feet of its boundary contained in TCEQ, TWDB, and TDLR records;								
				(4) GPS coordinates or equivalent data locating all identified wells;								
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				(5) unless water will be supplied by a public system regulated by TCEQ, a certification that the quality of the water produced from the test well meets the standards in TCEQ rules at 30 TAC Sections 290.104, 290.106, 290.108, and 290.109 either without any treatment of the water or with treatment by an identified and commercially available water treatment system; and								
				(6) any necessary or appropriate lot layout, well location, or use restrictions; and								

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				(7) Certification of compliance with all Groundwater Conservation District rules.								
			TC 482.214 (c)	Preliminary plans and plats shall specify the layout of lots and the GPS coordinates or equivalent data for all wells supplying the subdivision in conformance with the groundwater availability certification.								
			TC 482.214 (d)	A well in the subdivision may not be located within 150 feet of the subdivision boundary without the consent of the adjoining landowner.								
			TC 482.214 (e)	Unless the Commissioners Court approves an update to the original groundwater availability certification proving that long term water supply to the subdivision is not adversely affected: (1) after completion of the minimum number of wells needed to serve the subdivision, no additional well may be drilled in the subdivision; (2) lots in the subdivision may not be further subdivided; and (3) a well used to supply the subdivision may not be used to supply sources other than the subdivision, except in the event of fire or other emergency the County determines to be temporary.								
			TC 482.214 (f)	Owners of residential subdivisions with 15 or more units and owners of commercial subdivisions that will use over 100,000 gallons per month shall install County-approved water-level monitoring equipment on one of the wells and dedicate the equipment and an access easement to the County allowing the County to monitor, operate, maintain, and replace the equipment. In lieu of meeting these requirements, the owner of a centralized water system may enter into an agreement with the County in which the owner monitors, operates, maintains, and replaces the equipment on the County's behalf.								
			TC 482.214 (g)	This subsection applies to use of groundwater for common area features, such as water features and irrigation of landscaping, sports fields, etc. (1) If a subdivision has centralized wastewater service, groundwater may be used for common area features only temporarily until a sufficient quantity of treated effluent is available, the applicant shall include a plan for the phased replacement of that groundwater with treated effluent.								
				(2) In the certification required by Subsection (b) the applicant shall account for use of groundwater for common area features.								
				(3) If required by a municipality or Groundwater Conservation District use of groundwater for common area features shall be curtailed during any stage of drought.								
				(4) The volume of common area water features in a subdivision supplied by groundwater may not exceed two acre feet for an individual feature and six acre feet cumulatively.								
482.215 Water Availability Fire Protection												
			TC 482.215 (a)	Owners of residential subdivisions with 15 or more units supplied by a centralized water system and owners of commercial subdivisions shall provide the subdivision with a water supply, water storage facilities, water lines, and hydrants on firefighting apparatus access roads meeting the requirements of this section.								
			TC 482.215 (b)	For residential subdivisions: (1) minimum fire flow and flow duration shall be 1000 gallons per minute for one hour at 20 pounds per square inch residual pressure; (2) the maximum distance from any point on a street or road frontage to a hydrant shall be 250 feet ; and (3) the average spacing between hydrants shall not exceed 500 feet.								
			TC 482.215 (c)	Hydrant spacing and minimum fire flow and flow duration for commercial subdivisions shall be calculated as required by Appendix B, International Fire Code.								
			TC 482.215 (d)	Water storage facilities must include permanent means for refilling the total storage volume within seventy two hours.								
			TC 482.215 (e)	Subdivisions shall include firefighting apparatus access roads meeting the requirements of the International Fire Code, as amended by Chapter 71, Travis County Code.								
			TC 482.215 (f)	In lieu of the requirements of this section, the Commissioners Court may approve other methods of fire protection if the applicant demonstrates it is necessary to avoid an undue hardship and the Travis County Fire Marshal determines it provides an equal or better level of fire protection.								
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482.216 Water Availability Protection of Surface and Groundwater Quantity and Quality												

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			TC 482.216 (a)	Except for residential subdivisions governed by Subsection (b), subdivisions over the part of the Trinity Aquifer in a Western Watershed or over the Edwards Aquifer Recharge or Contributing Zone shall comply with this subsection. (1) Impervious cover in a commercial subdivision shall not exceed 45%, except impervious cover shall not be limited if the subdivision: (A) has its primary driveway access on a state road, or (B) complies with Section 482.944(b)(3), Alternate Standards. (2) Impervious cover in residential subdivisions shall not exceed 30%, except impervious cover shall not be limited if: (A) the total number of lots in the subdivision does not exceed the number of acres in the subdivision; or (B) the subdivision includes a conservation area meeting the conservation development requirements of Section 482.226, Conservation Area.								
			TC 482.216 (b)	A residential subdivision that is supplied by groundwater from the Trinity or Edwards aquifers shall comply with this subsection in lieu of Subsection (a). (1) In subdivisions supplied by individual wells on lots, all lots shall be at least five acres in size. (2) In subdivisions supplied by a centralized groundwater system: (A) all lots shall be at least three acres in size; or (B) the total number of lots shall not exceed the number of acres in the subdivision divided by four.								
			TC 482.216 (c)	Impervious cover under this section shall be calculated in accordance with Section 482.944(b)(3),Alternate Standards, Permanent Water Quality Control.								
			TC 482.216 (d)	The owner of land may file a master development plan under Section 482.201(b)(9), General Subdivision Procedures, that sets out phases of development for which different preliminary plan or final plat applications will be filed and that calculates development intensity based on total acreage in the master development plan. At the owner's request, the Commissioners Court shall determine whether development intensity in the master development plan complies with this section. If approved by the Commissioners Court, development intensity in individual phases of the master development plan may exceed the limits of this section if cumulative development intensity in all phases of the master development plan is restricted to comply with this section.								
Subchapter D. [Engineering Standards]												
482.301 General												
(a) General Engineering Standards												
			TC 482.301 (a)	In order to insure the safe and proper construction design of new streets and the reconstruction of existing roadways, driveways, storm sewer and drainage ways, construction drawing and specifications, prepared and certified by a Registered Professional Engineer licensed to practice in the State of Texas, shall be submitted for review and a development permit issued prior to commencement of land clearing and construction. The Final Plat should be under review by the County at the time construction plans are submitted. A copy of the proposed plat shall be included in the construction plans.								
(b) General Engineering Design Process.												
			TC 482.301 (b)	A Development Permit application must be submitted to TNR. The application must be accompanied by: (1) two sets of the engineer's construction drawings for streets, site development, drainage, storm water pollution prevention plan (SWP3) and ESC Plan, permanent water quality control, water supply, wastewater, and roadway signing and striping plan;								
				(2) one copy of the geotechnical report establishing pavement design standards based on City of Austin or AASHTO pavement thickness design for a full 20-year life;								
				(3) temporary and permanent erosion and sedimentation control methods for all areas disturbed by the construction included the ESC Plan; and								
				(4) an engineer's construction cost estimate signed and sealed by the same engineer who prepared the plans.								
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				In order to calculate the effect on the County roadway network, an engineer's calculations, outlining the nature of the project and any requests for the use of Other Standards from the design standards with justification for such applications, will be utilized to calculate the amount of rough proportionality to the transportation system. A transportation assessment may be completed for developments that generate traffic volumes in excess of 2,000 vehicles per day in order to identify specific improvements and associated costs.								
(c) Engineer's Construction Plan Requirements												
			TC 482.301 (c)	In addition to the construction plan requirements specified in this subsection, each application must include plan sheets prepared by a Texas-licensed professional engineer that comply with the applicable requirements of Section 482.935.								
			TC 482.301 (c)(1)	Cover Sheet. Show the following:								
				(A) Subdivision name on cover sheet in one-half inch or larger letters (use same name as on the Final Plat).								
				(B) Legal description of property (lots, block, subdivision name, or acreage and survey name and number).								
				(C) Name, address, and phone number of Owner and engineering firm preparing plans.								
				(D) Name of watershed.								
				(E) Project location map which (i) clearly indicates precise location of the tract(s) on which construction will occur, (ii) is 4" x 4" minimum size with north arrow, and (iii) includes all off-site construction.								
				(F) TxDOT stationing for streets intersecting or adjacent to State maintained roadways and sign off block for driveway construction within State right-of-way.								
				(G) Tabulation sheet index.								
				(H) Legible Professional Engineer's seal and signature.								
				(I) The following note: "The engineer who prepared these plans is responsible for their adequacy. In approving these plans, Travis County must rely upon the adequacy of the work of the design engineer."								
				(J) Review Blocks. See Exhibit 482.301A.								
			TC 482.301 (c)(2)	General Notes Sheet. Show the following:								
				(A) Applicable Travis County General Construction Notes for subdivision and/or site development construction. See Exhibits 482.301B and 482.301C.								
				(B) Special Notes, where applicable. See Exhibit 482.301D.								
				(C) Construction Sequencing. See Exhibit 482.301E and Exhibit 482.301G.								
				(D) Standard details, where applicable.								
			TC 482.301 (c)(3)	Erosion and Sedimentation Control (ESC) Plan Sheets. The ESC Plan Sheets shall be in accordance with Section 482.935(g).								
			TC 482.301 (c)(4)	Drainage Layout Sheet. Show the following:								
				(A) Drainage layout of subdivision or site plan (scale: 1"=100') with north arrow to top or right of sheet, showing limits of construction as a distinguishable line.								
				(B) Existing adjoining street layout or other property adjacent to project (show adjacent subdivision names).								
				(C) Street names, lot, and block numbers and right-of-way lines.								
				(D) Location of all existing drainage structures on or adjacent to the project.								
				(E) Existing contours at two-foot minimal intervals.								
				(F) Individual drainage areas and upstream drainage areas based on improvements and final grading (distinguish these areas by heavy dashed lines).								
				(G) Size in acres, C, I, tc, and Q for 25-year storm, 100-year storm, and 500-year storm for each specific drainage area based on pre- and post-development conditions.								
				(H) Arrows indicating drainage flow direction for streets and lots.								
				(I) Summation of Qs at pertinent points (street intersections, inlets, passing inlets, headwalls, control outlet structures, etc.).								

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				(J) All low and high points.								
				(K) All street and lot fill areas (usually done by shading).								
				(L) Proposed and existing drainage facilities.								
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				(M) All existing and proposed drainage easements as per Final Plat or by separate instrument, including volume and page information.								
				(N) Street ponding width for Q100 on all curb and gutter streets.								
				(O) Qs for 25-year, 100-year, and 500-year storm as well as corresponding velocities leaving proposed streets onto surrounding property and entering proposed streets from surrounding property.								
				(P) 0.2 percent annual chance floodplain and 1 percent annual chance floodplain for all waterways.								
				(Q) Minimum building slab elevations for lots on which the 0.2 percent annual chance floodplain and 1 percent annual chance floodplain encroach (only if elevations are not shown on approved/released final plat included with plans).								
				(R) The name of the engineering firm which prepared plans, the subdivision title, and the name or initials of the design engineer and checking engineer.								
				(S) Provide the following for each drainage area: (i) Runoff calculations: (aa) Flow distribution and percent that flows on street, over land, and in gutter. (bb) tc (time of concentration, in minutes), A (drainage area, I25, C25, Q25, I100, C100, and Q100 (ii) For Inlet Design: (See Exhibit 482.301F) (aa) Clogging factor required (R.F. %); (bb) Inlet type (i.e., 10" Type I or I-4) as per detail; (cc) Yo (depth of flow in gutter); (dd) a (gutter depression at inlet throat); (ee) Q total, Q at inlet, and Q bypass flows; (ff) Inlet area (A), inlet number and slope (gg) Inlet tc; (hh) Composite "C" value used, and (ii) Q at inlet including bypass street width and street width inundation. (iii) For Storm Sewer Design: tc's, areas, composite "C" value (if a uniform time of concentration for the system is not used). (iv) For Open Channel Design: Refer to Section 482.302 and COA-DCM.								
				(T) Clearly show limits of construction.								
				(U) Legible professional engineer's seal, signature, and date of signing.								
				(V) On non-curb and gutter streets, driveway culverts must be sized and specified in a table for each lot requiring one.								
				(W) Location of applicable city limits, governmental entity, or County lines.								
			TC 482.301 (c)(5)	Street Plan and Profiles Sheets.								
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				(A) Plan. Show the following: (i) The street name. (ii) North Arrow to top and right of sheets. (iii) Stationing south to north or west to east with street layout directly over the profile stationing. (iv) Scale: 1" = 20', or 1" = 40' for very large projects. (v) Right-of-Way and paving dimensions (face-to-face of curb). (vi) Lot numbers, block numbers, and frontage dimensions. (vii) Street Names within respective right-of-way. (viii) Existing or proposed easements and intersecting right-of-way. (ix) Sidewalks as required by the Final Plat. (x) Centerline "TIC" marks, every 50 feet. (xi) Drainage facilities within or intersecting right-of-way and indicate stationing on both sides of inlets (show inlet type and label storm sewer lines; i.e., Line "A", M.H., etc.). (xii) Existing drainage facilities as dashed lines. (xiii) Drainage flow arrows, high and low points, inlet size, station, and elevation (also note Q flows in valley gutters). (xiv) Match lines on street plan sheets for continuation of streets on other sheets. (xv) As a minimum, a 50-foot or 100-foot extension of proposed streets and show proposed tie-in to existing streets. (xvi) Sheet numbers for intersecting streets, and show full intersection, provide dimensions, and give street names. (xvii) Stations equation along centerline intersections of streets. (xviii) Barricades, if required. (xix) Plan view must transpose directly above profiles stationing when possible (otherwise, center the midpoint of the curve on the sheet) (limits shown on the plan view must be the same as the limits shown on the profile). (xx) Labeled asphalt valley gutter or concrete valley gutter (required if percent grade <1.2%) at intersections, where appropriate. (xxi) Clearly show the beginning and ending of project. (xxii) Limits of gutter depression by shading and showing stationing or dimensioning. (xxiii) Clearly show all PC, PT, CC, or PRC stations and curve data. (xxiv) All fill areas and shade area within lot boundaries. (xxv) Horizontal curves conforming to the most recent Travis County street standards. (xxvi) Legible professional engineer's seal, signature, and date of signing. (xxvii) Include revision signature block on right-hand side of all revised sheets: (see Exhibit 482.301A in Appendix for cover sheet revision block).							

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				(B) Profile. Show the following: (i) Legend. (ii) Even stations on heavy vertical division lines. (iii) Even elevations in right and left margins. (iv) Street profile for minimum of 50 feet beyond end of project (include property lines and proposed future grade and/or existing street grade). (v) Show natural ground profiles at left and right right-of-way and street centerline. (vi) Proposed top curb (TC) profiles a minimum of two line widths to stand out from other profile lines, or proposed centerline profile if curb and gutter is not proposed. (vii) Proposed TC elevations (clearly identify right and left). (viii) Proposed bar ditch flow lines, if applicable, for right and left ditch lines provide Q100, V100 water elevations. Design of channel erosion control, such as flexible liners or rip-rap, shall be in accordance with the standards in Section 482.970(c). (ix) Identify and give elevations at all PC, PT, PRC, PCC, PVC, PVI, or PVT stations (show by circle or heavy dot). (x) Vertical curves with the following information: curve length, PVI stations and elevation, tangent intercept, tangents and tangent grades (show elevations every 25 feet maximum along vertical curves) and design "K". (xi) Curb returns PC, MID PT, PT, with tangent and grade past point of return. (xii) Elevations every 50 feet (i.e., +00 and +50) along the street profile. (xiii) Maximum curb split of 4% if applicable. (xiv) Vertical curves shall be no less than 100' long unless otherwise approved by County Executive. (xv) Retaining walls showing start and end station and height elevations.							
			TC 482.301 (c)(6)	Drainage Plan and Profiles Sheets. Show the following:								

Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	Date
TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where		
				(A) Plan (Plan view must transpose directly above profile stationing.) (i) Street layout and name, lot layout and numbers (where storm drainage occurs). (ii) Drainage easements, stating recorded volume and page numbers or plat dedication note. (iii) Storm drainage facilities. Label and give sizes (i.e., line "A-18" RCP, channel "B"-4' FB (Flat bottom), 2-10' x 6' MBC, etc.). (iv) All horizontal PI, PC, PT, BEGIN and END stations and pipe and/or channel intersection equations. (v) All inlets, Q at inlets, Q passing inlets, and flow lines. (vi) PI deflection angle in degrees. (vii) North arrow to top or right of sheet and show scale (scale: 1"=50'). (viii) Any storm sewer assignments off right-of-way or centerline. (ix) Channel and/or pipe riprap and type of headwalls (show erosion control measures: dissipater blocks, rock riprap, etc.). Provide exit velocities at end of pipe or channel. Permanent erosion control measures for storm water outfalls shall be designed using exit velocity and other applicable contributing factors in accordance with Section 482.970(c)(2). (x) Beginning and end stations, for erosion control stabilization used for channels (label type of material to be used; e.g., dry stacked or mortared rock, channel matting or lining, drop structures, retards, etc.). (xi) Bottom width, side slopes, concrete trickle or pilot channel, height of channel lining if used, maximum and minimum depth of channel, Manning's "n" value used, and station-to-station section of typical channels/scale section. (xii) Note 100-year overflow swales over pipe system (when used) and give typical detail. (xiii) Open channels with a minimum flat bottom width of six feet. (xiv) Legible Professional Engineer's seal and signature.							

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				(B) Profile. Show the following: (i) Scales: horizontal (same as Plan), vertical-1/10th of horizontal scale. (ii) Stationing proceeding from low end to high end and from left to right for channels or storm sewer lines. (iii) Existing ground profile at proposed channel locations. (iv) Top of bank left and right, and fill areas for channels. (v) All stations and elevations at points of intersecting drainage lines, grade breaks, riprap, drop sections, toe of splash pads, toe of slope, beginning of slope, and beginning of riprap. (vi) Q25, V25, HGL25, depth (d25), Q100, V100, HGL100, depth (d100), and head losses (h) for each segment of channel. (vii) Clearly show the beginning and end of construction and show stations for channels. (viii) Flowline elevation every 50 feet maximum (i.e., +00, +50). (ix) Top of curb elevations at inlets on storm sewer lines with HGL 100 elevation six inches (6") below inlet throat elevation. (x) Grade of flowline (in %), and pipe sizes (label all pipes as RCP, CMP, etc., including class or gauge for storm sewer lines). (xi) Q25, V25, HGL25, depth (d25), Q100, V100, HGL100, depth (d100), and head losses (h) and df (when pipe is flowing full) for storm sewer lines and bar ditches. (xii) Stations and elevations at PI, PC, PT, grade breaks, intersecting lines, and beginning and end of construction for storm sewer lines. (xiii) All riprap, headwalls, etc., at pipe ends. (xiv) Full channel section at pipe ends when appropriate. (xv) Flow spreader details for Qs at curb and gutter termination between construction phases. (xvi) Existing and finished ground line and fill areas at pipe centerline for storm sewer lines.							
			TC 482.301 (c)(7)	Detention Pond and Permanent WQC Sheets. Show the following:								
				(A) Detention. (i) Drainage area map for detention ponds in plans. (ii) Typical cross-section of ponds and water surface elevation for Q25, and Q100. (iii) Summary table of supportive calculations for hydrology, hydraulics, hydrographs, control outlet structures; provide rating curve for outlet structure. (iv) Concrete spillway for emergency berm overflows. (v) Legible professional engineer's seal and signature.							

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TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where		
				(B) Permanent WQC plan sheets and plan details shall include all items required under the applicable water quality technical manual standards listed in Section 482.933.								
			TC 482.301 (c)(8)	Construction Detail Sheet. Show the following:								
				(A) Typical pavement design cross-section (if not shown on individual street profile sheets).								
				(B) Manhole or junction box detail.								
				(C) Pipe end riprap or headwall details and safety end treatment for pipe ends within roadway clear zone.								
				(D) Channel lining.								
				(E) Culvert box and headwall details to meet City of Austin or TxDOT specification requirements for concrete strength and structural reinforcing.								
				(F) Traffic/pedestrian guard railing details within roadway right-of-way.								
				(G) Sidewalk and pedestrian ramp per ADA requirements.								
				(H) Other details as needed for construction.								
				(I) Legible professional engineer's seal and signature for nonstandard details.								

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			TC 482.301 (c)(9)	Cross-section Streets. Cross-sections shall be drawn for each street shown on the street plan and profile sheets. (A) Stations. Cross-section will be at each 100-foot station on land where maximum ground grade is over ten percent (10%), at each 200-foot station for land where maximum ground slope is less than ten percent (10%), and at points of special interest. Cross section intervals may be increased or decreased depending upon topographic conditions and with TNR approval. (B) Cross-section may be reviewed in lieu of typical cross-sections representing field conditions.								
			TC 482.301 (c)(10)	Traffic Control Plan Sheet. A traffic control plan is required for any construction conducted in public right-of-way which may impede or has the potential to interrupt normal traffic flow. The following shall be shown on the plan:								
				(A) Street plan showing all traffic control devices, taper distances, and traffic flow diagram.								
				(B) If phased construction is proposed in order to maintain traffic flow through the project, a separate traffic control plan shall be provided for each phase.								
				(C) The traffic control plan must be consistent with the Texas Manual on Uniform Traffic Devices, 1980, as amended.								
				(D) The traffic control plan shall bear the signature and seal of a Texas Registered Professional Engineer for construction on designated arterial roads.								
			TC 482.301 (c)(11)	Roadway Signing and Striping Plan. A roadway signing and striping plan shall be submitted along with the street plans. All traffic control devices shall be fabricated and installed in accordance with the requirements of the Texas Manual of Uniform Traffic Control Devices. The plan shall show the locations of all traffic control devices including signs, striping, and pavement markers.								
			TC 482.301 (c)(12)	Utility Plans. Plans for water and wastewater utilities proposed by the developer to be located within the County right-of-way shall be designed by a Texas Registered Professional Engineer and shall conform to the standards and specifications established for that particular utility. These plans must be submitted to TNR for review prior to beginning construction. The County review of Utility Plans will be for the purpose of verifying that appropriate details are used for street cuts, and traffic control, utility placement within roadway rights- of-way, and to verify that utilities placed within floodplains meet Travis County Regulations for Floodplain Management. The Engineer-of-Record shall be solely responsible for the design of utility improvements. The County will not review utility plans for the purpose of verifying that the design is done according to relevant utility design standards.								
			TC 482.301 (c)(13)	Americans with Disabilities Act (ADA). The Owner must submit a letter to the County from a Texas Registered Professional Engineer, an architect or other professional acceptable to the Texas Department of Licensing and Regulations, stating that the design of any public accommodations meets ADA requirements or a waiver to the requirements must be granted by the Texas Department of Licensing and Regulation prior to the release of a development permit as required in the Travis County Regulations for Floodplain Management and Development Permits.								
(d) Manufactured Home Rental Communities Minimum Infrastructure Standards												
Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	Date
TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where		
			TC 482.301 (d)(1)	Infrastructure Development Plan. The owner of a proposed manufactured home rental community must submit an infrastructure development plan for approval. The plan must include the following elements:								
				(A) Water Supply. A public or community water supply system meeting the minimum requirements of the TCEQ or the local TCEQ approved water service provider. The documentation which verifies that the proposed water supply system has been reviewed and approved by the TCEQ or the local water service provider prior to receiving approval of the infrastructure development plan.								

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				(B) Sanitary Sewer. A sanitary sewer system meeting the minimum requirements of the TCEQ or the local TCEQ approved wastewater service provider. On-Site Waste Water Facilities must be designed, constructed, and maintained in accordance with the requirements of Travis County Chapter 448, Rules for Travis County Texas For On-Site Sewage Facilities. The owner of the proposed manufactured rental home community must provide documentation which verifies that the proposed sanitary sewer system has been reviewed and approved by the TCEQ or the local wastewater service provider prior to receiving approval of the infrastructure development plan.								
				(C) Boundary Survey. A survey prepared by a Texas Registered Professional Land Surveyor identifying the proposed manufactured home rental community boundaries and any significant features of the community, including the proposed location of manufactured home rental community spaces, utility easements, and dedications of rights-of-way.								
				(D) Roadways and Drainage. Plans and specifications prepared by a Texas Registered Professional Engineer to provide adequate drainage in accordance with standard engineering practices and to provide for minimum standards for internal roads and streets which are reasonably necessary for ingress and egress by fire and emergency vehicles. The plans and specifications for drainage must meet the requirements of Sections 482.301 and 482.302, Travis County Standards for Construction of Streets and Drainage in Subdivisions, and the plans and specification for internal streets must be of all-weather construction and with a width necessary for simultaneous ingress and egress of fire and emergency vehicles.								
482.302 Street and Drainage Design												
(a) Guidelines for Inside ETJ												
			TC 482.302 (a)	Guidelines for Inside ETJ. For subdivisions within the City of Austin ETJ, streets and drainage systems shall be designed and constructed using the latest edition of the City of Austin Transportation Criteria Manual or similar manual approved by the Commissioners Court, Drainage Criteria Manual, Standard Specifications Manual, Standards Manual, and the applicable provisions of the Environmental Criteria Manual.								
			TC 482.302 (b)	Guidelines for Outside ETJ. Urban, suburban, or rural subdivisions outside the City of Austin ETJ shall be designed using AASHTO (American Association of State Highway and Transportation Officials) Design Criteria, City of Austin Alternate Design Criteria, TxDOT Roadway Design Criteria, or criteria adopted by a municipality if that criterion is more stringent than County Standards. Other County approved design and construction guidelines include, but are not limited to: ACI (American Concrete Institute); AASHTO "A Policy and Geometric Design of Highways and Streets", 1990; AASHTO "Standard Specifications for Highway Bridges", 1996; AASHTO "Roadside Design Guide"; Institute of Transportation Engineers "Guidelines for Urban Major Street Design" Texas Accessibility Standards, as adopted by the Texas Commission on Licensing and Regulation; Travis County Tree Preservation Policy; TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges; the Texas Manual on Uniform Traffic Control Devices; and TxDOT Operations and Procedures Manual. Refer to Section 482.302(e) for drainage design guidelines. Additional Design Guidelines may be approved by the County on a case-by-case basis.								
(d) Exceptions or Additions to Design Guidelines. Exceptions or Additions to Approved Roadway Design Guidelines for inside and outside of the City of Austin ETJ.												
			TC 482.302 (d)(1)	Street Grades. Shoulder section roadways may have minimum centerline profile grades of 0.0%, if the bar ditches are provided with minimum flowline profile grades of 0.5% and the roadway has adequate cross-slope to drain stormwater away from the pavement. Vertical curves less than one hundred feet long should be avoided. The County Executive may, in accordance with section 482.971, approve alternative street grades using low hydrologic impact techniques in roadway projects.								
			TC 482.302 (d)(2)	Design Speed. A design speed of less than 30 mph may be allowed for local streets if supported by an engineering study satisfactory to the entity that will adopt speed limits.								
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			TC 482.302 (d)(3)	Super Elevation. Super elevation may be used in conjunction with curve radius to meet design speed requirements for suburban and rural subdivisions. The maximum super elevation rate for suburban roadways will be limited to .04 ft/ft. The maximum super elevation rate for rural roadways will be limited to .06 ft/ft. Special attention must be given to smoothly transitioning from the super elevated roadway to the intersecting roadway or driveway grades.								
			TC 482.302 (d)(4)	Pavement Design Surface course HMAC pavement shall be as follows: (A) Type "D" for local streets with ADT less than five hundred (500) unless the percent of the truck traffic is greater than eight (8) percent, then use Type "C". Type "C" for all other applications. (B) All pavement for subdivisions outside the COA ETJ must be designed for 20 year life before first structural overlay. The developer may post a Cash Security Agreement with the County for the costs of an intermediate structural overlay if the developer desires to stage construct the 20 year design life pavement structure.								
			TC 482.302 (d)(5)	Where "T" intersections will result in jogs in street alignment the minimum offset in street centerline shall be 140 feet. The minimum separation between streets on the same side should be 280 feet. (A) If the design of a road or street will not provide sufficient unobstructed area within the right-of-way to ensure safe travel, the road or street must be redesigned to provide sufficient unobstructed area within the right-of-way to ensure safe travel or sufficient unobstructed right-of-way to ensure safe travel must be provided, or acceptable roadway safety improvements will be required. (B) Roadside clear zone areas shall be provided to the limits shown below. Barrier protection or approved break-a-way designs may be provided for obstacles which must be located within the required clear zone areas. (C) The AASHTO Roadside Design Guide shall be used for determining the necessary clear zone distances for shoulder section roadways in all unincorporated areas of the County. Exhibit 482.302A. Clear zones for curb and gutter sections shall be per Table 1. Clear zone distances shall be increased as needed to provide the appropriate sight distances needed for intersections and driveways. Table 1 – Clear Zone Requirements for Curb and Gutter Roadways. **Design Speed** / **Clear Zone Distance** 30 MPH or less: 3.0' from face of barrier curb; 7.0' from inside lip of laydown or mountable curbs 35 MPH or greater: Use same distance required for shoulder section roadways.								
			TC 482.302 (d)(6)	Major Drainage Structures, Bridges, and Retaining Walls. The design for major drainage structures, bridges, or retaining walls must conform to AASHTO "Standard Specifications for Highway Bridges" or American Concrete Institute. Proprietary bridge, culvert, or retaining wall designs must be approved by the county on a case-by-case basis.								
			TC 482.302 (d)(7)	Irrigation Systems. A License Agreement must be entered into to allow Irrigation Systems in the roadway right-of-way. Irrigation service and/or feeder lines located within two (2) feet of the back of curb or edge of shoulder shall be encased in a PVC sleeve to facilitate future maintenance and prevent saturation of the roadway base material in the event of leakage. This provision does not apply to the improvement of individual single family lots for which a separate Development Permit will be required.								
			TC 482.302 (d)(8)	Turnarounds (A) Permanent turnarounds shall meet the requirements of the City of Austin Fire Manual unless otherwise approved by TNR,								
				(B) Permanent or temporary turnarounds shall be required on all dead-end streets longer than 200 feet unless a waiver is approved by TNR.								
			TC 482.302 (d)(9)	Lot Frontage (A) For 12' wide driveways, lot frontage shall be at least 20' on curb and gutter streets or on shoulder section streets when "dip-style" driveways are used. The lot frontage on shoulder section roadways for 12' wide driveways when driveway culverts will be used shall be a least 30', and the driveways must be spaced at least 100' center-to-center when on the same side of the roadway. In all cases, the minimum lot frontage shall be such that the driveway radii do not encroach upon the access of adjacent lots.								
				(B) When joint use driveways are used, the minimum lot frontage may be reduced to a width to be approved by the County on a case-by-case basis.								
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			TC 482.302 (d)(10)	Joint Use Driveways. No more than 8 single family residences may be served by a single joint use driveway. The developer must include a plat note and provide dedication documents indicating that maintenance of the joint use driveway shall be the responsibility of the lot owners served by the joint use driveway. If more than 3 residences are to be served by a single joint use driveway, the following requirements shall apply.								
				(A) The developer must post fiscal for the construction of the joint use driveway prior to plat approval and must construct the driveway during the construction of the streets within the same subdivision, or within the term of the fiscal instrument if no public or private streets are to be constructed within the subdivision. The driveway construction shall be subject to County inspection and obtain County approval before fiscal will be released.								
				(B) The developer must construct a driveway, designed by a professional engineer, to have all-weather surface and a pavement structure meeting at least private street standards. The driveway must be designed to have no more than 9 inches of water overtopping the driveway during the 0.2 percent annual chance flood if the driveway is located outside the Colorado River Corridor floodplain or the 1 percent annual chance flood if the driveway is located in the Colorado River Corridor floodplain as defined in Section 482.202(e)(3)(A)(ii).								
				(C) The developer must construct a turnaround meeting City of Austin Fire Criteria at the end of the driveway, or not further than 200 feet from the end of the driveway.								
				(D) The developer must obtain a written statement from the area fire service providers acknowledging their approval of the proposed joint use driveway.								
				(E) The joint use access easement will be required to be dedicated as a public utility easement and may be required to be dedicated as a drainage easement, unless access easement is to be combined as a public utility and drainage easement, the access agreement for the driveway must include a clause indicating that the driveway may be used by public service personnel and equipment for servicing public utilities.								
				(F) If the developer does not use a restrictive covenant to require home owners to park all vehicles off the joint use driveway surface, then the joint use driveway surface must be at least 24 feet wide. Otherwise, the driveway surface may be no less than 20 feet wide.								
				(G) The developer must erect signing indicating “private driveway” at the driveway entrance and include a plat note indicating that maintenance of the driveway will not be the responsibility of the County.								
(e) Drainage												
			TC 482.302 (e)	(1) Roadways outside the City of Austin ETJ may be designed in accordance with the City of Austin Drainage Criteria Manual or other design criteria to be approved by TNR. (2) All roadways shall be designed such that the 100 year storm event shall be contained within the roadway right-of-way if the roadway is located in the Colorado River Corridor floodplain and such that the 500-year storm event shall be contained within the roadway right-of-way if the roadway is located outside the Colorado River Corridor floodplain. (3) Lot grading is the responsibility of the lot owner. A development permit is required for lot grading in accordance with the County’s Regulations for Floodplain Management. Lots should be graded, when necessary, so that the cross-sectional area between buildings may be considered as emergency overflows.								
(d) Water Quality and Erosion Control												
			TC 482.302 (f)	Permanent WQC design for roadways shall conform to Section 482.944. Designs for erosion and sediment control, sustainable roadways, native vegetation, and tree preservation for roadways and Rights-of-Way shall conform to Subchapter K of this chapter.								
(f) Water Quality and Erosion Control												
			TC 482.302 (g)	Permanent WQC design for roadways shall conform to Section 482.944. Designs for erosion and sediment control, sustainable roadways, native vegetation, and tree preservation for roadways and Rights-of-Way shall conform to Subchapter K of this chapter.								

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(g) Driveways												
			TC 482.302 (g)(1)	Driveways onto curb and gutter streets inside the City of Austin ETJ shall be designed in accordance with the applicable regulations of the City of Austin.								
Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	Date
TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where		
			TC 482.302 (g)(2)	Driveways onto curb and gutter streets inside the ETJ of any other incorporated municipality may be designed in accordance with the standards of such municipality or the County Standards which are applicable outside of any municipality's ETJ, whichever are more stringent.								
			TC 482.302 (g)(3)	Driveways onto curb and gutter streets outside the ETJ of any incorporated municipality shall be designed in accordance with the applicable regulations of the City of Austin, except that the following shall apply: (A) Curb and gutter radius may be reduced to 3' for 12' wide driveways when lot frontage is limited to 20' wide; (B) The requirement that driveways may not exceed 70% of the roadway frontage shall not apply; (C) More than one driveway per lot may be allowed, if lot frontage exceeds 100'; and (D) Multiple driveways for single lots should be spaced no closer than 100' center-to- center on shoulder section roadways and no closer than 50' center-to-center on curb and gutter section roadways.								
			TC 482.302 (g)(4)	For shoulder section roadways, driveways should be located in accordance with City of Austin design standard 5.3.1 (J) or (K) of the City of Austin Transportation Manual.								
			TC 482.302 (g)(5)	Driveways may be constructed with Portland cement concrete or hot mix asphalt concrete and they should be constructed for their full length and width between the edge of roadway and the right-of-way line. Dip-style driveways, as shown in Exhibits 482.302 B and C, should be used when roadway bar ditches are 18" or less deep measured vertically from the edge of roadway to the invert of the bar ditch. Driveway culverts should be used when bar ditches are greater than 18" deep.								
			TC 482.302 (g)(6)	Pipe culverts must be constructed according to details shown in Exhibits 482.302 (D) and (E). Driveway pipe culverts should be sized to convey the storm event which the roadway bar ditch conveys.								
			TC 482.302 (g)(7)	A proposal for a driveway shall provide appropriate construction controls that will reduce or eliminate erosion and sedimentation impacts of the project.								
482.303 Street Name and Traffic Control Signs												
(a) Street Names												
			TC 482.303 (a)	Street names for new subdivision streets may be suggested by the subdivision Owner/Developer. Suggested names must be approved by City of Austin Enhanced 911 Computer Mapping Division prior to approval of the Final Plat.								
(b) Installation of Street Signs Required												
			TC 482.303 (b)	The Developer of a subdivision shall install the street name signs on new streets when they are constructed in accordance with this section of these Standards. The proper installation of these signs is a part of the required construction Standards of Travis County, and will be inspected for approval prior to the release of the Security.								
(c) Installation of Traffic Signs Required												
			TC 482.303 (c)	The Developer of a subdivision shall be responsible for installing any required traffic control sign or device. The fabrication and installation of such control signs or devices shall be completed in accordance with the Texas Manual of Uniform Traffic Control Devices. The Developer shall install traffic control signs, pavement striping, and pavement markers according to the plans which are to be submitted to the County for approval prior to approval of the Final Plat, or issuance of the development permit, if Alternative Fiscal is used.								
(d) Street Name Sign Standards												
			TC 482.303 (d)	(1) Street name sign assemblies shall be post-mounted with at least one assembly at each intersection of streets or roadways.								

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				(2) Sign Faces. Sign blanks shall be double-faced so as to indicate street names on both sides. They shall be a minimum of 6 inches high and 18 inches to 30 inches in length as needed to adequately space 4-inch series "C" lettering. They shall be 0.80 gauge aluminum blanks with alodine finish and covered with green reflective sheeting with silver (white) copy and optional three-eighths inch (3/8") silver (white) borders. Designations such as Street (St), Road (Rd), etc., shall be standard abbreviations as indicated below.								
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	**Date**
TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**C P**	**How**	**Where**		
				(3) Standards Abbreviations. Standard abbreviations listed shall be used. Periods, hyphens, commas, and question marks are not to be included on standard faces. ALLEY ALLEY PARKWAY PKWY AVENUE AVE PLACE PL BOULEVARD BLVD PLAZA PLZ CIRCLE CIR ROAD RD COURT CT SOUTH S DRIVE DR SOUTHEAST SE EAST E SOUTHWEST SW FREEWAY FRWY SQUARE SQ HIGHWAY HWY STREET ST HILL HILL TERRACE TER JUNCTION JCT THRUWAY TWY LANE LN TRAIL TR NORTH N WAY WAY NORTHEAST NE WEST W NORTHWEST NW								
				(4) Copy. Copy, both letters and numbers, shall be 4-inch size series "C" stroke as conforms to the "Standard Alphabet for Highway Signs" Manual and in accordance with the accompanying drawings. Block numbers, if desired, shall be placed in the upper right-hand corner of the sign face as shown in the drawings (See Figure 482.305A in Appendix).								
				(5) Mounting Hardware. The hardware shall consist of two (2) standard cast aluminum street name sign brackets, one post cap (lower) bracket for the more important roadway name and one crosspiece (upper) bracket for the less important roadway name. Bracket hardware shall lock securely to post and to sign blanks with Allen-type screws. Sign blanks shall be positioned when mounted so as to have their faces parallel to the roadway they name.								
				(6) Posts. Posts shall be two-inch (2") galvanized steel pipe of 0.065 minimum gauge securely set and tamped or cemented in place with top of post seven feet (7') above the edge of roadway surface.								
				(7) Placement. The street name sign assembly should be placed on a post and located two feet (2') behind the curb on curbed roadways or six feet (6') to ten feet (10') beyond the edge of the pavement on non-curbed roadways. It should be placed as near as possible to the tangent point of the edge of the less important roadway with the radius at the curve at the intersection. (Figure 482.305B in Appendix)								
				(8) Conflicts between Standards. The Texas Manual of Uniform Traffic Control Devices shall override these Standards when a conflict arises.								
Subchapter E. [Construction Fiscal Security]												
482.401 Construction Fiscal Security												
(a) Requirement of Security												
			TC 482.401 (a)(1)	Within 120 calendar days of approval of a final plat for subdivision development when subdivision street and drainage improvements are proposed, by Commissioners Court or the county authority responsible for approving plats, the owner shall file construction security (the "Security"), payable to the County Judge in an amount equaling 100% of the cost of construction based upon an itemized estimate sealed by a Texas Licensed Engineer. Failure to file construction security within this time will void [the Court's] approval of the Court or the county authority responsible for approving plats of the final plat.								
			TC 482.401 (a)(2)	The requirement of security is necessary to ensure that: (A) Public streets and drainage structures for the development are constructed in a timely manner and in accordance with the County's Standards; (B) Temporary erosion and sediment controls and permanent site stabilization for a non- residential development or the development of a subdivision are constructed and maintained in accordance with the approved plan, permit, and standards required by Subchapters I and K; and (C) On-site and off-site cleanup is accomplished and erosion damage and discharged sediment from development or construction activities is remediated.								

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Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	Date
TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where		
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TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where		
			TC 482.401 (a)(3)	Construction Secured. The following plat note will be inserted on all plats to be approved by the County: The Owner(s) of the Subdivision shall construct the Subdivision'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 Owner(s) 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.								
			TC 482.401 (a)(4)	Computing Security Amount (A) An estimate of the costs of the road, drainage, and sidewalk construction shall be signed and sealed by a Texas Registered Professional Engineer and delivered to TNR for its approval. The estimate will be based on construction plans, which are acceptable to TNR, and current costs for such work, which have been developed by the County from City, County, and State bid results and from information provided by local suppliers. Preliminary construction plans may be submitted to TNR, if they are sufficiently detailed to establish a reliable basis for the preparation of the construction cost estimate. Quantities will be as shown on the Subdivision's construction plans or developed from the plans, if required. Estimates will be on forms developed by the County. Costs of large or unusual structures, such as bridges, will be based on current costs for similar structures in the area. However, in no case shall the amount of Security be less than the amount it would cost the County to complete the work if it becomes necessary. (B) The amount of the security shall not be less than 100 percent of the cost estimated by the Texas-licensed professional engineer who seals the plan, as approved by Travis County. The estimate must include the cost for Travis County to complete all temporary erosion and sediment controls, and permanent stabilization work at the site. (C) The amount of the security for on-site and off-site cleanup and remediation of erosion damage and discharged sediment is $3,000 per acre of land disturbance, calculated for each phase of the project and based upon the final limits of construction.								
			TC 482.401 (a)(5)	Form of Security. The forms of acceptable Security, including a Bond, Letter of Credit, and Cash Security Agreement are included in the Appendix. The Commissioners Court must approve substantive modifications to the form of security. Any form of Security selected will include an escalation clause that may require an increase in the amount of Security over time. Fiscal security for the construction of sidewalks shall be posted as provided in Section 482.202(g)(3). If posted separately from fiscal security for other subdivision infrastructure, sidewalk fiscal security shall be in a form that tracks the forms of security set forth in the Appendix except that the term "Sidewalks" will be substituted for the term "Improvements" in the forms and, for sidewalks for which the homebuilder or other person undertaking site development is responsible, the reference to acceptance by the Commissioners Court at the end of the one-year construction performance period will be deleted from the forms.								
			TC 482.401 (a)(6)	Substitution of Security. In the case of an impending call down of the Security, the County Judge may accept an offer of substitute security in the then current amount of Security under an approved form without the necessity of Commissioners Court action. In a case where the Security is not about to expire, the County Executive may accept an offer of substitute security. The amount of Security shall be increased to account for any estimated increase in cost due to a change in the construction cost index for the items considered in the original computation of Security.								
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			TC 482.401 (a)(7)	When Security is Required (A) Security must be filed with the County prior to: (i) approval of a subdivision plat for recording; or (ii) the commencement of construction and site disturbance of any kind. (B) For a construction project for which fiscal security for erosion and sediment controls or on-site and off-site cleanup and remediation of erosion damage and discharged sediment is required under this chapter, the fiscal security shall be provided prior to the final approval of the development permit. (C) If the Security for a recorded Subdivision expires before construction of the Improvements has been completed, it shall be reposted by the party responsible for the construction of such Improvements before construction begins or continues.								
			TC 482.401 (a)(8)	Period of Security. The Security instrument shall have a principal period of three years or more. Bonds with no expiration date are acceptable. Letters of Credit must include the following statement: It is a condition of this letter of credit that it shall be automatically extended without amendment, for additional one-year periods from the present or any future expiration date, unless the bank notifies Travis County in writing by registered mail or overnight courier, at least 60 days prior to the then current expiration date, that the bank elects not to extend this letter of credit for an additional one-year period.								
			TC 482.401 (a)(9)	Construction Performance Period for Public Improvements. The Owner is responsible for the construction of the public Improvements during the Construction Performance Period, which begins upon the acceptance of the construction of the public Improvements by the County and ends a minimum of one year later, when, if the Improvements are performing to County Standards, the County releases the construction performance period security. If the public Improvements are not then performing to County Standards, the County will notify the owner in writing of the repairs which must be performed in order to bring the Improvements back to acceptable County Standards.								
			TC 482.401 (a)(10)	Construction Performance Period for Temporary Erosion and Sediment Controls and Permanent Stabilization (A) The security for temporary erosion and sediment controls, permanent stabilization, and on-site and off-site cleanup and remediation of erosion damage and discharged sediment will be released: (i) after the final inspection letter from the applicant's engineer certifying compliance has been received, as specified in Section 482.951(b)(10); (ii) after acceptance of the certificate of compliance for completion of permanent stabilization, and after approval of a Permanent WQC Permit in accordance with Section482.917, unless the County Executive has waived the requirement for the Permanent WQC Permit; and (iii) after on-site and off-site cleanup and remediation of erosion damage and discharged sediment, if applicable. (B) The security for temporary erosion and sediment controls and permanent stabilization for a non-residential development or residential subdivision development in the Highland Lakes Watershed Ordinance area will be released after the final inspection/concurrence letter from the engineer has been received by the County Executive, after approval of a Permanent WQC Permit by Travis County or a BMP Maintenance Permit by LCRA and after on-site and off-site cleanup and remediation of erosion damage and discharged sediment, if applicable.								
482.402 Road Assessments												
			TC 482.402	Chapter 253 of the Texas Transportation Code authorizes the County to improve a road in a subdivision or an access road to a subdivision, and then assess all or part of the costs of the improvement pro rata against the record owners of the subdivision. There are the following prerequisites for such road assessments:								
				(1) The Commissioners Court must determine that the improvement is necessary for the public health, safety, or welfare of the residents of the County.								
				(2) A public hearing must be held with notice published at least twice in a newspaper of general circulation in the County. The first notice must be at least 30 days before the public hearing.								
				(3) Within 10 days after the public hearing, ballots must be sent, certified mail, to each owner of real property in the subdivision, in a return-addressed stamped envelope.								
				(4) The ballot must state the maximum assessment that could be made against each property in the subdivision.								

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				(5) Within 30 days after the public hearing, the County Clerk must tally the returned ballots and declare the results to the Commissioners Court.								
				(6) The majority of the returned ballots must be in favor of the improvement and assessment.								
482.501 Construction Standards: General												
(a) Inside City of Austin's extraterritorial jurisdiction												
			TC 482.501 (a)	Inside City of Austin's extraterritorial jurisdiction. Construction standards shall comply with City of Austin Standard Specifications, or its latest revision, and the City of Austin Environmental Criteria Manual or similar manual approved for use by the Commissioners Court.								
(b) Outside City of Austin's extraterritorial jurisdiction												
			TC 482.501 (b)	Construction standards shall comply with either: (1) the applicable provisions of the City of Austin Standard Specifications and the City of Austin Environmental Criteria Manual, or (2) TxDOT's Standard Specifications for Construction of Highways, Streets and Bridges. If portions of a subdivision are located within the ETJ of a municipality other than the City of Austin, the construction standards of such municipality will apply, if such standards are more stringent than the Standards which have been approved by the County.								
Subchapter G. [License Agreement]												
482.701 License Agreement												
(a) General												
			TC 482.701 (a)	Except as otherwise provided in these regulations, a License Agreement for the permissive use of County right-of-way, must be approved in accordance with the provisions of this section.								
			TC 482.701 (a)(1)	In order to insure the safety and well-being of the general public, any privately owned and maintained improvement, either existing or proposed, which encroaches into County right-of-way requires the issuance of a License Agreement. Items which do not qualify for License Agreements include, but are not limited to sight obstructions, unyielding objects within roadway clear zones, and other items which pose a public safety hazard. Items which require a License Agreement include, but are not limited to the following: (A) Landscaping; (B) Irrigation systems for common areas; (C) Walls (decorative or landscaping); (D) Fences; (E) Building encroachment (aerial, at grade, or subterranean); (F) Aerial walkways; (G) Signs (other than traffic control and street name signs); and (H) Certain non-standard drainage improvements such as channel armoring or structures associated with permanent water quality control that are permitted for use within right of way but will not be maintained by Travis County.								
			TC 482.701 (a)(2)	This Section does not apply to minor or temporary encroachments which, in the opinion of the County Executive and the County Attorney's Office, are adequately covered by other regulations to protect the interests of the County and which are reasonably anticipated to have no adverse effect on the health, safety, and welfare of the traveling public.								
(b) Application Submittal Requirements												
			TC 482.701 (b)(1)	An applicant requesting a license must submit a completed application form together with a survey and field notes, signed and sealed by a Registered Professional Land Surveyor, describing the limits of the encroachment or the area to be covered by the license.								
			TC 482.701 (b)(2)	The applicant shall submit a letter summarizing the type, purpose, and duration of the encroachment.								
			TC 482.701 (b)(3)	A cost estimate, signed and sealed by a professional Registered Landscape Architect, Licensed Irrigator, or Texas Registered Professional Engineer (as appropriate), establishing the estimated cost of removal of the encroachment and of restoration of the area to a typical street cross-section or state acceptable to the County, including, if required, the cost of revegetation of the site.								

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			TC 482.701 (b)(4)	For proposed encroachments, plans and specifications shall be submitted for any construction or activity which will take place. These plans and specifications shall be submitted by the following: (A) For landscaping: Registered Landscape Architect. (B) For irrigation systems: Registered Landscape Architect or licensed irrigator. (C) For walls, fences, aerial walkways, building projections, signs, drainage improvement, and other encroachments: Registered Professional Engineer.								

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TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where		
			TC 482.701 (b)(5)	If the applicant is a corporation or partnership/joint venture, the following information is required: (A) Corporation: (i) Corporate name (in full); (ii) Current corporate authorization resolution showing who is authorized to sign for the corporation. (iii) Address; and (iv) Federal Tax ID Number. (B) Partnership/Joint Venture: (i) Copy of the Partnership Agreement or Joint Venture Agreement showing the full name, title, and address of the person authorized to sign for the partnership/joint venture. (ii) Federal Tax ID Number.								
(c) Approval Process.												
			TC 482.701 (c)(2)	A homeowners' association, utility district, or an individual property owner must post the required cash escrow with the County Treasurer in an amount established by County staff. These funds will be retained in full by the County Treasurer until the encroachment is removed and the land is restored or the County expends the funds to remove the encroachment and restore the area.								
			TC 482.701 (c)(3)	The applicant shall provide the County with a copy of the required insurance policy as stipulated in the terms of the License Agreement. Current limits of coverage are listed on the License Agreement form included in the Appendix of these Standards.								
482.801 Vacations												
(a) General												
			TC 482.801 (a)	Public right-of-way may be held in easement or fee title. Unless a grantor has conveyed fee title to the County or the County has acquired the right-of-way through condemnation, right-of-way will be held in easement title. For example, right-of-way dedicated by a plat conveys only an easement in the property subject to the right-of-way.								
(c) Procedures												
			TC 482.801 (c)(1)	Vacation of Public Easement Right-of-Way. (A) An applicant requesting a right-of-way vacation of accepted public easement right-of-way must submit the following documents to the County:								
				(i) A letter stating the reason for the request.								
				(ii) A copy of the title documents.								
				(iii) An acknowledgment from all of the utility companies serving the area that they have no need for the easement, or that they wish to retain a portion of the right-of-way as an easement. (Note: A utility company which wishes to retain an easement must submit a survey describing the portion that is to be retained as an easement.)								
				(iv) If only a portion of the easement is requested to be vacated, a survey of that portion of the easement by a Registered Professional Land Surveyor, including a metes and bounds description and sketch.								
				(v) A letter signed by the adjacent property owners, or any others who may be affected by the vacation stating their approval of the vacation.								
				(vi) If the easement to be vacated is located in the ETJ of a city, a letter from the city concurring with the vacation request.								
				(vii) A nonrefundable fee payable to Travis County.								

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			TC 482.801 (c)(2)	Abandonment, Vacation, and Conveyance of Fee Simple Right-of-way (A) An applicant requesting the abandonment, vacation, and conveyance of accepted fee simple right-of-way must submit the same documents set forth in Section 482.801(a)(1) above, to the County.								
			TC 482.801 (c)(3)	Vacation of a Drainage Easement (A) The applicant requesting the vacation of a drainage easement in an accepted subdivision must submit the following documents to the County:								
				(i) A letter outlining the reason for the vacation of the easement.								
				(ii) A drainage study prepared by a Registered Professional Engineer, supporting and documenting the reasons for the drainage easement vacation request. This requirement may be waived by the Director if a drainage study is determined to be unnecessary.								
				(iii) Metes and bounds description, signed and sealed by a Registered Professional Land Surveyor, of the easement to be released.								
			TC 482.801 (c)(4)	(4) Vacation of a Public Utility Easement (A) The applicant requesting the vacation of a public utility easement in an accepted subdivision must submit the same document set forth in Section 482.801(a)(1)(A)-(G) above to the County.								
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	**Date**
TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**CP**	**How**	**Where**		
482.901 Permits												
(1) Driveway Permit Submittal Requirements												
			TC 482.901 (1)	(A) Completed application form. (B) To-scale drawing describing the type, layout, and location of driveway, including documentation either acknowledging use of approved standard details and in accordance with the requirements of Section 482.931(g) of this chapter for driveways, or alternative details reviewed during the permitting process. (C) A County driveway permit is not required for nonresidential driveways which are included in the basic development permit submittal or for driveways accessing alleys, private streets or state highways.								
(2) Utility Installation Permit												
				(A) Complete "Notice of Proposed Installation Utility Line in Travis County Right-of-Way", including describing the location and showing a sketch and details on the application. (B) Submit three (3) sets of plans with the application locating the bore or cut, along with detailed specifications including repair/restoration. (C) All work shall be in compliance with the construction and water quality protection Standards set forth in this chapter as well as the requirements of Chapter 464 of the Travis County Code (Regulations for Floodplain Management and Guidelines and Procedures for Development Permits), as applicable to the project. (D) Submit a performance bond in an amount to be determined by the County Executive, executed by a surety company or surety companies authorized to execute surety bonds in the State of Texas. (E) Traffic control plans, in compliance with the Texas Manual on Uniform Traffic Control Devices, shall be submitted with the application. (F) Contractor shall file a "Contractor's Liability Agreement" prior to issuance of permit. (G) Franchised utilities (City of Austin, Southern Union Gas, Southwestern Bell, etc.) are not required to submit a bond if they do the work with their own work forces. Contractors shall post the appropriate bond. (H) Contractor shall notify the TNR Planning and Engineering Services at least 48 hours prior to start of construction at (512) 854-9383. (I) The County may, under certain circumstances and on certain roadways, prohibit open cut utility trenches within paved areas.								
(3) Basic Development Permit Submittal Requirements.												
				(A) Completed application form. (B) Appropriate sets of plans required by the County. (C) Construction cost estimate signed and sealed by a Texas Registered Professional Engineer.								

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Table Legend		
Territory	TC	Travis County
	COA ETJ	City of Austin Extraterritorial Jurisdiction
	O ETJ	ETJ of a municipality other than the City of Austin
Reference	TC 482	Chapter 482.Travis County Development Regulations
	TC 464	Chapter 464. Regulations for Floodplain Management and Guidelines and Procedures for Development Permits
	TCM	City of Austin Transportation Criteria Manual
	DCM	City of Austin Drainage Criteria Manual
Document Type	PP	Preliminary Plan
	FP	Final Plat
	SP	Site Plan
	CP	Construction Plan

*This checklist is a summary of Chapter 482 requirements but not a substitute for adopted code: Travis County Land Development Code Chapter 482.