

C8
/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2010-0135.0A

Z.A.P. DATE: September 20, 2011

SUBDIVISION NAME: Blake Manor Eco-Development Subdivision Final Plat

AREA: 10.6 acres

LOT(S): 8 total lots

OWNER/APPLICANT: Carlos Victoria-Rueda

AGENT: Advanced Consulting Engineers (A. Tariq)

ADDRESS OF SUBDIVISION: Blake Manor Road

GRIDS: U-24

COUNTY: Travis

WATERSHED: Lockwood Creek, Colorado River

JURISDICTION: 5-Mile ETJ

EXISTING ZONING: County

MUD: N/A

PROPOSED LAND USE: Eight Commercial Lots

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on the subdivision side of Blake Manor Road.

DEPARTMENT COMMENTS: The request is for approval of the Blake Manor Eco-Development Subdivision Final Plat. The final plat is composed of eight total lots on 10.6 acres. Water will be provided by the Manville Water Supply Corporation, and wastewater will be provided by on-site sewage facilities.

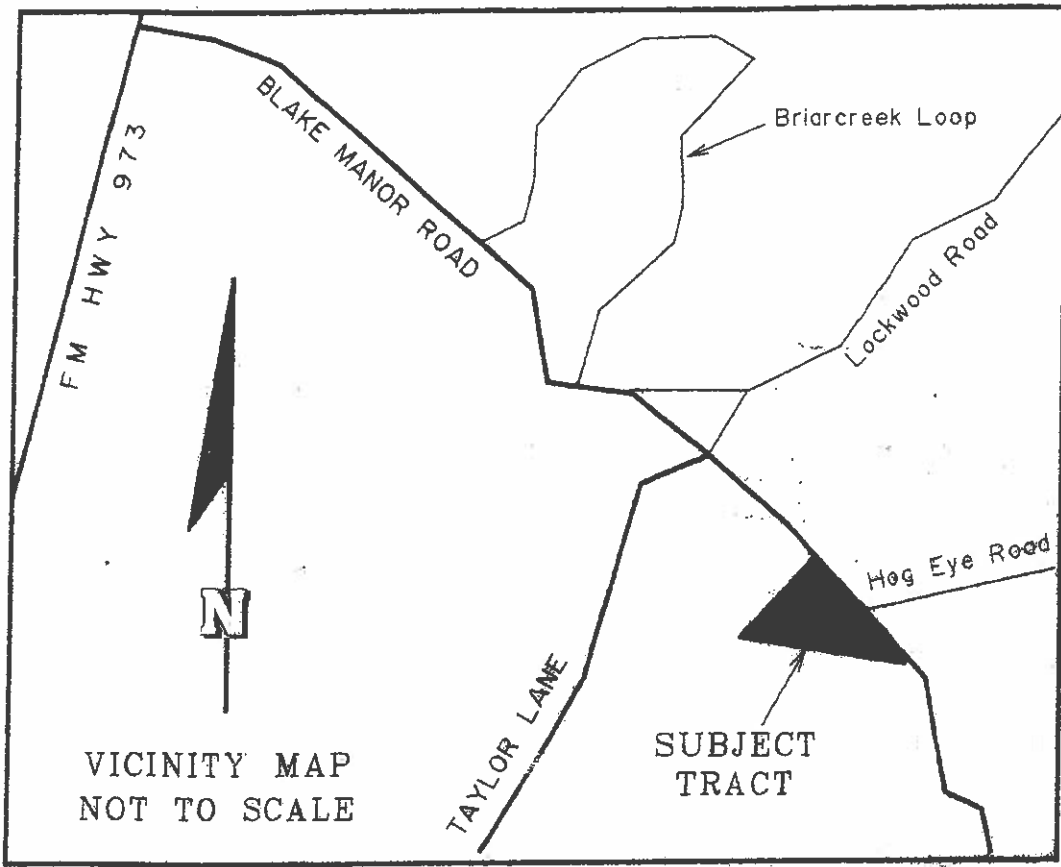
STAFF RECOMMENDATION: The staff recommends approval of the final plat. This final plat meets all applicable state, county, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

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

PHONE: 854-7563

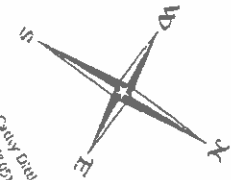
CG/2



CBJ

BLAKE MANOR ECO-DEVELOPMENT SUBDIVISION

SCALE: 1" = 100'



- Legend**
- 1/2" Iron Rod Found
 - Iron Pipe Found
 - 1/2" Iron Rod Set with plastic cap inserted with Wolf Corson, Inc.
 - ▽ 600 Nail Found
 - Concrete Monument Set
 - Proposed Concrete Sidelwalk (Record Bearing and Distance) per Document No. 2009208483
 - J.U.A.E. = Joint Use Access Easement

GORDON B. JENNINGS SURVEY
ABSTRACT NO. 430

Travis County (267.14 Acres)
General Warranty Deed Document No. 2002153074

BLOCK A

LOT 1
0.79 ACRE

LOT 2
0.90 ACRE

LOT 3
0.93 ACRE

LOT 4
0.94 ACRE

LOT 5
1.33 ACRES

LOT 6
2.15 ACRES

LOT 7
1.64 ACRES

LOT 8
2.87 ACRE

BLAKE MANOR ROAD

HOG EYE ROAD

James Z. Brattell
(8.000 Acres)
Document No. 2000068257

Board of Trustees of the
Mauer Independent School District
(74.9699 Acres)
General Warranty Deed
Document No. 2008043409

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That we, Carlos M. Victoria-Rueda and Lucia C. Gadey, owners of all that certain 102.50 acre tract situate, and out of the Gordon B. Jennings Survey Abstract No. 430, in Travis County, Texas, as more fully described by General Warranty Deed recorded in Document No. 2009208483 of the Office of Public Records of Travis County, Texas, do hereby subdivide all of said tract pursuant to Chapter 212 of the Texas Local Government Code, and in accordance with the attached plat to be known as:

BLAKE MANOR ECO-DEVELOPMENT SUBDIVISION

subject to any easements and/or restrictions heretofore granted, and do hereby dedicate to the Public Use of the streets and easements shown hereon.

WITNESS MY HAND this the _____ day of _____, A.D. 20____

Carlos M. Victoria-Rueda
2009 Moize Bend Drive Austin, TX 78727

WITNESS MY HAND this the _____ day of _____, A.D. 20____

Lucia C. Gadey
2009 Moize Bend Drive Austin, TX 78727

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned authority, on this the _____ day of _____, A.D., 20____, did personally appear Carlos M. Victoria-Rueda, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC
Printed Name _____
Commission Expires _____

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned authority, on this the _____ day of _____, A.D., 20____, did personally appear Lucia C. Gadey, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC
Printed Name _____
Commission Expires _____

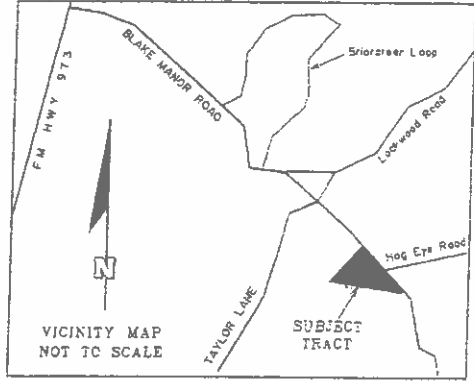
This subdivision is located in the 5 mile ETJ of the City of Austin
this the _____ day of _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS THIS THE _____ DAY OF _____, 20____, A.D.

GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW

LAND USE SUMMARY TABLE

LOT 1	0.79 Acres	Commercial Use
LOT 2	0.90 Acres	Commercial Use
LOT 3	0.93 Acres	Commercial Use
LOT 4	0.94 Acres	Commercial Use
LOT 5	1.33 Acres	Commercial Use
LOT 6	2.15 Acres	Commercial Use
LOT 7	1.64 Acres	Commercial Use
LOT 8	2.87 Acres	Commercial Use
R.O.W. dedication =		0.85 Acre
TOTAL AREA = 10.60 Acres		



C8/4

BLAKE MANOR ECO-DEVELOPMENT SUBDIVISION

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, Dana DeBeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that on the _____ day of _____, 20____, A.D., the Commissioners' Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order was duly entered in the minutes of said Court.

WITNESS MY HAND AND SEAL, OF OFFICE of the County Court of said County, this the _____ day of _____, A.D. 20____.
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

By _____
Deputy

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat and subdivision is based upon an actual survey made on the ground, and is true and correct to the best of my knowledge.

Holt Carson
Holt Carson
Registered Professional Land Surveyor No 5166
HOLT CARSON, INC.
1924 Parkview Road Austin, Texas 78704 5121-442-0880

7-20-2011



THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Nehal T. Ahsanullah, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is based upon an engineering standpoint and is true and correct to the best of my knowledge.

No portion of the tracts lies within a special flood hazard area according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 4843CC495H, Travis County, Texas, dated September 26, 2006.

Ashraf T. Ahsanullah P.E. No. 51607
Advanced Consulting Engineers
5524 Bee Caves Road Suite 104
Austin, Texas 78746 5121-445-1738

Date

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM P.U.Y. NOTES

1. No structure in this subdivision shall be occupied until connected to a public sewer system or a private on-site sewage disposal system which has been approved by the Travis County On-Site Wastewater Program.
2. No structure in this subdivision shall be occupied until connected to a potable water supply from an approved public water system.
3. No on-site wastewater disposal system may be installed within 122 feet of a private water well nor may an on-site wastewater disposal system be installed within 150 feet of a public water well.
4. No construction may begin on any lot in this subdivision until plans for the private on-site sewage disposal system are submitted to and approved by the Travis County On-Site Wastewater Program.
5. All development on all lots in this subdivision must be in accordance with the minimum requirements of Texas Administrative Code Chapter 285 and Travis County Code Chapter 45.
6. These restrictions are enforceable by the Travis County On-Site Wastewater Program.

Stacy Schellert, O.P. Program Manager
On-Site Wastewater Program
Travis County - THR

Date

In approving this order, the Commissioners' Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public improvements shown on this plat or any bridge or culverts in connection therewith. The building of all streets, roads, and other public improvements 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 as prescribed with intent and specification prescribed by the Commissioners' Court of Travis County, Texas.

The Developer of the subdivision shall construct the Subdivision's streets and drainage improvements (the "improvements") to County Standards in order for the County to accept the public improvements for maintenance or to release third-party liability for the private improvements. To secure this obligation, the Developer must post third-party security with the County in the amount of the estimated cost of the improvements. The Developer's obligation to construct the improvements to County Standards and to post the third-party security to secure such construction is a continuing obligation existing on the Developer 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 conforming to County Standards.

The authorization of this plat by the Commissioners' Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, or roads and streets in the subdivision does not obligate the County to install street corner signs or erect traffic control signs, such as speed limit, stop signs, and stop signs, which are considered to be part of the developer's contribution.

- NOTES:
1. No lot in this subdivision shall be occupied until connected to the Manville Water Supply Corporation system and an on-site sewage facility approved by Travis County's On-Site Wastewater Program.
 2. The water utility system serving this subdivision must be in accordance with the Manville Water Supply utility design criteria.
 3. This subdivision is not located over the Edwards Aquifer Recharge Zone.
 4. A Travis County Site Development permit is required prior to any site development.
 5. No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin and Travis County.
 6. All drainage easements on private property shall be maintained by the property owner or assignee.
 7. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
 8. The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivisions improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat location or relocation may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
 9. Prior to construction on any lot in this subdivision, a Site Development Permit must be obtained from the City of Austin.
 10. All streets, drainage, easements, easer controls, and required to be constructed and installed to City of Austin Standards.
 11. The owner/developer of this subdivision/lot shall provide the electric service provider with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements or access are required to provide electric service to the buildings and will not be located so as to cause the site to be out of compliance with Chapter 30-5 of the City of Austin Land Development Code.
 12. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include the electric service provider's work within the limits of construction for this project.
 13. Watershed Status: This subdivision is located within the Lockwood Creek Watershed and the Colorado River Watershed which are classified as Suburban Watersheds.
 14. All signs shall comply with the Austin Sign Ordinance.
 15. By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City of Austin to deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
 16. Erosion/sedimentation controls are required for all development, including single family and duplex construction pursuant to Section 30-5-16(a) of the City of Austin Land Development Code and the Environmental Criteria Manual.
 17. Public sidewalks, built to City of Austin standards, are required along the following streets and are shown by a dotted line on the face of the plat Blake Manor Road. The sidewalks are required to be constructed by the property owner after the building roadway is improved and concrete curbs are in place. Failure to construct the required sidewalks may result in the withholding of Certificate of Occupancy, building permits, or utility connections by the governing body or utility company.
 18. Maintenance of required water quality controls shall be according to City of Austin standards.
 19. For a minimum travel distance of 25 ft from the roadway edge, driveway grade may exceed 16% only with specific approval of surface and geometric design proposals by the City of Austin.
 20. Water Quality Easements shown (if any) are for the purpose of achieving compliance to Chapter 30-5 of the City Land Development Code. The use and maintenance of these easements is restricted by Sections 30-5-211 and 30-5-212 thereof.
 21. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
 22. Prior to construction on lots in this subdivision, water quality plans will be submitted to the City of Austin for review. Water quality treatment shall meet all applicable watershed requirements. All proposed construction or site alteration requires approval of a separate Development Permit.
 23. Drainage plans shall be submitted to the City of Austin and Travis County for review prior to site development. Rainfall runoff shall be held to the amount existing at undeveloped status by ponding or other approved methods.
 24. The lots within this subdivision are restricted to commercial uses only.
 25. Electric service for this subdivision will be provided by Bluebonnet Electrical Cooperative.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificates of Authentication was filed for record in my office on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M., duly recorded on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M., at said 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 the _____ day of _____, 20____, A.D.

Dana DeBeauvoir, County Clerk
Travis County, Texas