

C19  
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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-00-2074.01.8A

**Z.A.P. DATE:** October 7, 2014

**SUBDIVISION NAME:** Briarcreek Subdivision Section 6B Final Plat

**AREA:** 15.4 acres

**LOT(S):** 60 total lots

**OWNER/APPLICANT:** Continental Homes of Texas, L.P. (R. Maier) **AGENT:** Hanrahan Pritchard Engineering, Inc. (S. Jamison)

**ADDRESS OF SUBDIVISION:** Blake Manor Road

**GRIDS:** U-25, U-26

**COUNTY:** Travis

**WATERSHED:** Wilbarger Creek

**JURISDICTION:** 5-Mile ETJ

**EXISTING ZONING:** County

**MUD:** N/A

**PROPOSED LAND USE:** Single Family Residential (59 Lots), one public utility easement and drainage easement lot, and public ROW

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets within the subdivision.

**DEPARTMENT COMMENTS:** The request is for approval of the Briarcreek Subdivision Section 6B Final Plat, which is composed of 60 lots on 15.4 acres. Water and wastewater will be provided by Aqua Texas, Inc.

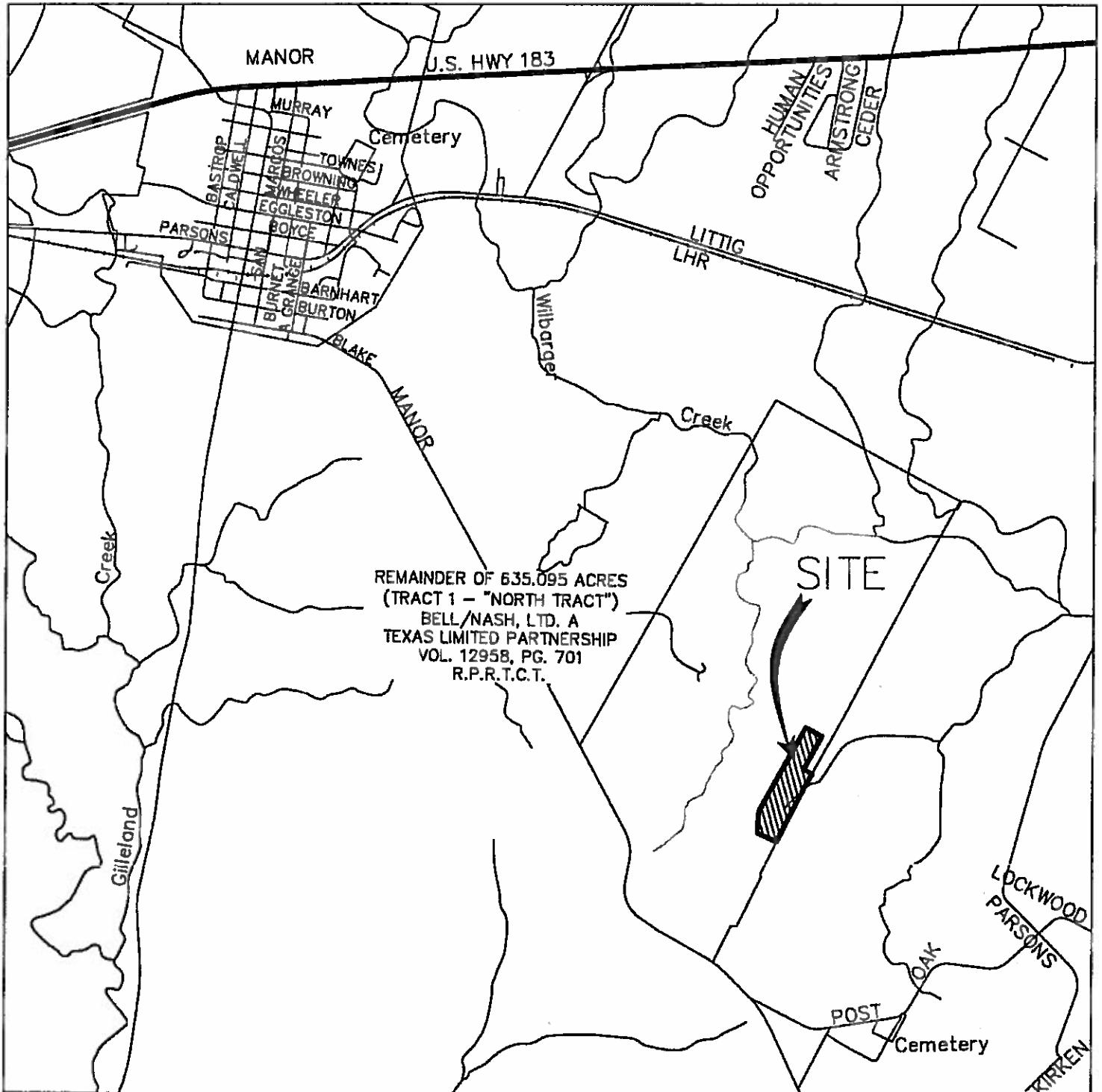
**STAFF RECOMMENDATION:** Staff recommends approval of the final plat, which meets all applicable state, county, and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Michael Hettenhausen  
Email address: [Michael.Hettenhausen@co.travis.tx.us](mailto:Michael.Hettenhausen@co.travis.tx.us)

**PHONE:** (512) 854-7563

C19/2



VICINTY MAP

NOT TO SCALE

6/3/07

**CONSUMER PROTECTION NOTICE FOR HOMEBUYERS**

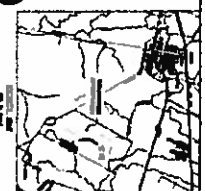
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. 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.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR

GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

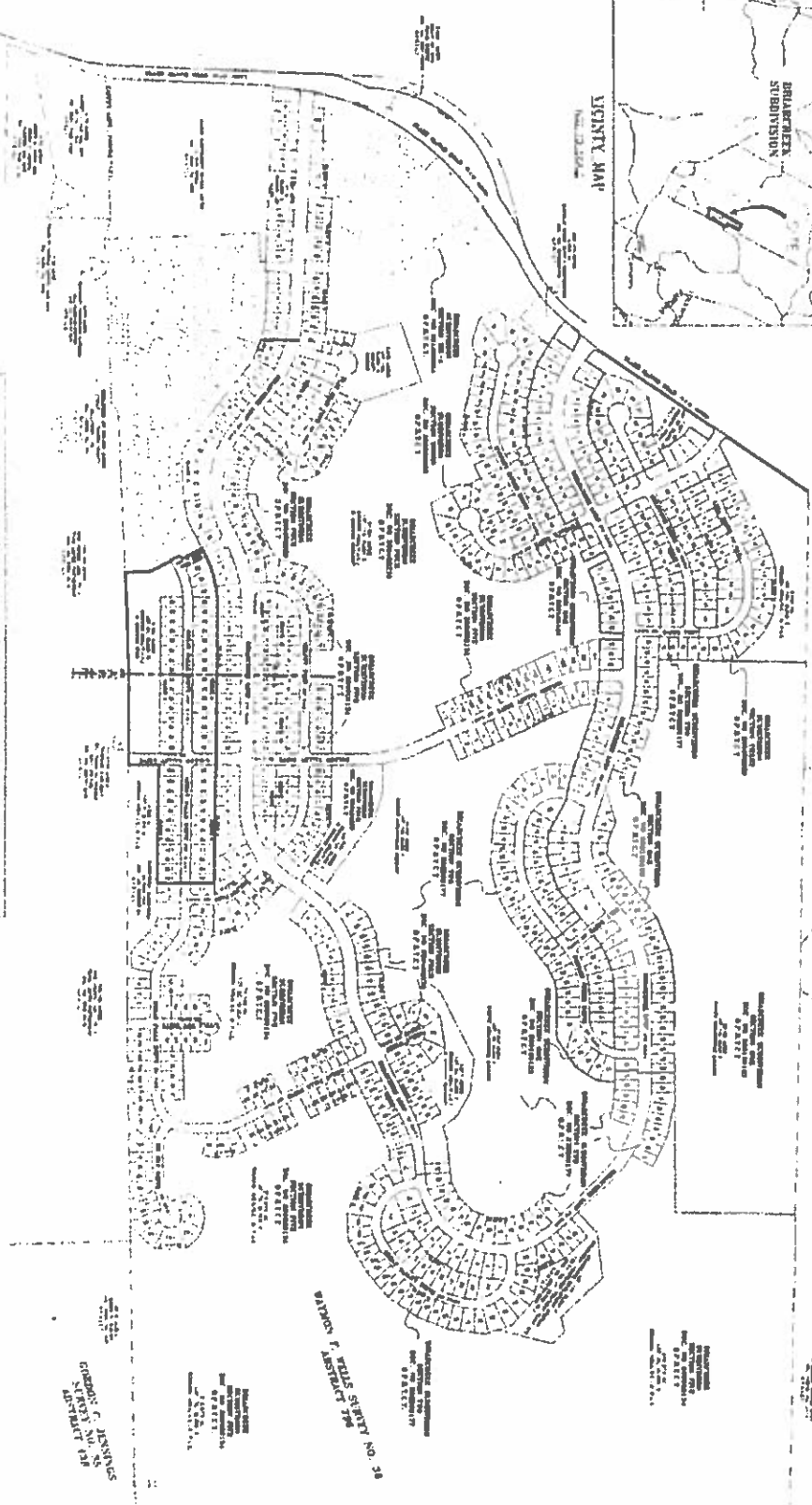
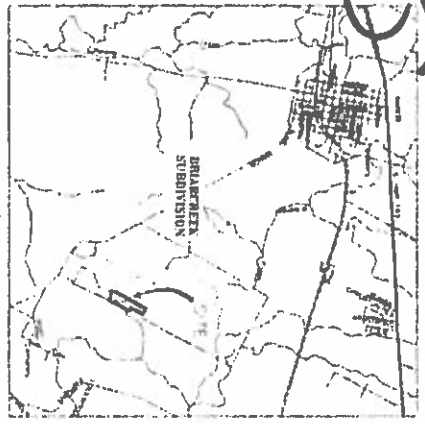


**FINAL PLAT  
BRIARCREEK SUBDIVISION  
SECTION SIX-B**

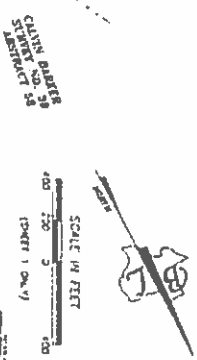
<b>HPE</b>	<b>Base Line</b>
<small>HIGHLAND ENGINEERING &amp; SURVEYING, INC. 10000 W. 10th Ave., Suite 100 Denver, CO 80202 Tel: 303.751.1100 Fax: 303.751.1101 www.hpe.com</small>	<small>BALDWIN LAND SURVEYS, INC. 11111 W. 10th Ave., Suite 100 Denver, CO 80202 Tel: 303.751.1100 Fax: 303.751.1101 www.baldwinland.com</small>

Prepared By: HPE	Drawn By: JCB
Checked By: HPE	Reviewed By: JCB
Scale: 1" = 100'	Date: 06/02/07
Sheet No: 01 of 05	Project No: 060207-01
Revision 1	
Revision 2	
Revision 3	
Revision 4	

619  
5



TITLE: FINAL PLAT OF SECTION SIX-B OF THE BRIARCREEK SUBDIVISION  
 COUNTY: CLATSOP COUNTY, OREGON  
 DATE: 12/20/2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 LEGAL DESCRIPTION: [Text]  
 [Additional technical details and notes]



CANTON & WILSON STREET  
 CANTON & JENNINGS STREET  
 [Other street names and lot identifiers]

CBJ-00-2074.01.BA

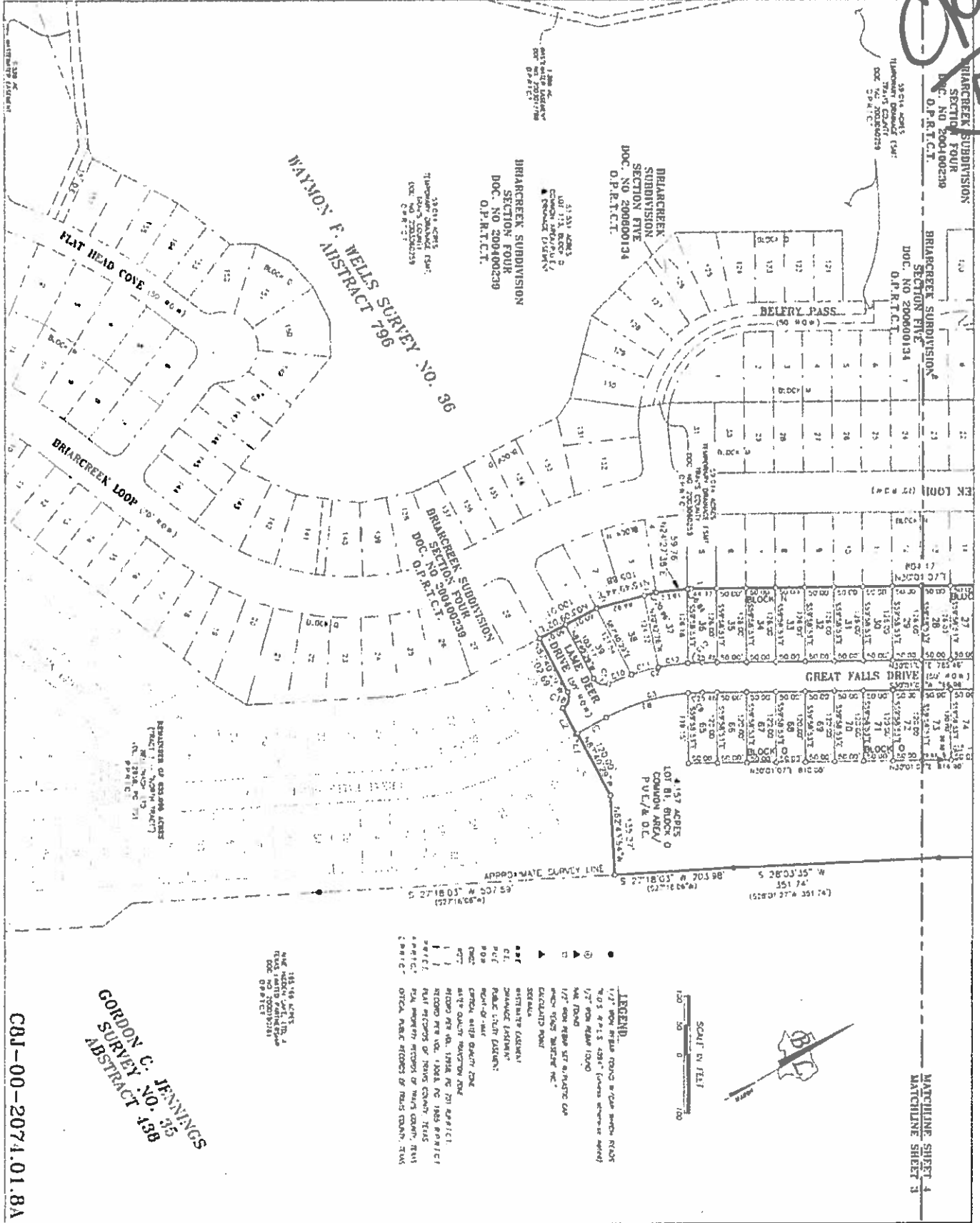
**FINAL PLAT**  
**BRIARCREEK SUBDIVISION**  
**SECTION SIX-B**

**HPE**

**Base Line**

SHEET  
02 of 06

**09/23**



**GORDON C. JENNINGS**  
**SURVEY NO. 35**  
**ABSTRACT 138**

**CGJ-00-2074.01.8A**

**FINAL PLAT**  
**BRIARCREEK SUBDIVISION**  
**SECTION SIX-B**

Prepared By: [Name]	Date: 09-25-11
Scale: 1" = 100'	Drawn By: [Name]
Checked By: [Name]	Reviewed By: [Name]
Approved By: [Name]	Approved By: [Name]

**HPE**  
 HARRIS PROFESSIONAL ENGINEERS, P.C.  
 10000 N. 10th Street, Suite 100  
 Oklahoma City, Oklahoma 73155  
 Phone: (405) 271-1111  
 Fax: (405) 271-1112  
 www.harrispe.com

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- LOT AREA TABLE  
S.F. - SQUARE FEET

LOT ASSUMED IMPERVIOUS COVER  
S.F. - SQUARE FEET

Block	Lot	Area (S.F.)	Assumed Impervious Cover (S.F.)
Block E	101 174	2,500 S.F.	2,500 S.F.
	101 175	2,500 S.F.	2,500 S.F.
	101 176	2,500 S.F.	2,500 S.F.
	101 177	2,500 S.F.	2,500 S.F.
	101 178	2,500 S.F.	2,500 S.F.
	101 179	2,500 S.F.	2,500 S.F.
	101 180	2,500 S.F.	2,500 S.F.
	101 181	2,500 S.F.	2,500 S.F.
	101 182	2,500 S.F.	2,500 S.F.
	101 183	2,500 S.F.	2,500 S.F.
Block K	101 14	2,500 S.F.	2,500 S.F.
	101 15	2,500 S.F.	2,500 S.F.
	101 16	2,500 S.F.	2,500 S.F.
	101 17	2,500 S.F.	2,500 S.F.
	101 18	2,500 S.F.	2,500 S.F.
	101 19	2,500 S.F.	2,500 S.F.
	101 20	2,500 S.F.	2,500 S.F.
	101 21	2,500 S.F.	2,500 S.F.
	101 22	2,500 S.F.	2,500 S.F.
	101 23	2,500 S.F.	2,500 S.F.
Block M	101 31	2,500 S.F.	2,500 S.F.
	101 32	2,500 S.F.	2,500 S.F.
	101 33	2,500 S.F.	2,500 S.F.
	101 34	2,500 S.F.	2,500 S.F.
	101 35	2,500 S.F.	2,500 S.F.
	101 36	2,500 S.F.	2,500 S.F.
	101 37	2,500 S.F.	2,500 S.F.
	101 38	2,500 S.F.	2,500 S.F.
	101 39	2,500 S.F.	2,500 S.F.
	101 40	2,500 S.F.	2,500 S.F.
Block O	101 63	2,500 S.F.	2,500 S.F.
	101 64	2,500 S.F.	2,500 S.F.
	101 65	2,500 S.F.	2,500 S.F.
	101 66	2,500 S.F.	2,500 S.F.
	101 67	2,500 S.F.	2,500 S.F.
	101 68	2,500 S.F.	2,500 S.F.
	101 69	2,500 S.F.	2,500 S.F.
	101 70	2,500 S.F.	2,500 S.F.
	101 71	2,500 S.F.	2,500 S.F.
	101 72	2,500 S.F.	2,500 S.F.

APPENDIX Q.2. IMPERVIOUS COVER

Category	Area (Acres)	Percentage	Total Area (Acres)
Allowable Impervious Cover	0.00	0%	0.00 Acres
Impervious Over Allowed at	281.34	48%	6.73 Acres
Total Impervious Over	281.34	48%	6.73 Acres
Allowable Impervious Over Breakdown by Slope Category:			
0.0% x 10%	0.00	0%	0.00 Acres
0.0% x 20%	0.00	0%	0.00 Acres
0.0% x 30%	0.00	0%	0.00 Acres
0.0% x 40%	0.00	0%	0.00 Acres
0.0% x 50%	0.00	0%	0.00 Acres
0.0% x 60%	0.00	0%	0.00 Acres
0.0% x 70%	0.00	0%	0.00 Acres
0.0% x 80%	0.00	0%	0.00 Acres
0.0% x 90%	0.00	0%	0.00 Acres
0.0% x 100%	0.00	0%	0.00 Acres
Total Impervious Over on Slopes	0.00	0%	0.00 Acres
Buildings and Other	14.56	39%	5.05 Acres
Impervious Over	166.00	25%	0.00 Acres
Impervious Over at Unimproved	0.00	0%	0.00 Acres
Total Proposed Impervious Over	166.00	25%	0.00 Acres
Total Gross Site Area	15.06		15.06 Acres
Total Net Site Area	14.56		14.56 Acres

LINE TABLE

LINE	BEARING	LENGTH
1	S 07°18'21" W	2.17
2	N 80°28'28" E	20.00
3	N 67°19'21" E	23.12

CURVE TABLE

CURVE	ORDINATES	LENGTH	DELTA	BEARING	CHORD
1	22.00	29.81	92°13'14"	N 49°28'33" E	27.90
2	60.00	113.13	82°42'52"	N 41°18'17" E	191.88
3	30.00	11.82	82°00'00"	N 43°43'31" E	18.78
4	30.00	50.93	82°03'52"	N 43°43'31" E	27.90
5	30.00	11.82	82°00'00"	N 43°43'31" E	18.78
6	22.00	29.81	92°13'14"	N 49°28'33" E	27.90
7	60.00	113.13	82°42'52"	N 41°18'17" E	191.88
8	30.00	11.82	82°00'00"	N 43°43'31" E	18.78
9	30.00	50.93	82°03'52"	N 43°43'31" E	27.90
10	30.00	11.82	82°00'00"	N 43°43'31" E	18.78
11	22.00	29.81	92°13'14"	N 49°28'33" E	27.90
12	60.00	113.13	82°42'52"	N 41°18'17" E	191.88
13	30.00	11.82	82°00'00"	N 43°43'31" E	18.78
14	30.00	50.93	82°03'52"	N 43°43'31" E	27.90
15	30.00	11.82	82°00'00"	N 43°43'31" E	18.78
16	22.00	29.81	92°13'14"	N 49°28'33" E	27.90
17	60.00	113.13	82°42'52"	N 41°18'17" E	191.88
18	30.00	11.82	82°00'00"	N 43°43'31" E	18.78
19	30.00	50.93	82°03'52"	N 43°43'31" E	27.90
20	30.00	11.82	82°00'00"	N 43°43'31" E	18.78

FINAL PLAT  
BRIARCREEK SUBDIVISION  
SECTION SIX-B



C8J-00-2074.01.BA

For Signature, Stamp, Seal and Date Please Use This Area

ASW No.	Date
Scale (HORIZ)	Scale (VERT)
Checked By	Drawn By
Revised 1	
Revised 2	
Revised 3	
Revised 4	

SHEET 05 of 06

