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/

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-04-0087.02.1A

Z.A.P. DATE: September 7, 2010

SUBDIVISION NAME: Wells Branch Center Subdivision Final Plat

AREA: 45.58 acres

LOT(S): 15 total lots

OWNER/APPLICANT: North IH-35 Business Park, LP (W. Schultz)

AGENT: Conley Engineering (C. Conley)

ADDRESS OF SUBDIVISION: I-35 Frontage

GRIDS: M-37

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: 2-Mile ETJ/Full Purpose

EXISTING ZONING: County

MUD: N/A

PROPOSED LAND USE: Commercial, Detention/Water Quality, Amenity Lots

ADMINISTRATIVE WAIVERS: None

VARIANCES: For the associated preliminary plan, on August 24, 2010, the Travis County Commissioners Court approved variances to Section 30-2-171(A), Access to Lots in Subdivisions (Requires each lot in a new subdivision to abut a dedicated public street), Section 30-2-158(B), Subdivision Access Streets (Requires a new subdivision must have at least two access streets and each of the two access streets must connect to a different external street), Section 30-2-151, Streets of a new subdivision shall be aligned with existing streets on adjoining property, and Section 82.204(e)(2), Section 30-2-38, and Section 30-4-31, to prepare a post development drainage plan, prepare detailed construction plans, and post fiscal surety.

SIDEWALKS: For the associated preliminary plan, sidewalk variance was approved by the Travis County Commissioners Court on August 24, 2010.

DEPARTMENT COMMENTS: The request is for approval of the Wells Branch Center Subdivision Final Plat. The proposed subdivision is composed of 15 total lots on 45.58 acres. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: The staff recommends approval of the final plat. This plat meets all applicable State, County, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

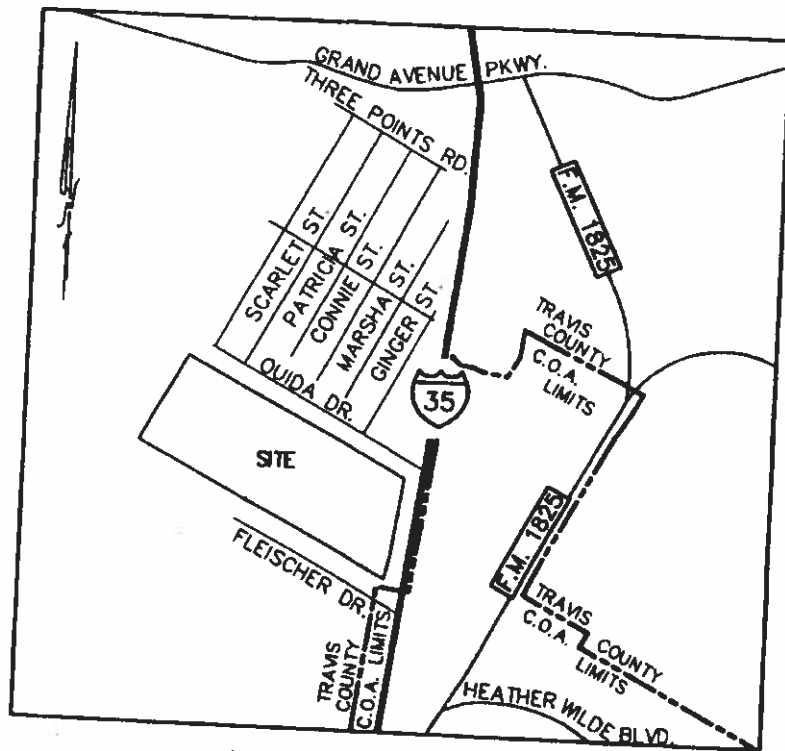
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CASE MANAGER: Michael Hettenhausen
Email address: Michael.Hettenhausen@co.travis.tx.us

PHONE: 854-7563



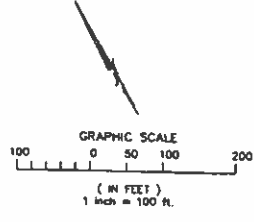
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LOCATION MAP
NTS

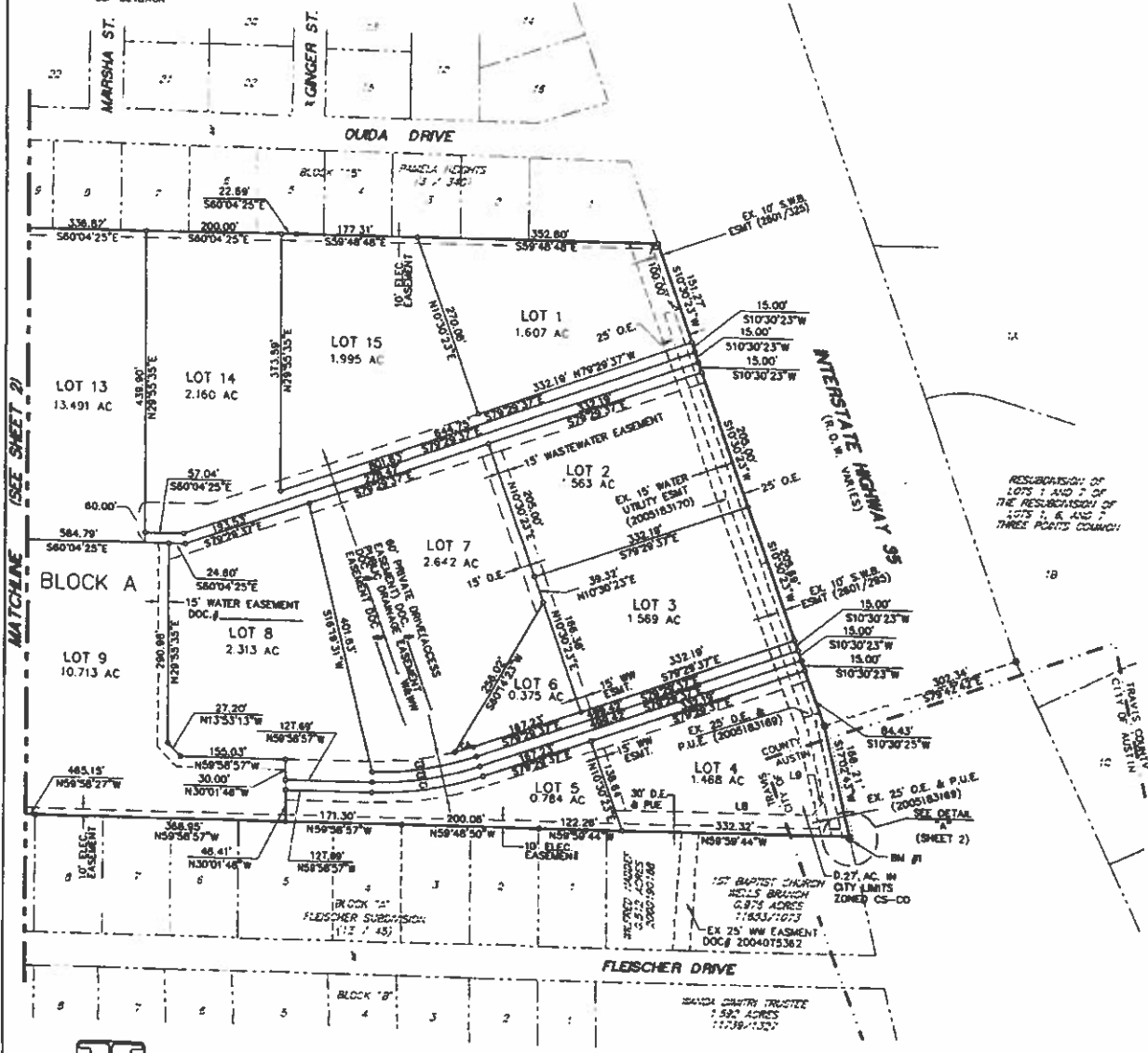
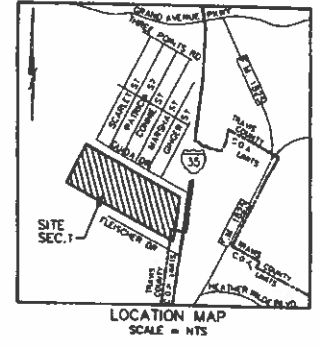
C15/4

WELLS BRANCH CENTER SUBDIVISION



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	485.00'	19°30'40"	165.16'	184.36'	N 89°44'17" W
C2	470.00'	19°30'40"	160.03'	159.28'	S 89°44'17" E
C3	455.00'	19°30'40"	154.94'	154.19'	S 89°44'17" E
C4	440.00'	03°39'33"	28.14'	28.14'	N 77°39'41" W

- LEGEND**
- D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - IRON ROD FOUND
 - IRON ROD SET
 - CONCRETE MONUMENT FOUND
 - BENCHMARK
 - EASEMENT
 - CEP SETBACK



CONLEY ENGINEERING INC.
 Civil Engineers Land Planners Development Consultants
 1301 South Capital of Texas Highway, Bldg. A, Suite 230
 P.O. Box 182713 Austin, Texas 78718-2713 (512)328-3506
 TBPE Firm Registration Number F-000277

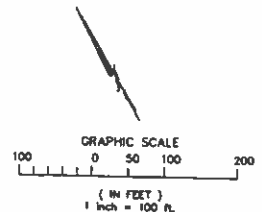
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SHEET 1 OF 4

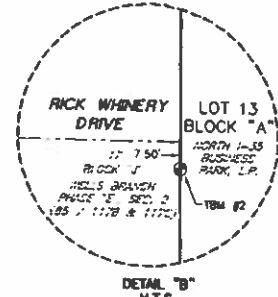
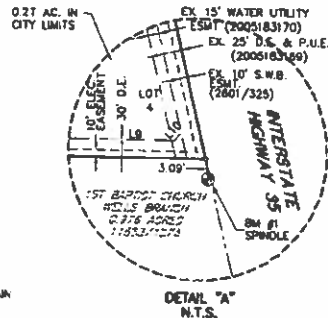
CASE NO.:	CD No: 263-08-01
DATE: MAY 2009	CAD: 263080801.DWG

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WELLS BRANCH CENTER SUBDIVISION

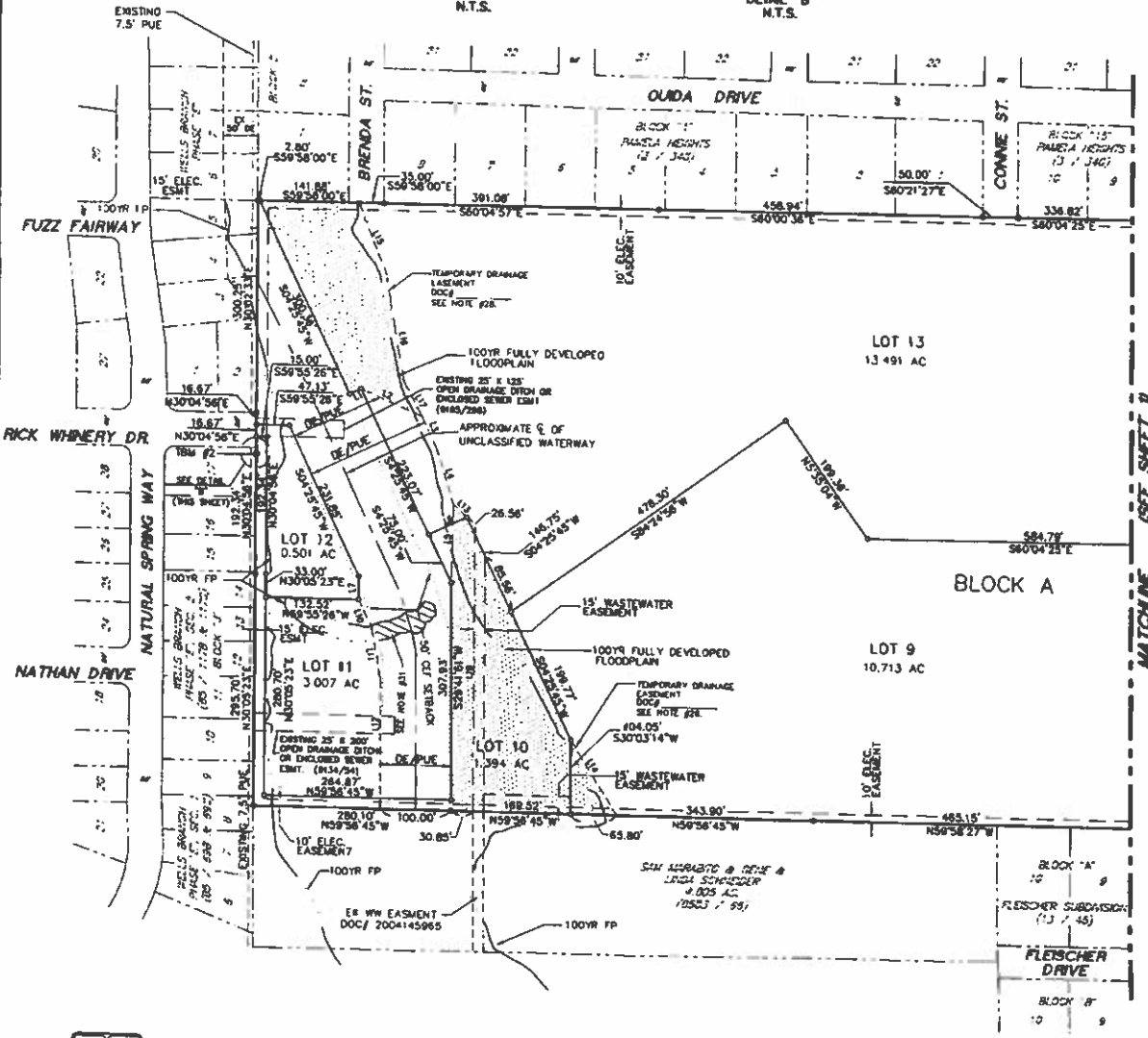


- LEGEND**
- E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - IRON ROD FOUND
 - CONCRETE MONUMENT FOUND
 - BENCHMARK
 - EASEMENT
 - CEF SETBACK
 - 100 YR FULLY DEVELOPED FLOODPLAIN



LINE DATA TABLE

NO.	BEARING	DISTANCE
L1	S 85°56'25" E	17.85'
L2	S 37°01'05" E	83.78'
L3	S 55°11'14" W	48.82'
L4	S 12°31'13" W	78.48'
L5	S 31°19'20" W	111.26'
L6	N 85°34'15" W	60.00'
L7	N 30°04'34" E	33.00'
L8	S 59°59'44" E	788.60'
L9	S 69°31'33" W	27.13'
L10	S 42°24'45" W	42.82'
L11	N 20°17'12" E	74.56'
L12	S 29°41'51" W	183.56'
L13	S 17°19'40" E	23.08'
L14	S 21°51'17" E	123.11'
L15	S 87°38'35" W	103.83'
L16	S 20°35'08" W	155.95'
L17	N 1°52'49" E	55.80'
L18	N 30°05'47" E	392.33'



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 TBPE Firm Registration Number T-000277

CBJ-04-0087.02.1A
 SHEET 2 OF 4
 CASE NO. 031 INL 269-08-01
 DATE: MAR 2008 CAD: 260808P01R2.dwg

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WELLS BRANCH CENTER SUBDIVISION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT NORTH 1-35 BUSINESS PARK, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER, NORTH 1-35 BUSINESS PARK GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF 45.58 ACRES OF LAND OUT OF THE L.C. CUNNINGHAM SURVEY NO. 68, CONVEYED TO IT BY DEED RECORDED IN DOC. # 2004075889 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 45.58 ACRES, IN ACCORDANCE WITH THE ATTACHED PLAT AND LOCAL GOVERNMENT CODE CHAPTER 212 TO BE KNOWN AS WELLS BRANCH CENTER SUBDIVISION AND DOES HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, EXCEPT FOR THE INTERNAL ACCESS EASEMENTS WHICH ARE PRIVATE, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

THIS SUBDIVISION IS LOCATED PARTIALLY WITHIN THE CITY LIMITS OF AUSTIN AND PARTIALLY WITHIN THE 2 MILE EXTRA TERRITORIAL LIMITS OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, A.D. 2010.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 2010 A.D.

WITNESS MY HAND THIS _____ DAY OF _____, AD 2010

GREG GUERNSEY, DIRECTOR
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

NORTH 1-35 BUSINESS PARK, L.P.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS THIS THE _____ DAY OF _____, 2010.

BY: NORTH 1-35 BUSINESS PARK GP, LLC
ITS GENERAL PARTNER

BETTY BAKER, CHAIRPERSON
SECRETARY

BY: _____
WILLIAM O. SCHULTZ, MANAGER
P. O. BOX 684308
AUSTIN, TX 78744

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS OR 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 THE 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.

BEFORE ME THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED WILLIAM O. SCHULTZ, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

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 IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D. 2010

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CODE OF 1981, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND:

STATE OF TEXAS:
COUNTY OF TRAVIS:

CRICHTON & ASSOCIATES LAND SURVEYING, INC.

HERMAN CRICHTON RPLS. NO. 4046
107 N. LAMPASAS STREET
ROUND ROCK, TEXAS 78664

DATE

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2010, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PARTICIPATED IN THE PREPARATION OF THE PLAN SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT TO THE BEST OF MY KNOWLEDGE SAID PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 2010, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON UNLESS OTHERWISE NOTED. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL #4845300280M DATED SEPTEMBER 28, 2008, FOR CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

DEPUTY

STATE OF TEXAS:
COUNTY OF TRAVIS:

WITNESS MY HAND THIS _____ DAY OF _____, A.D., 2010.

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2010, A.D. AT _____ O'Clock _____ M., DULY RECORDED ON THE _____ DAY OF _____, 2010, A.D. AT _____ O'Clock _____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

CARL DONLEY, P.E., No. 42980
1301 S. CAP. OF TX HWY., STE. A-230
AUSTIN, TEXAS 78746



DONLEY ENGINEERING INC.

Civil Engineers Land Planners Development Consultants

1301 South Capital of Texas Highway, Bldg. A, Suite 230
P.O. Box 162713 Austin, Texas 78716-2713 (512)328-3506

TBPE Firm Registration Number F-000277

CBJ-04-0087.02.1A

SHEET 3 OF 4

CASE NO. _____ CO. No. 265-08-01
DATE: MAY 2009 CADD: 2150002P01R12.mxd

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WELLS BRANCH CENTER SUBDIVISION

NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS, AS PROVIDED BY THE RESTRICTIVE COVENANT BETWEEN THE OWNER AND THE CITY RECORDED AT DOCUMENT NO. 2004158676 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY. WASTEWATER SERVICE MAY BE PROVIDED AS SPECIFIED IN NOTE 2 BELOW.
2. WASTEWATER SERVICE WILL BE OBTAINED FROM THE CITY OF AUSTIN. WASTEWATER SERVICE WILL BE PROVIDED PER THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT REGARDING THE CITY'S USE OF CERTAIN WELLS BRANCH MUNICIPAL UTILITY DISTRICT WASTEWATER LINES TO PROVIDE INTERIM WASTEWATER SERVICE TO THIS TRACT.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND ELECTRIC EASEMENTS, AS MAY BE NECESSARY, AT POINTS WHERE EASEMENTS CROSS THEIR PROPERTY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
5. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED. THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE CITY OF AUSTIN ELECTRICAL UTILITY DEPARTMENT WITH AN ELECTRICAL EASEMENT AS REQUIRED AND/OR ACCESS TO AN ELECTRIC EASEMENT AS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF THE OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 30-5 OF ARTICLE 1 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
8. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, ARTICLE 1 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (2003 ED.).
9. PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
10. BENCHMARK:
 - #1. B.M. SPINDLE WEST SIDE OF IH-35, APPROX. 3' SOUTH OF THE SOUTH EAST PROPERTY P.N. ELEV. 810.28, CRICHTON AND ASSOCIATES INC. 512-244-3395.
 - #2. T.B.M. RAILROAD SPIKE IN PROPERTY LINE, APPROX. 7.5' SOUTH OF RICK WHIMERY DRIVE, ELEV. 817.14, CRICHTON AND ASSOCIATES INC. 512-244-3395.
11. NO BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY (LDC 30-4-1.2 AND 3).
12. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
13. THE SUBDIVISION WILL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTERS 25 AND 30 AS APPLICABLE.
14. A TRAVIS COUNTY DEVELOPMENT PERMIT SHALL BE OBTAINED PRIOR TO ANY SITE DEVELOPMENT UNLESS THE SITE IS ANNEXED INTO THE CITY OF AUSTIN.
15. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LDC SECTION 30-5-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
16. THIS PROJECT IS IN THE WALNUT CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
17. ALL IS FOOT WIDE DRAINAGE EASEMENTS ARE LIMITED TO ENCLOSED CONDUITS ONLY.
18. DETENTION AND WATER QUALITY, IF REQUIRED, MAY BE DONE ON SITE OR IN SHARED FACILITIES.
19. FISCAL FOR UTILITY IMPROVEMENTS WILL BE IN ACCORDANCE WITH APPROVED CITY OF AUSTIN SERVICE EXTENSION REQUESTS AND WITH THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF AUSTIN, WELLS BRANCH MUNICIPAL UTILITY DISTRICT AND OWNER HAVING AN EFFECTIVE DATE OF JUNE 25, 2004, AS AMENDED FROM TIME TO TIME, AND FOR SO LONG AS IT IS IN FORCE AND EFFECT.
20. OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
21. LOTS 1-8 AND 13-15 WILL TAKE ACCESS TO I-35 FROM THE PROPOSED ACCESS EASEMENTS, UNLESS ANOTHER ACCESS IS APPROVED BY TxDOT.
22. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% PURSUANT TO LAND DEVELOPMENT CODE 30-5-211.
23. A VARIANCE TO 30-3-191 (ALL NEW SUBDIVISIONS MUST INSTALL SIDEWALKS), 30-2-151 (STREET ALIGNMENT, 30-2-171(A) (ALL LOTS MUST HAVE FRONTAGE ON A PUBLIC ROADWAY), 30-2-158(B) (SUBDIVISION ACCESS STREETS), A VARIANCE TO PREPARE A POST-DEVELOPMENT DRAINAGE PLAN, PREPARE DETAILED CONSTRUCTION PLANS, AND POST TYPICAL SURETY, WAS APPROVED WITH THE PRELIMINARY PLAN BY TRAVIS COUNTY COMMISSIONERS COURT ON 8-24-10.

24. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVE THE RIGHT TO INSTALL WATER WELLS FOR USES OTHER THAN DOMESTIC USE (HUMAN CONSUMPTION), INCLUDING WITHOUT LIMITATION RECREATIONAL USES OR IRRIGATION WATER WELLS, RAINWATER COLLECTION, AND OTHER APPROVED METHODS MAY BE USED AS SUPPLEMENTAL WATER SOURCES.
25. LOTS 1-15 BLOCK 'A' ARE RESTRICTED USES OTHER THAN SINGLE FAMILY OR DUPLEX RESIDENTIAL.
26. THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
27. MINIMUM FINISHED FLOOR ELEVATIONS ARE AS FOLLOWS:

LOT	MINIMUM ELEVATION
9	812.00
10	813.00
11	817.00
12	818.00
13	811.00

28. TEMPORARY DRAINAGE EASEMENTS SHOWN INCLUDE THE EXISTING 100-YEAR FLOOD-PLAIN LIMITS, BUT WILL BE VACATED WHEN THE SITE PLANS FOR THE ADJOINING LOTS ARE APPROVED AND THE ASSOCIATED DRAINAGE IMPROVEMENTS ARE CONSTRUCTED TO LIMIT THE FLOOD PLAIN TO THE PERMANENT EASEMENTS SHOWN, AND ALL DRAINAGE IMPROVEMENTS ACCEPTED BY THE APPLICABLE REVIEW AGENCIES.
29. PARKLAND FEES WILL BE SATISFIED THROUGH THE RESTRICTIVE COVENANT DOCUMENT NO. 2010020489 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
30. NO SITE PLAN ON LOTS WITHIN THIS SUBDIVISION CAN RECEIVE TRAVIS COUNTY AND/OR CITY OF AUSTIN APPROVAL UNLESS THE REQUEST DRIVEWAY(S), DETENTION POND AND WATER QUALITY POND ARE PLANNED EITHER ON-SITE WITHIN THE SAME LOT OR WITHIN THE EASEMENTS DESCRIBED AS "COMMON AREA" FOR THE COMMON USE AS DESCRIBED IN THE DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT # _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
31. THAT PORTION OF THE EXISTING BERM WITHIN THE LIMITS OF THE CRITICAL ENVIRONMENTAL FEATURE (CEF) MAY BE REMOVED WITH THE LEAST AMOUNT OF DISTURBANCE TO THE CEF SETBACK AND ALL DISTURBANCE NECESSARY FOR REMOVAL OF THE BERM WILL BE REVEGETATED WITH NATIVE PLANTING AND SEEDING PURSUANT TO CITY OF AUSTIN SPECIFICATION 600S. RESTORATION MUST COMPLY WITH SECTION 23-6-28(C)(2). THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE GREATEST EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED AND WASTEWATER DISPOSAL AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED IN THE CEF BUFFER ZONE. UTILITY LINES MAY CROSS THE CEF BUFFER ZONE WITH APPROVAL FROM THE DIRECTOR OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
32. TRANSFER OF IMPERVIOUS COVER FROM THE CRITICAL ENVIRONMENTAL FEATURE SETBACK AREA ON LOT 11 SHALL BE AS FOLLOWS IN ACCORDANCE WITH LDC 30-5-39(A)(5):

GROSS CEF AREA - 77,838 SF (1.789 AC.)
 AREA AVAILABLE FOR TRANSFER = 1,286 AC. X 20,000 SF/AC. = 35,780 SF

RECEIVING TRACT	AREA TRANSFERRED
LOT 1, BLOCK A	7000 SF
LOT 2, BLOCK A	8808 SF
LOT 3, BLOCK A	8835 SF
LOT 6, BLOCK A	5413 SF
LOT 7A, BLOCK A	5055 SF
LOT 15, BLOCK A	4689 SF
TOTAL	35,780 SF

33. DEVELOPMENT ON LOTS 10, 11 AND 12 SHALL BE LIMITED TO IMPROVEMENTS THAT DO NOT REQUIRE WATER AND WASTEWATER SERVICE OR CERTIFICATES OF OCCUPANCY UNLESS OTHERWISE APPROVED BY AUSTIN WATER UTILITY.
34. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES, NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER UTILITY.
35. DRAINAGE LOT ACCESS EASEMENT MAY ONLY BE VACATED AFTER APPROVAL BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
36. A SUBDIVISION CONSTRUCTION AGREEMENT HAS BEEN RECORDED IN DOC. _____ AS PART OF THE FINAL PLAT APPROVAL FOR THIS SUBDIVISION REGARDING CONSTRUCTION OF SHARED ACCESS DRIVES AND SHARED DRAINAGE IMPROVEMENTS.

LOT USE TABLE

LOT(S)	BLOCK	USE
1-4	A	COMMERCIAL
5-6	A	DRAINAGE/NO FACILITIES
7-9	A	COMMERCIAL
10	A	DRAINAGE/NO FACILITIES/COMMERCIAL
11	A	DRAINAGE/AMENITY LOT/COMMERCIAL
12	A	DRAINAGE/AMENITY LOT/COMMERCIAL
13-18	A	COMMERCIAL

LOT USE SUMMARY

SITE AREA	45,5625 ACRES
NUMBER OF LOTS	15
DENSITY	0.3291 LOTS / ACRE

RELATED LOT USE NOTES:

- A. AS USED IN THIS LOT USE TABLE, THE TERM "COMMERCIAL" INCLUDES, BUT IS NOT LIMITED TO, RETAIL OFFICE, INDUSTRIAL, MULTI-FAMILY, TOWNHOME, CONDOMINIUM, OUTDOOR ENTERTAINMENT, AND OUTDOOR SPORTS AND RECREATION USES.
- B. LOTS 18, 11 AND/OR 12 BLOCK 'A', MAY BE USED FOR COMMERCIAL PURPOSES IF INCLUDED IN A UNIFIED SITE PLAN WITH OTHER COMMERCIAL USE LOTS.



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