

SUBDIVISION REVIEW SHEET

CASE NO.: C8-03-0025.04.4A.SH

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

SUBDIVISION NAME: Sheldon 230, Section 2, Phase 7

AREA: 11.04 acres

LOTS: 71

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

AGENT: Longaro & Clarke, LP
(Alex Clarke)

ADDRESS OF SUBDIVISION: Sunderland Drive

GRIDS: J-11/12

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.

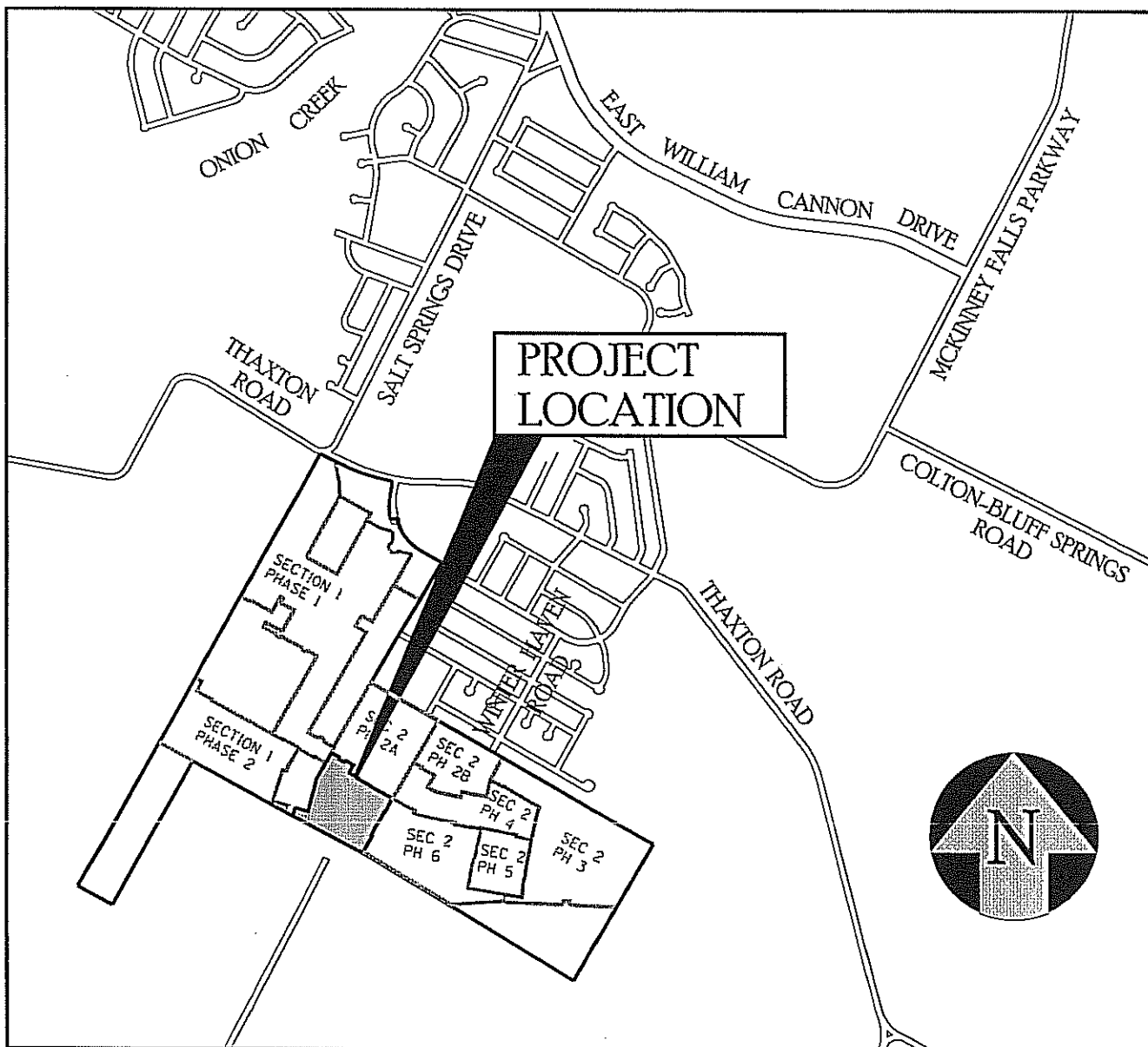
DEPARTMENT COMMENTS: The request is for approval of the final plat out of a preliminary plan, namely Sheldon 230, Section 2, Phase 7. The proposed final plat is composed of 70 single family lots and one drainage/P.U.E. lot on 11.04 acres. This final plat is out of the Sheldon 230 preliminary plan (C8-03-0025.04.SH)
This plat falls within the Austin 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 SEVEN LOCATION MAP

LC LONGARO & CLARKE
Consulting Engineers

Land Development • Stormwater Management • Water Resources

7501 North Capital of Texas Highway • Building A • Suite 250 Austin, Texas 78731

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

SCANNED

SHELDON 230, SECTION 2 PHASE 7

LEGEND

- IRON ROD SET
- CONCRETE MONUMENT SET
- P.U.E.
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- WASTEWATER EASEMENT
- W.W.
- OPEN SPACE
- Q.S.
- 1 LOT NUMBER
- 2 BLOCK NUMBER
- APPROXIMATE LOCATION OF SIDEWALK
- ELECTRIC UTILITY EASEMENT
- E.U.E.
- DOCUMENT NUMBER 2008194922

DATE: JUNE 22, 2010
OWNER AND DEVELOPER:
KB HOME LONE STAR, INC.
1911 BURNET ROAD
AUSTIN, TEXAS 78758
PHONE: (512) 651-8080

SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

ENGINEER:
LONGARGO & CLARKE, LP
FIRM ID # F-544
7501 NORTH CAPITAL OF TEXAS HIGHWAY
BUILDING A, SUITE 250
AUSTIN, TEXAS 78731
PHONE: (512) 306-0228
FAX: (512) 306-0338

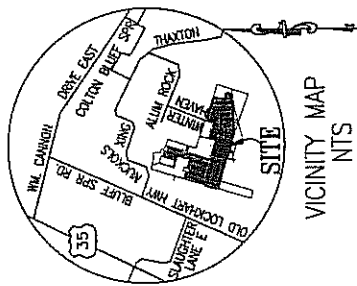
TOTAL ACREAGE: 11.040 ACRES
SURVEY: SANTIAGO DEL VALLE GRANT
F.E.M.A. MAP NO. 48453C 0615H
TRAVIS COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

NO. OF SINGLE FAMILY LOTS: 70
NO. OF 0.5/D.E./P.U.E./ACCESS EASEMENT LOTS: 1
NO. OF BLOCKS: 6

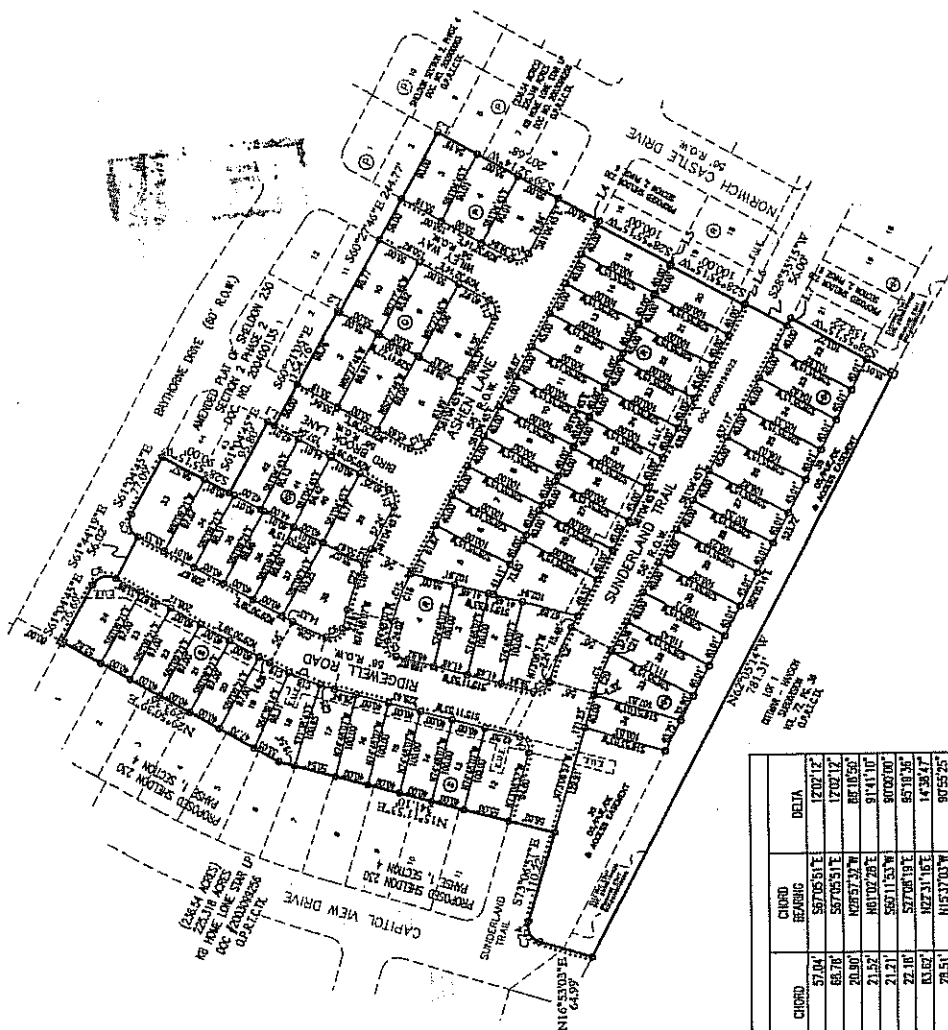
CB-03-0025.04.4A.SH
SHEET 1 OF 3

CARLSON, BRIGANCE & DOERING, Inc.
Civil Engineering & Surveying
5501 West William Cannon Drive • Austin, Texas 78749
PH: (512) 280-5160 • FAX: (512) 280-5165

LONGARGO & CLARKE
Consulting Engineers
FIRM ID # F-544
Land Development • Stormwater Management • Water Resources
7501 North Capital of Texas Highway Building A, Suite 250 Austin, Texas 78731
(512) 306-0228 - www.longargoandclarke.com - (512) 306-0338 FAX



VICINITY MAP
NTS



LINE	LENGTH	BEARING
L1	9.22	S29°50'39\"V
L2	3.00	S29°41'27\"V
L3	12.52	S29°32'14\"V
L4	4.99	N61°04'45\"V
L5	2.16	N61°04'45\"V
L6	2.16	S61°04'45\"E
L7	10.19	S61°04'45\"E

CURVE	PIRADS	LENGTH	TANGENT	CURVED BEARING	CHORD BEARING	DETA
C1	277.00'	57.14'	78.68'	57°05'51\"E	57°05'51\"E	120°12'
C2	328.00'	68.91'	94.58'	57°05'51\"E	57°05'51\"E	170°12'
C3	15.00'	23.17'	14.56'	20°00'	20°00'	87°05'52\"E
C4	15.00'	24.00'	15.45'	21°52'	21°52'	91°11'10\"E
C5	15.00'	23.58'	15.00'	21°21'	21°21'	90°00'00\"E
C6	15.00'	24.95'	16.45'	22°08'	22°08'	85°10'36\"E
C7	320.00'	83.65'	112.15'	22°31'16\"E	22°31'16\"E	14°34'17\"E
C8	70.00'	31.74'	20.32'	23°51'	23°51'	80°55'25\"E
C9	328.00'	31.09'	19.68'	20°00'	20°00'	89°04'35\"E
C10	328.00'	78.55'	39.47'	78°37'	78°37'	134°22'27\"E
C11	15.00'	23.87'	14.76'	17°42'52\"E	17°42'52\"E	89°04'35\"E
C12	15.00'	23.80'	15.24'	21°30'	21°30'	90°55'25\"E
C13	15.00'	23.40'	15.44'	21°05'	21°05'	80°35'59\"E
C14	15.00'	23.27'	15.15'	21°33'	21°33'	80°35'59\"E
C15	272.00'	65.15'	32.73'	64°06'	64°06'	134°22'27\"E
C16	272.00'	61.90'	30.85'	58°19'30\"E	58°19'30\"E	125°15'15\"E
C17	272.00'	3.65'	1.87'	58°19'30\"E	58°19'30\"E	04°00'10\"E
C18	328.00'	40.62'	20.04'	40°00'	40°00'	69°30'30\"E
C19	328.00'	25.75'	12.85'	25°21'	25°21'	47°35'30\"E
C20	272.00'	54.00'	27.34'	54°41'	54°41'	170°30'30\"E
C21	272.00'	2.84'	1.37'	59°12'26\"E	59°12'26\"E	03°21'10\"E
C22	328.00'	52.85'	26.91'	57°58'	57°58'	100°42'12\"E
C23	328.00'	24.80'	10.45'	57°54'05\"E	57°54'05\"E	130°00'00\"E
C24	70.00'	31.42'	20.00'	20°00'	20°00'	90°00'00\"E
C25	328.00'	18.07'	9.03'	18°07'	18°07'	03°21'10\"E
C26	272.00'	44.24'	22.17'	44°19'	44°19'	09°19'11\"E

LINEAR EASEMENT OF RIGHTS-OF-WAY (ALL 50' ROW):

- WILEY WAY 193'
- ASHER LANE 611'
- BIRD BROOK LANE 199'
- ROCKWELL ROAD 559'
- SUNDERLAND TRAIL 672'

TOTAL 2234'

SCALE: 1\" = 100'

