

C10

SUBDIVISION REVIEW SHEET

CASE NO: C8-2010-0027.1A

PC DATE: June 8, 2010

SUBDIVISION NAME: Resubdivision of Block 59 Mueller Section V, and the Resubdivision of Lots 1 and 2, Block 31, Section V

AREA: 7.286 Acres

LOTS: 52

APPLICANT: City of Austin
(Pam Hefner)

AGENT: Bury & Partners
(David Miller)

ADDRESS OF SUBDIVISION: 3600 Manor Road

GRIDS: K25, L24, L25

COUNTY: Travis

WATERSHED: Boggy/Tannehill Branch

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

PROPOSED LAND USE: Mixed residential

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

NEIGHBORHOOD PLAN:

RMMA

DEPARTMENT COMMENTS:

The request is for approval of the above referenced resubdivision/final with preliminary. The proposed final plat covers approximately 3.388-acres of land previously platted as Block 59 and 0.556 acres of land out of Lots 1 and 2, Block 31, both from the original Mueller Section 5 Subdivision. A portion of this final plat encompasses the changes shown on the new preliminary plan for Block 59 also on tonight's agenda. The area of the proposed plat consists of two blocks, with 52 proposed lots and approximately 1.057-acres of right-of-way. The Mueller Section V, Block 59 will be developed based on the TND model, in compliance with the Mueller PUD zoning ordinance. There are 48 lots proposed for single-family yard house as defined in the PUD. These lots are accessed via an alley and all have frontage on a common green space lot. In addition, this plat seeks to resubdivide Lots 1 and 2 of Block 31 from two lots to 4 lots for residential use. The City of Austin will provide water service and wastewater service as well as electric service. The developer is responsible for all costs associated with any required improvements. Parkland dedication requirements have been satisfied in accordance with the PUD zoning ordinance.

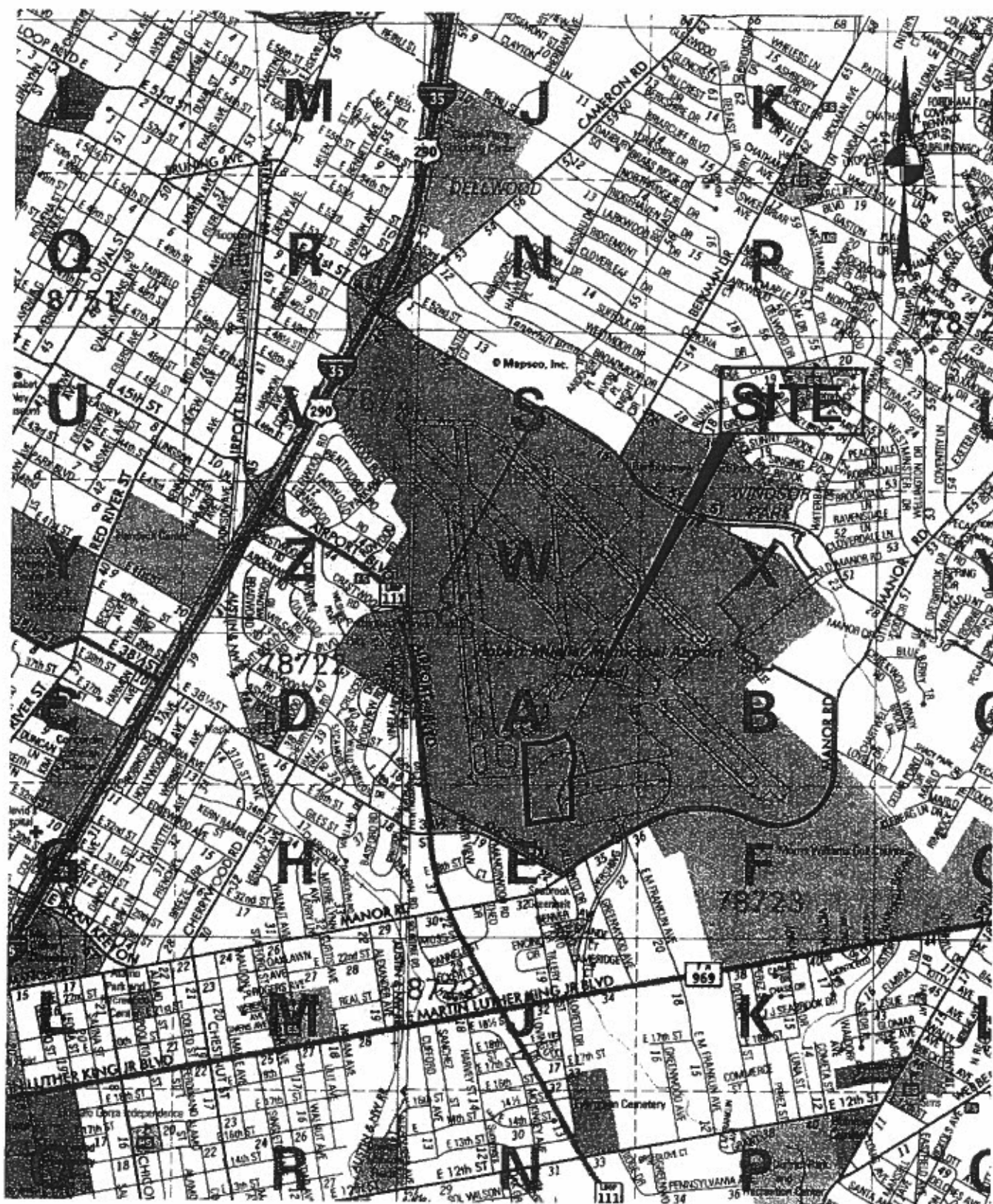
STAFF RECOMMENDATION:

The staff recommends approval of the final plat. The plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786

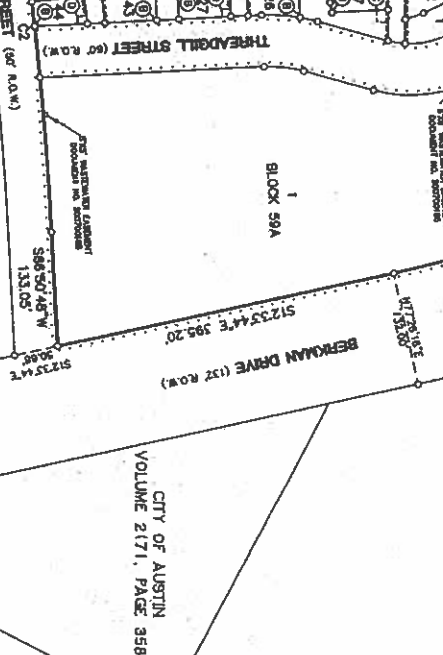
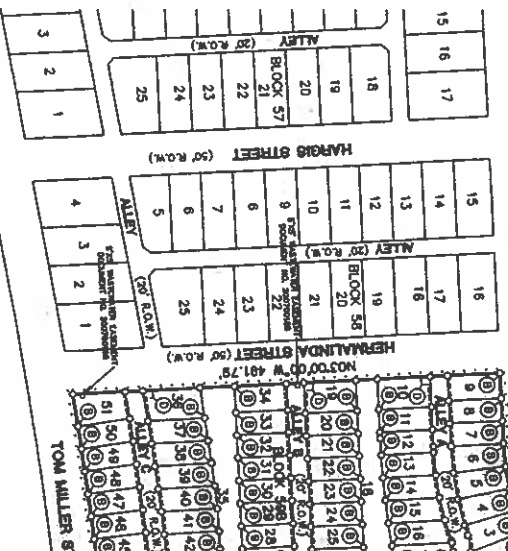
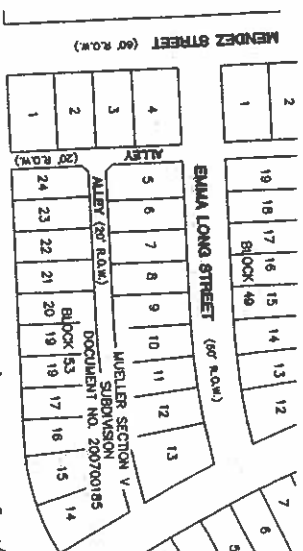


b Bury+Partners
ENGINEERING SOLUTIONS

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Austin, Texas 78701
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RESUBDIVISION OF LOTS 1 AND 2, BLOCK 31 AND BLOCK 59 MUELLER SECTION V SUBDIVISION

LEGEND
0 1/2" ROW RD WITH CAP SET
... SIDEWALK



LOT 1, BLOCK 80
AMENDED PLAT OF MUELLER
SECTION V SUBDIVISION
DOCUMENT NO. 200700092

CITY OF AUSTIN
VOLUME 2178, PAGE 344

CITY OF AUSTIN
VOLUME 2172, PAGE 128

CITY OF AUSTIN
VOLUME 2171, PAGE 358

EASEMENT DETAIL AND NOTES.

EASEMENT NOTES:
1. A PUE (S) FOOT BY FIVE (5) FOOT PUBLIC UTILITY EASEMENT IS TO BE LOCATED AT ONE FRONT LOT CORNERS DESIGNATED (A) OR (B) HEREON. IN THIS SUBDIVISION, EASEMENTS WILL GENERALLY CONFORM TO THE EXAMPLES BELOW.

EXISTING EASEMENT AS DESIGNATED BY DOCUMENT NO. 2007000185, MUELLER SECTION V SUBDIVISION, IS TO BE LOCATED AT THE REAR LOT CORNERS DESIGNATED (C) OR (D) IN THIS SUBDIVISION.

2. A 2.5' ELECTRIC/TELECOM EASEMENT IS TO BE LOCATED ALONG ALL ALLEY RIGHT-OF-WAY LINES.

3. A 1M ELECTRIC/TELECOM EASEMENT CONFORMING TO THE EXAMPLE BELOW SHALL BE LOCATED AT THE REAR LOT CORNERS DESIGNATED (C) OR (D) IN THIS SUBDIVISION.

TYPICAL EASEMENTS TYPE (A):

TYPICAL EASEMENTS TYPE (B):

TYPICAL EASEMENTS TYPE (C):

TYPICAL EASEMENTS TYPE (D):

EXISTING EASEMENT AS DESIGNATED BY DOCUMENT NO. 2007000185, MUELLER SECTION V SUBDIVISION, IS TO BE LOCATED AT THE REAR LOT CORNERS DESIGNATED (C) OR (D) IN THIS SUBDIVISION.

AREA SUMMARY	
BLOCK 31	= 0.556 ACRES
BLOCK 59A	= 2.649 ACRES
BLOCK 59B	= 1.144 ACRES
NEW STREET R.O.W.'S	= 0.719 ACRES
TOTAL AREA	= 7.286 ACRES

RESUBDIVISION OF LOTS 1 AND 2, BLOCK 31 AND BLOCK 59 MUELLER SECTION V SUBDIVISION

CONSISTING OF 7.286 ACRES

DATE: APRIL 2010

PREPARED BY:

Bury+Partners

ENGINEERING SOLUTIONS

221 West Sixth Street, Suite 600

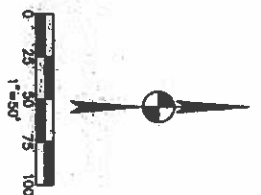
Austin, Texas 78701

TEL: (512) 208-4011 Fax: (512) 208-4225

1205 Regalton Boulevard, Suite 1000

Burien, Texas 77499

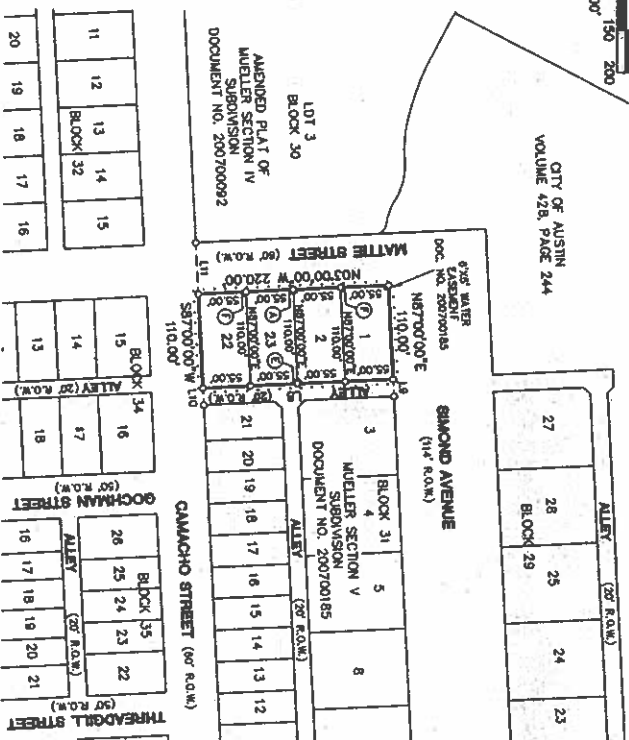
RESUBDIVISION OF LOTS 1 AND 2, BLOCK 31 AND BLOCK 59 MUELLER SECTION V SUBDIVISION



RESUBDIVISION OF LOTS 1
AND 2, BLOCK 31 AND
BLOCK 59 MUELLER
SECTION V SUBDIVISION
CONSISTING OF 7.286 ACRES
DATE: APRIL 2010
PREPARED BY:

Bury+Partners
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Berkeley, CA 94704
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http://www.bury.com/bury1010



CLAYE TABLE					
No.	DEL. LA	RAVDS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
01	13507.04	63.00	94.72	94.02	S 90.00 E 0.7
02	13507.04	450.00	446.97	444.33	S 89.99 E 0.1
03	13515.25	333.00	107.78	101.11	N 77.72 E 1.7
04	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
05	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
06	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
07	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
08	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
09	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
10	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
11	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
12	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
13	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
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15	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
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18	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
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87	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
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97	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
98	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
99	13515.25	333.00	28.50	28.50	N 89.99 E 0.1
100	13515.25	333.00	28.50	28.50	N 89.99 E 0.1

CHRYSE TABLE					
NO.	COLA	PAIDS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
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C46	0722.00	41.50.02	28.59	28.56	S80.20.47.08
C47	0722.00	41.50.02	28.56	28.53	S80.21.47.08
C48	0722.00	41.50.02	28.57	28.53	S80.22.47.08
C49	0722.00	41.50.02	28.58	28.54	S80.23.47.08
C50	0722.00	41.50.02	28.59	28.55	S80.24.47.08
C51	0722.00	41.50.02	28.60	28.56	S80.25.47.08
C52	0722.00	41.50.02	28.60	28.56	S80.26.47.08
C53	0722.00	41.50.02	28.61	28.57	S80.27.47.08
C54	0722.00	41.50.02	28.60	28.56	S80.28.47.08
C55	0722.00	41.50.02	28.60	28.56	S80.29.47.08
C56	0722.00	41.50.02	28.60	28.56	S80.30.47.08
C57	0722.00	41.50.02	28.60	28.56	S80.31.47.08
C58	0722.00	41.50.02	28.60	28.56	S80.32.47.08
C59	0722.00	41.50.02	28.60	28.56	S80.33.47.08
C60	0722.00	41.50.02	28.60	28.56	S80.34.47.08
C61	0722.00	41.50.02	28.60	28.56	S80.35.47.08
C62	0722.00	41.50.02	28.60	28.56	S80.36.47.08
C63	0722.00	41.50.02	28.60	28.56	S80.37.47.08
C64	0722.00	41.50.02	28.60	28.56	S80.38.47.08
C65	0722.00	41.50.02	28.60	28.56	S80.39.47.08
C66	0722.00	41.50.02	28.60	28.56	S80.40.47.08
C67	0722.00	41.50.02	28.60	28.56	S80.41.47.08
C68	0722.00	41.50.02	28.60	28.56	S80.42.47.08
C69	0722.00	41.50.02	28.60	28.56	S80.43.47.08
C70	0722.00	41.50.02	28.60	28.56	S80.44.47.08
C71	0722.00	41.50.02	28.60	28.56	S80.45.47.08
C72	0722.00	41.50.02	28.60	28.56	S80.46.47.08
C73	0722.00	41.50.02	28.60	28.56	S80.47.47.08
C74	0722.00	41.50.02	28.60	28.56	S80.48.47.08
C75	0722.00	41.50.02	28.60	28.56	S80.49.47.08
C76	0722.00	41.50.02	28.60	28.56	S80.50.47.08
C77	0722.00	41.50.02	28.60	28.56	S80.51.47.08
C78	0722.00	41.50.02	28.60	28.56	S80.52.47.08
C79	0722.00	41.50.02	28.60	28.56	S80.53.47.08
C80	0722.00	41.50.02	28.60	28.56	S80.54.47.08
C81	0722.00	41.50.02	28.60	28.56	S80.55.47.08
C82	0722.00	41.50.02	28.60	28.56	S80.56.47.08
C83	0722.00	41.50.02	28.60	28.56	S80.57.47.08
C84	0722.00	41.50.02	28.60	28.56	S80.58.47.08
C85	0722.00	41.50.02	28.60	28.56	S80.59.47.08
C86	0722.00	41.50.02	28.60	28.56	S80.60.47.08
C87	0722.00	41.50.02	28.60	28.56	S80.61.47.08
C88	0722.00	41.50.02	28.60	28.56	S80.62.47.08
C89	0722.00	41.50.02	28.60	28.56	S80.63.47.08
C90	0722.00	41.50.02	28.60	28.56	S80.64.47.08
C91	0722.00	41.50.02	28.60	28.56	S80.65.47.08
C92	0722.00	41.50.02	28.60	28.56	S80.66.47.08
C93	0722.00	41.50.02	28.60	28.56	S80.67.47.08
C94	0722.00	41.50.02	28.60	28.56	S80.68.47.08
C95	0722.00	41.50.02	28.60	28.56	S80.69.47.08
C96	0722.00	41.50.02	28.60	28.56	S80.70.47.08
C97	0722.00	41.50.02	28.60	28.56	S80.71.47.08
C98	0722.00	41.50.02	28.60	28.56	S80.72.47.08
C99	0722.00	41.50.02	28.60	28.56	S80.73.47.08
C100	0722.00	41.50.02	28.60	28.56	S80.74.47.08

LINE TABLE	
LINE	LENGTH
1	186750.007
2	81.43
3	58874.077
4	63.08
5	58740.087
6	53.05
7	57267.077
8	11.97
9	58874.087
10	54.34
11	58750.007
12	35.80
13	58157.077
14	38.80
15	58157.077
16	220.00
17	58750.007
18	20.00
19	58750.007
20	20.00
21	58750.007
22	20.00

RESUBDIVISION OF LOTS 1
AND 2, BLOCK 31 AND
BLOCK 59 MUELLER
SECTION V SUBDIVISION
A .56 LOT SUBDIVISION
CONSISTING OF 7.286 ACRES
DATE: APRIL 2010
PREPARED BY:

Bury+Partners
ENGINEERING SOLUTIONS

GENERAL NOTES (CONT'D):
29. THE OWNER OF THIS PROPERTY

1. THIS SUBDIVISION SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE CITY OF AUSTIN AND DEVELOPMENT CODE AS ADAPTED BY THE PLANNED UNIT DEVELOPMENT ZONING ORDINANCE, NO. CHDZ-8-1, ANY REFERENCE TO THE LAND DEVELOPMENT CODE MEANS AS ADAPTED BY ORDINANCE NO. CHDZ-8-1.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED WITH CONNECTION TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
3. WATER AND WASTEWATER SYSTEMS, INCLUDING LINES, SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS, PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER UTILITY DEPARTMENT FOR REVIEW. THE CITY MUST REVIEW THE CONSTRUCTION.
4. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER AND WASTEWATER LINES, AND DRAINAGE CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS AS ADOPTED BY CITY OF AUSTIN ZONING ORDINANCE NO. CHDZ-8-1 AND THE LATEST PUBLIC ENGINEERING MANUAL.
5. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL.

GENERAL NOTES (CONT'D):

36. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE LOT. THE LOT IS SUBJECT TO THE LOT EASEMENT PROGRAM AND THE LOT EASEMENT PROGRAM. THE LOT EASEMENT PROGRAM IS A SOURCE CONTROL OF PESTICIDES AND HERBICIDES. ADDITIONALLY THE OWNER SHALL PROVIDE EDUCATION TO THE LOT EASEMENT PROGRAM. THE LOT EASEMENT PROGRAM SHALL BE A PUBLIC EDUCATION PROGRAM DESIGNED TO REDUCE NON-POINT SOURCE POLLUTION. THE LOT EASEMENT PROGRAM MUST BE APPROVED BY THE CITY OF ALBANY.

37. ALL SLOPES WITHIN BLOCK 56 ARE 0-15%.

38. ALL ADJOINS AND MAINTENANCE EASEMENT THE LOT IN WHOLE SHALL BE LOCATED ALONG THE LOT LINES ON THE LOT WHERE THE EXTENSION LINE IS NOT LESS THAN TEN FEET FROM THAT SHARED PROPERTY LINE.

39. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, WHEELER SECTION V, SHALL APPLY TO THIS SUBDIVISION.

40. ALL PLANNING DEDICATION REQUIREMENTS HAVE BEEN SATISFIED IN ACCORDANCE WITH THE P.U.D. CHARTER ORDINANCE.

4. NO BUILDING, RECYCLING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.

5. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PREVENT ACCESS BY GOVERNMENTAL AUTHORITY.

6. ALL DRAINAGE EASEMENTS OR DRAINAGE RIGHTS SHALL BE MAINTAINED BY THE EGRESSORY OWNER OR ASSOCIATE.

[illegible]

12. AUSTIN ENERGY HAS THE RIGHT TO PUMP AND/OR REMOVE THESE SURFACINGS AND OTHER OBSTRUCTIONS TO THE EXISTING NECESSARY TO MEET THE AGENCY'S LEGAL OBLIGATION WITH REGARD ALL THEIR WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. THE OWNER/DEVELOPER OF THIS SUBDIVISION AUSTIN ENERGY WITH AN EASEMENT AND/OR ACCESS RIGHTS, IN ADDITION TO THOSE PROVIDED FOR THE INSTALLATION AND MAINTENANCE OF PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE DEEMED SO AS TO OBTAIN THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
14. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY PERSON CONTROL, RELOCATION AND THEIR PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE PROJECT.
15. ANY ELECTRIC UTILITY ACTIVITY WHERE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.

17. PRIOR TO CONSTRUCTION, EXCEPT DETACHED AND ATTACHED SINGLE FAMILY, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

20. IN AN URBAN WATERSHED, WATER QUALITY CONTROLS ARE REQUIRED IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL. THE NEW DEVELOPMENT MUST PROVIDE FOR REMOVAL OF FLOATING DEBRIS FROM STORMWATER RUNOFF AS PER LOC 25-9-211.

22. NONCONFORMING STRUCTURES MAY BE USED SUBJECT TO THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN ZONING ORDINANCE NO. 00-04028-61 AND THE MILLER P.I.D. CONTROL MANUAL.
23. PROPERTY OWNERS SHALL PAY AND MAINTAIN FEES FOR APPLICATION FOR A CITY OF AUSTIN WATER AND WASTEWATER UTILITY TAP PERMIT AS NEEDED.
24. MAINTENANCE OF WATER QUALITY CONTROL SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
25. FOR A NORMAL TRAVEL ENTRANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADUES MAY EXCEED 1:8 ONLY WITH SPECIFIC APPROVAL OF SURFACE AND DRAINAGE DESIGN PROPOSALS OF THE CITY OF AUSTIN.
26. NO STRUCTURING SHALL BE LOCATED WITHIN THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN

2A. THE SELLER IS REQUIRED TO PROVIDE THE BUYER OF EACH LOT AT THE TIME OF SALE, A HOMEOWNER ENVIRONMENTAL BUFFER ZONE FOR SECTION 25-B-281 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

DOCUMENT NO. 20060914561

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DATE: APRIL 2010
PREPARED BY:

A 56 LOT SUBDIVISION
CONSISTING OF 7.286 ACRES

BLOCK 59 MUELLER
SECTION V SUBDIVISION

RESUBDIVISION OF LOTS 1
AND 2, BLOCK 31 AND

87
DEPUTY

THE _____ DAY OF _____, 2010 A.D.,
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY _____

FIELD FOR RECORD AT _____ O'Clock _____ M. THIS

TRAVIS COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE
DAY OF _____, 2010, A.D.
DAVID DEERAYOR, COUNTY CLERK

RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

THE _____ DAY OF _____, 2010, A.D. AT _____
O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____
2010, A.D. AT _____ O'CLOCK _____ M. GENERAL RECORD

I, PAUL, DESSAUNIER, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

STATE OF TEXAS §
COUNTY OF TRAVIS §

CHAMPAGNE SECRETARY

CITY OF AUSTIN ON THE _____ DAY OF _____ 2010, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE

ORCO QUINSEY, DIRECTOR
WATERFORD PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

ACCIDENTS AND DISASTERS FOR RECORD OF THE DIVISION OF THE PROTECTED
PROTECTION AND DEVELOPMENT, DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.
THIS FILE DAY OF 2010, A.D.

CITY CERTIFICATIONS:
I, _____, Mayor of the City of Austin, Texas, hereby certify that the information provided by the members of the Waterbury Board and Associates has been reviewed by the members of the Waterbury Board and Associates and approved by the members of the Waterbury Board and Associates.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

II. PARK LAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED IN ACCORDANCE WITH THE P.U.D. ZONING ORDINANCE.

12. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, INCLUDING SECTION V, SHALL APPLY TO THIS RESUBDIVISION.

51. AN ACCESS AND MAINTENANCE EASEMENT FIVE FEET IN WIDTH SHALL BE LOCATED ALONG THE INTERIOR LOT LINES ON THE LOTS WHERE THE EXTERIOR FACE OF THE ADJACENT HOME IS POSITIONED LESS THAN FIVE FEET FROM THAT SHARED PROPERTY LINE.

30. ALL SLOPES WITHIN BLOCK 56 ARE 0-15%.

26. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR THE IMPLEMENTATION AND ON-GOING MAINTENANCE OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES. ADDITIONALLY THE OWNER SHALL PROVIDE TREATMENT WITH THE IPM PLAN AND A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-PESTICIDE USE.

GENERAL NOTES (CONT'D):

1000