

SUBDIVISION REVIEW SHEET

CASE NO.: C8-03-0025.04.2A.SH

Z.A.P. DATE: July 6, 2010

SUBDIVISION NAME: Sheldon 230, Section 2, Phase 5

AREA: 8.236 acres

LOTS: 53

OWNER/APPLICANT: KB Home Lone Star, Inc.
(John Zinsmeyer)

AGENT: Longaro & Clarke, LP
(Alex Clarke)

ADDRESS OF SUBDIVISION: Edmundsbury Drive

GRIDS: H/J-11/12/13

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-4A

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

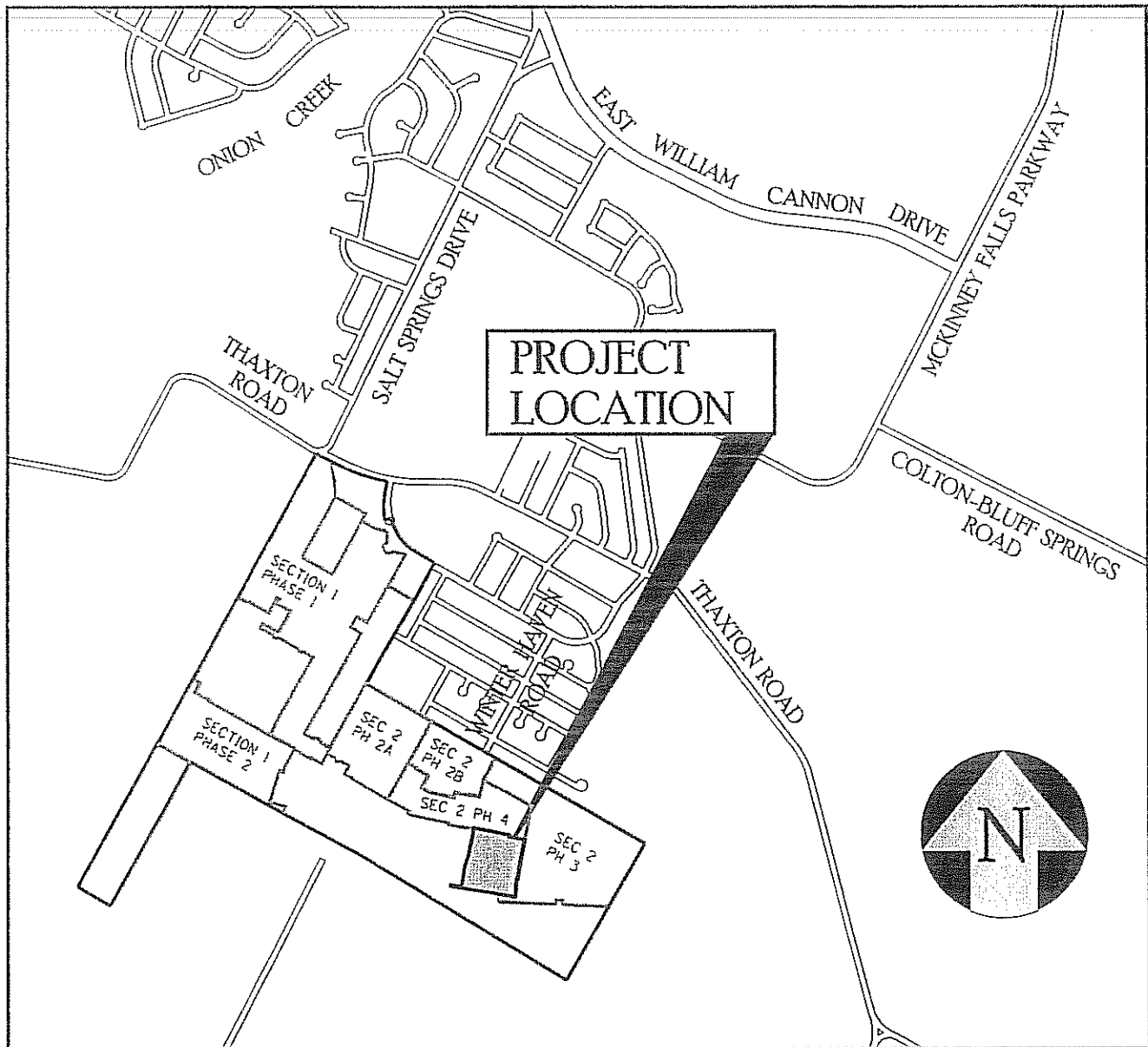
DEPARTMENT COMMENTS: The request is for approval of the final plat out of a preliminary plan, namely Sheldon 230, Section 2, Phase 5. The proposed final plat is composed of 52 single family lots and one drainage/P.U.E. lot on 8.236 acres. This final plat is out of the Sheldon 230 preliminary plan (C8-03-0025.04.SH)
This plat falls within the Del Valle ISD boundary. This area is serviced by AFD Station 24.

STAFF RECOMMENDATION: Staff recommends approval of this Smart Housing final plat out of a preliminary plan. This plat meets all City of Austin Land Development and State Local Government requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767



KB 230 SECTION TWO, PHASE FIVE LOCATION MAP

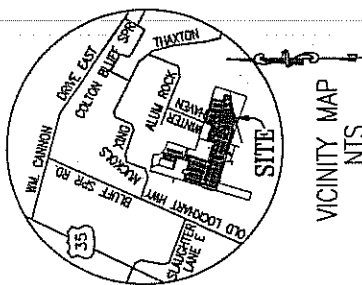
LC LONGARO & CLARKE
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Land Development • Stormwater Management • Water Resources

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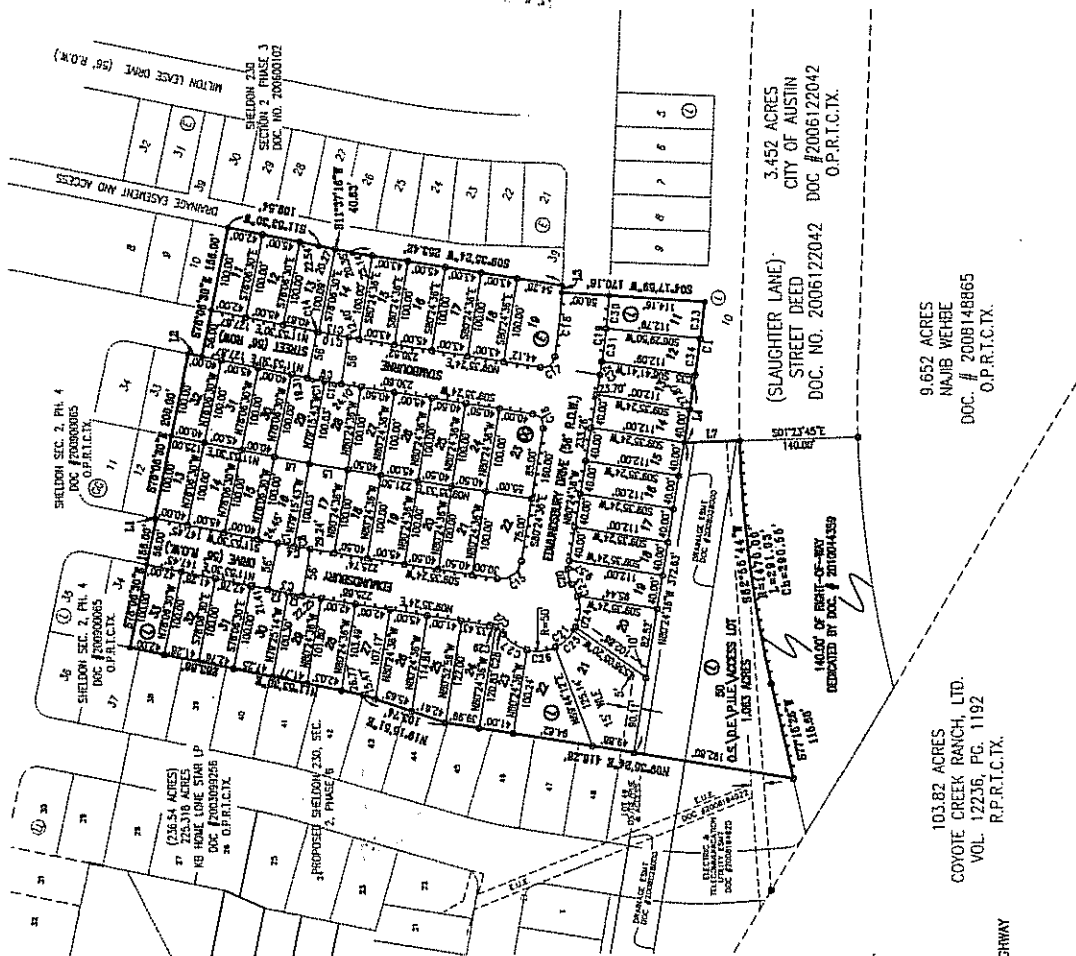
(512) 306-0228 ~ www.LongaroClarke.com ~ TBPE Reg. No. F-544

SCANNED

VICINITY H
NTS

LINE TABLE		
LINE	LENGTH	BEARING
11	2.00	N11°51'30"E
12	16.44	S11°53'50"W
13	8.08	N85°55'19"W
14	67.67	N80°14'36"W
15	46.71	N89°49'32"E
16	42.01	N11°36'55"E
17	66.76	S01°23'45"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	1897.10'	41.19'	101.16'	S80°56'37"E	50.61
C2	1028.00'	41.29'	101.26'	S90°44'27"W	20.65
C4	972.00'	39.04'	39.04'	S104°42'27"W	19.52
C5	1028.00'	23.54'	23.54'	S111°40'07"W	11.77
C6	1028.00'	17.75'	17.75'	S107°05'57"W	8.89
C7	972.00'	19.57'	19.57'	S111°53'37"W	9.79
C8	972.00'	19.47'	19.47'	S110°59'51"W	8.74
C9	1028.00'	41.29'	41.29'	S104°42'27"W	20.65
C10	972.00'	39.04'	39.04'	S104°42'27"W	19.52
C11	1028.00'	20.66'	20.66'	S111°05'54"W	10.34
C12	1028.00'	20.61'	20.61'	S107°03'52"W	10.30
C13	972.00'	37.11'	37.11'	S104°10'27"W	18.59
C14	972.00'	1.94'	1.94'	S11°59'04"W	0.97
C15	25.00'	39.27'	35.36'	S3°24'35"E	25.00
C16	15.00'	23.56'	21.21'	N5°43'27"E	15.00
C17	15.00'	23.76'	21.35'	S3°47'21"E	15.20
C18	972.00'	76.88'	76.86'	S82°36'04"E	37.49
C19	1028.00'	94.92'	94.89'	S83°03'18"E	42.46
C20	25.00'	19.95'	19.95'	S77°04'20"W	10.35
C21	50.00'	157.02'	190.15'	S35°24'35"E	NADIR
C22	25.00'	19.65'	19.65'	N32°06'29"E	10.36
C23	50.00'	15.81'	15.75'	N63°41'09"E	7.97
C24	50.00'	37.66'	36.76'	S85°40'37"E	19.77
C25	50.00'	34.74'	34.07'	S44°11'40"E	18.10
C26	50.00'	34.02'	33.37'	S04°47'55"E	12.70
C27	50.00'	34.79'	34.09'	S33°47'25"W	18.13
C28	25.00'	11.96'	11.84'	N40°55'21"E	6.10
C29	25.00'	7.66'	7.66'	N18°24'16"E	3.89
C30	1028.00'	39.43'	39.42'	S84°35'06"E	19.72
C31	1028.00'	39.43'	39.42'	S82°24'15"E	19.72
C32	1028.00'	16.07'	16.07'	S89°51'27"E	8.03
C33	1897.10'	43.80'	43.80'	S87°48'54"E	21.50
C34	1897.10'	43.74'	43.74'	S81°50'10"E	21.87
C35	1897.10'	13.66'	13.66'	S9°15'53"E	6.87



NO. OF S.D.F.\P.U.E\ACCESS LOTS

LINEAR FOOTAGE OF RIGHT-OF-WAY	
EDMUNDSBURY DRIVE	(56' ROW)
STAMBOURNE STREET	(56' ROW)
TOTAL	

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SHEET 1 OF 3



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