

SUBDIVISION REVIEW SHEET

C15

CASE NO.: C8-2013-0196.0A

P.C. DATE: July 22, 2014

SUBDIVISION NAME: Fiskville Subdivision

AREA: 0.262 acres

LOT(S): 1

APPLICANT: Saleem Memon

AGENT: PSCE, Inc.
(Diane Bernal)

ADDRESS OF SUBDIVISION: 10307 N. IH-35 Service Road NB

GRIDS: M31

COUNTY: Travis

WATERSHED: Little Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: GR-CO-NP

NEIGHBORHOOD PLAN: Windsor Hills

PROPOSED LAND USE: Retail

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Fiskville Subdivision composed of one lot on 0.262 acres. The applicant proposes to subdivide the unplatted property into a one lot subdivision for retail uses.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

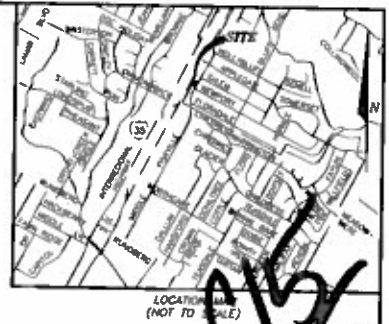
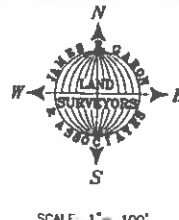
STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

LINE	BEARING	DISTANCE
L1	S 59°28'27" E	117.89
L2	S 28°00'14" W	9.08
L3	S 29°37'01" W	70.81
L4	S 29°21'51" W	18.20
L5	N 67°54'46" W	118.41
L6	N 25°27'46" E	18.22
L7	N 28°41'55" E	87.68
L8	N 28°38'17" E	9.92



SCALE: 1" = 100'

LEGENDE

- 1/2" NEMA FEMALE CARTRIDGE HOSES
1/2" NEMA SET N/COP
SWAPPER 4.5. SWITCH 4PS 4.52
1/2" FPE FEMALE (NEMA HOSES)
PUMPING CELL
PUMPING MIXTURE

PLAY NOTES:

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system. City of Austin water service availability to this lot is contingent upon the completion of CR #4837.027.
2. All water and wastewater improvements must be in accordance with the City of Austin water and wastewater design criteria and specifications. All plans must be presented to the City of Austin Water and Wastewater Utility Department for review and approval. All construction must be inspected by the City of Austin.
3. Building setback lines shall be in accordance with the City of Austin Zoning ordinance requirements.
4. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
5. The owner of this subdivision, and his or her successors and assigns, assume 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 plot vacation or replating may be required, at the owner's sole expense. If plans to construct this subdivision do not comply with such codes and requirements.
6. Prior to construction, except detached single family on any lot in this subdivision, a Site Development Permit must be obtained from the City of Austin.
7. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin standards.
8. Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
9. The owner / developer of this subdivision / lot may provide Austin Energy 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 / access are required to provide electric service to the building and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
10. The owner shall be responsible for installation of temporary erosion, 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 electric facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
11. All signs shall comply with the Austin Sign Ordinance.
12. 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 to deny applications for certain development permits including building permits, site plan approvals and / or certificates of occupancy.
13. Public sidewalks, built to City of Austin standards, are required along the following street and as shown by a dotted line on the face of the plat: Middle Flatbush Road. Failure to construct the sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
14. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
15. Erosion / Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
16. Water quality controls are required for all development pursuant to the Land Development Code.
17. Off-street loading and unloading facilities shall be provided on all commercial and industrial lots.
18. This subdivision was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivisor and the City of Austin, Texas, the subdivisor is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. The responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Deed # _____ in the Official Public Records of Travis County, Texas.
19. Development of this subdivision is restricted to uses other than residential.

APPROVAL FOR ACCEPTANCE

The subdivision plot is located within the full purpose limits of the City of Austin, Texas, this the _____ day of _____, 20____ A.D.

Accepted and authorized for record by the Director, Planning and Development Review Department, Travis County, Texas, this the _____ day of _____, 20____ A.D. City of Austin.

Greg Guernsey, Director
Planning and Development Review Department

Accepted and authorized for record by the Planning Commission of the City of Austin, Texas. This the 20 day of _____, 2010.

Dave Anderson, Chairperson

Jean Stevens, Secretary

STATE OF TEXAS
COUNTY OF TRAVIS

I, Dona Debeauvoir, 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 _____ 20____ A.D. at _____ O'Clock _____ M., duly recorded on the _____ day of _____ 20____ A.D. at _____ O'Clock _____ M. Plat Records 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 _____, 20__ A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN THESE PRESENTS: That we, M. Saleem Mamoon and Tahino Dowdy, owners of 0.027 acre of land out of the John Applegate Survey No. 58, Abstract No. 29, Tracts 20100033713 of the Official Public Records of Travis County, Texas, conveyed to us by deeds in Document No. 2011179067 of the Official Public Records of Travis County, Texas, and that we, M. Saleem Mamoon and Tahino Dowdy, owners of 0.048 acre of land out of the John Applegate Survey No. 58, Abstract No. 29, Tracts 2010033210 of the Official Public Records of Travis County, Texas, conveyed to us by deeds in Document No. 2011179067 and 2010053210 of the Official Public Records of Travis County, Texas and that I, M. Saleem Mamoon, owner of 0.048 acre of land out of the John Applegate Survey No. 58, Abstract No. 29, Tracts 2010033210 of the Official Public Records of Travis County, Texas, conveyed to me by deed in Document No. 2012093288 of the Official Public Records of Travis County, Texas, that we, M. Saleem Mamoon and Tahino Dowdy, do hereby resubdivide 0.262 acre pursuant to the provision of Chapter 212 of the Local Government Code, in accordance with the attached plat to be known as:

FISKEVILLE SUBDIVISION

and do hereby dedicate to the public the use of streets and easements shown hereon, subject to any easements or restrictions heretofore granted and not released.

WITNESS MY HAND this _____ day of _____ 20____

M Saleem Memon - Owner
13051 Scofield Farms Drive
Austin, TX 78727

Tehsing Chole - Owner
13051 Scofield Farms Drive
Austin, TX 78727

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared M. Saleem Memon, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

20
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____

Notary Public in and for Travis County, Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Tashina Davis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____
20____

Notary Public in and for Travis County, Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF TRAVIS

I, James E. Garon, am authorized under the laws of the State of Texas to practice the profession of surveying and do hereby certify that this plat complies with the survey related portions of Chapter 25, of the Austin City Code of 1989, as amended, and to the best of my knowledge is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

DATED: 8/29/2013

James E. Garon, R.P.L.S. No. 4303
James E. Garon & Associates, Inc
924 Main Street
Bastrop, Texas 78602
(512) 303-4185

STATE OF TEXAS
COUNTY OF TRAVIS

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practices Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil, and/or administrative penalties against me as authorized by the Act.

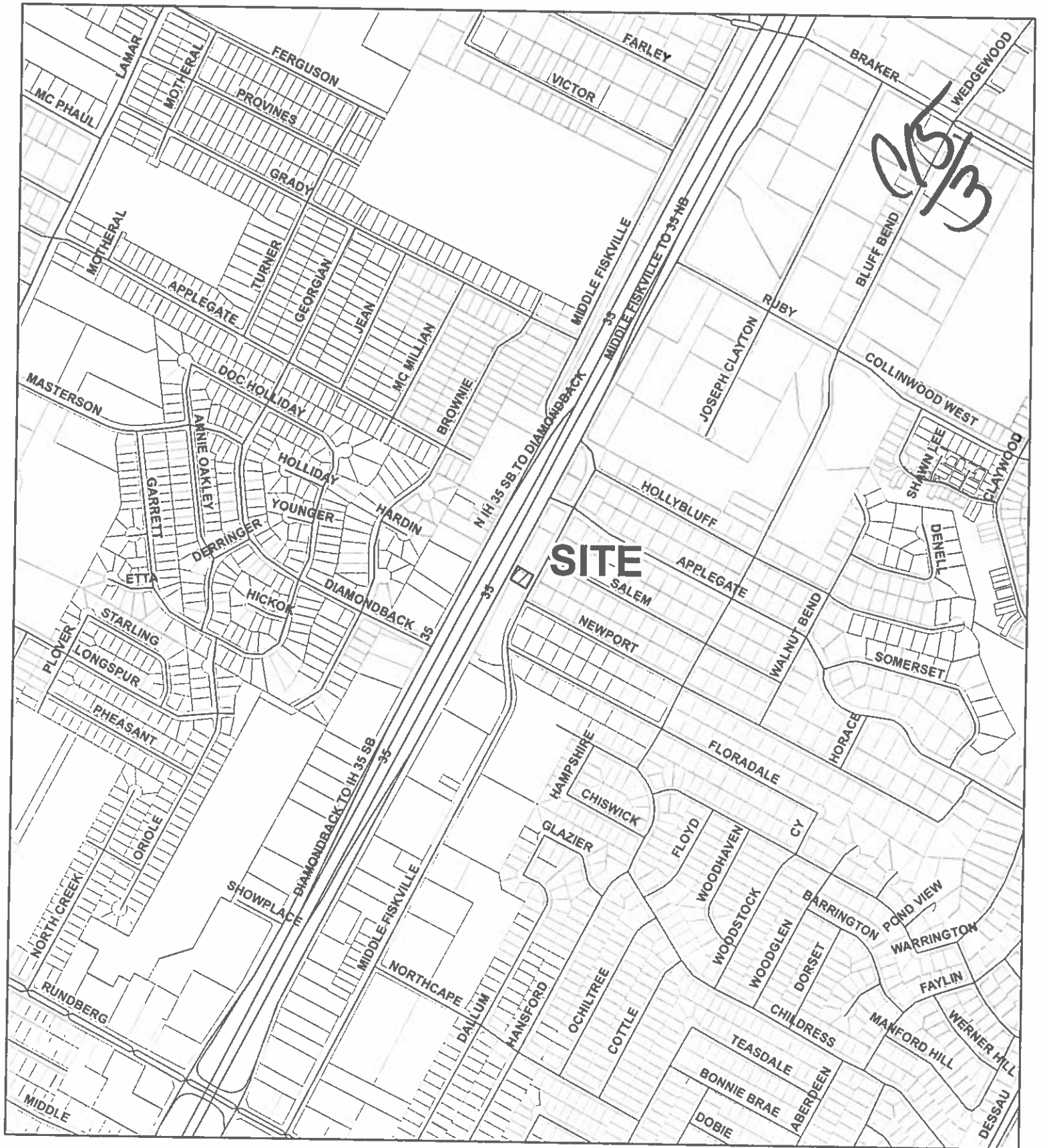
No portion of this subdivision is within the boundaries of the 100-year flood hazard area according to the Federal Emergency Management Agency Flood Insurance Rate Map, panel no. 48453C0460H, dated September 28, 2008.

Mirza Tohr Balg, P.E. No. 82577
Professional Structural Engineers, Inc.
Registered Engineering Firm F-4951
12710 Research Blvd., Suite No. 390
Austin, Texas 78758 (512) 238-6422

Под

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78602
(512) 303-4185
(512) 321-2107 fax



CASE#: C8-2013-0196.0A
 ADDRESS: FISKVILLE SUBDIVISION
 PROJECT: 10307 N. IH-35 SRVC. RD. NB
 GRID: M31
 MANAGER: CESAR ZAVALA



This map has been produced by site plan review for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.