
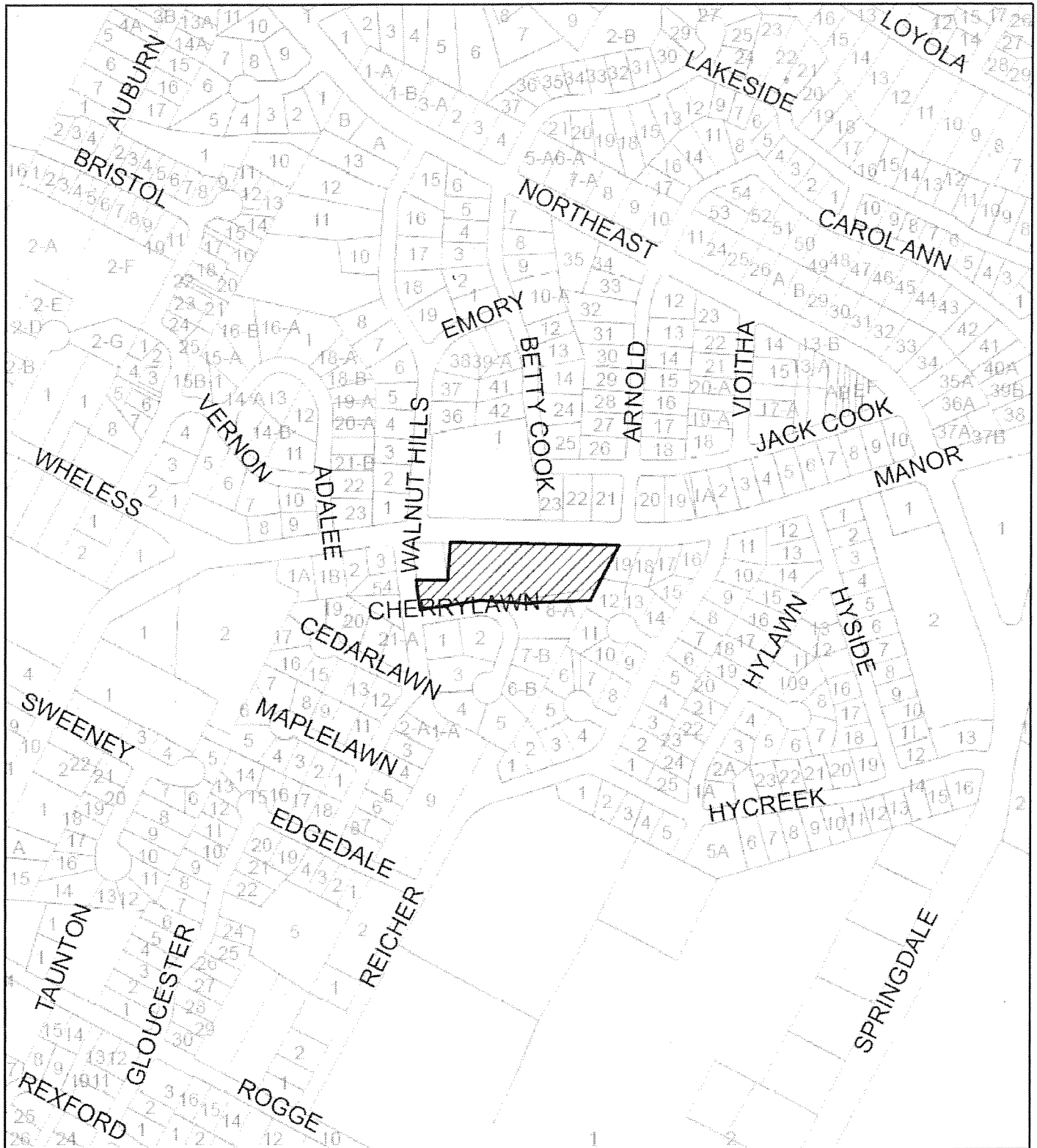


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0239.0A**P.C. DATE:** July 11, 2017**SUBDIVISION NAME:** Manor Townhomes Subdivision**AREA:** 2.471 acres**LOTS:** 2**APPLICANT:** 6211 Manor Road, LLC
(Audrey Derevionko)**AGENT:** Perales Engineering
(Jerry Perales)**ADDRESS OF SUBDIVISION:** 6211 Manor Road**GRIDS:** M-25**COUNTY:** Travis**WATERSHED:** Little Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** MF-3-NP, SF-3-NP**DISTRICT:** 1**PROPOSED LAND USE:** Multi-Family; Single Family**NEIGHBORHOOD PLAN:** Pecan Springs-Springdale, East MLK Combined**SIDEWALKS:** Sidewalks will be installed on Manor Road, Walnut Hills Drive and Cherrylawn Circle.**DEPARTMENT COMMENTS:** The request is for approval of a final plat - resubdivision namely, Manor Townhomes Subdivision. The proposed final plat - resubdivision consists of part of one lot along with some unplatted land into 2 lots on 2.471 acres.**STAFF RECOMMENDATION:** Staff recommends approval of the final plat - resubdivision. This plat meets all current applicable City of Austin Land Development and State Local Government requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon
Email: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767

 Subject Tract

☐ Base Map

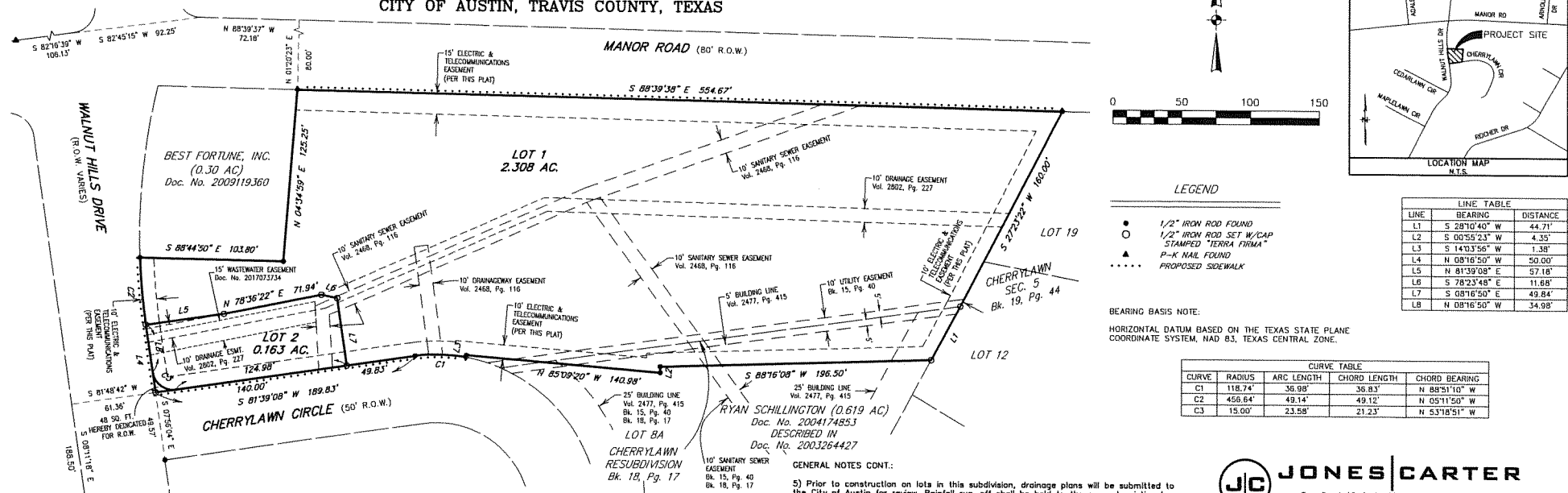
CASE#: C8-2015-0239.0A
ADDRESS: 6211 MANOR ROAD

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

MANOR TOWNHOMES SUBDIVISION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF TRAVIS §

That 6211 Manor Road, LLC, a Texas limited liability company, acting herein, by and through Andrey Derevianko, its Manager, owner of 2.472 acres of land out of the Thomas Eldridge Survey No. 26, City of Austin, Travis County, Texas, sold 2.472 acres also being a portion of Lot 8A, Cherrylawn Resubdivision, a subdivision as recorded in Book 18, Page 17 of the Plat Records of Travis County, Texas, as conveyed to it by general warranty deed with vendor's lien recorded in Document No. 2014109245 of the Official Public Records of Travis County, Texas, and said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Texas Local Government Code, do hereby resubdivide 2.472 acres in accordance with the map or plat attached hereto, to be known as:

MANOR TOWNHOMES SUBDIVISION

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

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

By: 6211 Manor Road, LLC

Andrey Derevianko, Manager
6211 Pomeroyville Pass
Cedar Park, TX 78613

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared Andrey Derevianko, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name
My Commission Expires: _____

I, Gary C. Bowes, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with Chapter 25 of the Austin City Code, as amended, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

Gary C. Bowes
Registered Professional Land Surveyor No. 4053
Date: _____

JONES | CARTER
1701 Directors Boulevard, Suite 400
Austin, Texas 78744

FLOOD PLAIN NOTE:
No portion of this tract is within the boundaries of the 100 year flood plain as shown on the Federal Emergency Management Agency FIRM Map #48453C0470 H, dated September 26, 2008 for Travis County, Texas, Community No. 480624.

I, Jerome R. Perales, a Registered Professional Engineer, do hereby certify that the information contained on this plat complies with the subdivision ordinances and the design and construction standards adopted by the City of Austin, Texas.

Jerome R. Perales
Registered Professional Engineer No. 94576
Date: _____

PERALES ENGINEERING, LLC
1706 W. 6th Street
Austin, TX 78703

GENERAL NOTES:

- Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: Manor Road, Walnut Hills Drive and Cherrylawn Circle. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of certificates of occupancy, building permits or utility connections by the governing body or utility company.
- Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
- 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 landowners must pay the City of Inspection fee with the utility construction.
- No lot in this subdivision shall be occupied until connected to the City of Austin water and wastewater system.
- 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 by the use of onsite detention or other approved methods.
- No building, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin/Travis County.
- All drainage easements on private property shall be maintained by the property owner or assigns.
- Property owners shall provide access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- Erosion/sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the Land Development Code and the Environmental Criteria Manual.
- Prior to construction, except detached single family and duplex on any lot in this subdivision, a site development permit may be obtained from the City of Austin.
- 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.
- The owner of this subdivision, and his or her successors or 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 plot location or replanting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
- The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric to the building, and will not be located so as to cause the site to be out of compliance with the City of Austin Land Development Code.
- 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 tree 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 Austin Energy's work within the limits of construction for this project.
- The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
- All restrictions and notes from the previous existing subdivision, Cherrylawn Resubdivision, recorded in Book 18, Page 17 of the Plat Records of Travis County, Texas, shall apply to this resubdivision plat.
- Streets will be constructed to City of Austin standards.
- Parkland dedication will be satisfied at site plan.
- Vehicular access from Walnut Hills Drive to Lot 2 is prohibited.

J | C JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.9493

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____.

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

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE _____ DAY OF _____, 20____.

STEPHEN OLIVER, CHAIR JAMES SHIEH, SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

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 _____, 20____ A.D. AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M., OFFICIAL OF PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY SHEET 1 OF 1

FILE: J:\Projects\A773\001\Survey\Drawing Files\002\A773-001-00-Plat.dwg
J:\Projects\A773\001\Survey\Point Files\A773-001-00-002.crd

JOB NO: A773-001-00/002	DRAWN BY: MSC
DATE: August 4, 2014	CHECKED BY: JON
SCALE: 1"=50'	REVISED: May 23, 2017

MANOR TOWNHOMES SUBDIVISION

CASE NUMBER CB-2015-0239.0A