

C12

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2008-0140.1A

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

SUBDIVISION NAME: Ammaron Hills Subdivision Final Plat

AREA: 42.57

LOT(S): 15

OWNER/APPLICANT: Sproull Lake Travis, L.P.
(Jeff Sproull)

AGENT: Vaughn & Associates
(Rick Vaughn)

ADDRESS OF SUBDIVISION: 14500 FM 2769 Road

GRIDS: B36, B37

COUNTY: Travis

WATERSHED: Lake Travis

JURISDICTION: 2 Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: SF, ROW, GRNBLT

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks are required, but the installation has been deferred until the roadways have been improved with curbs.

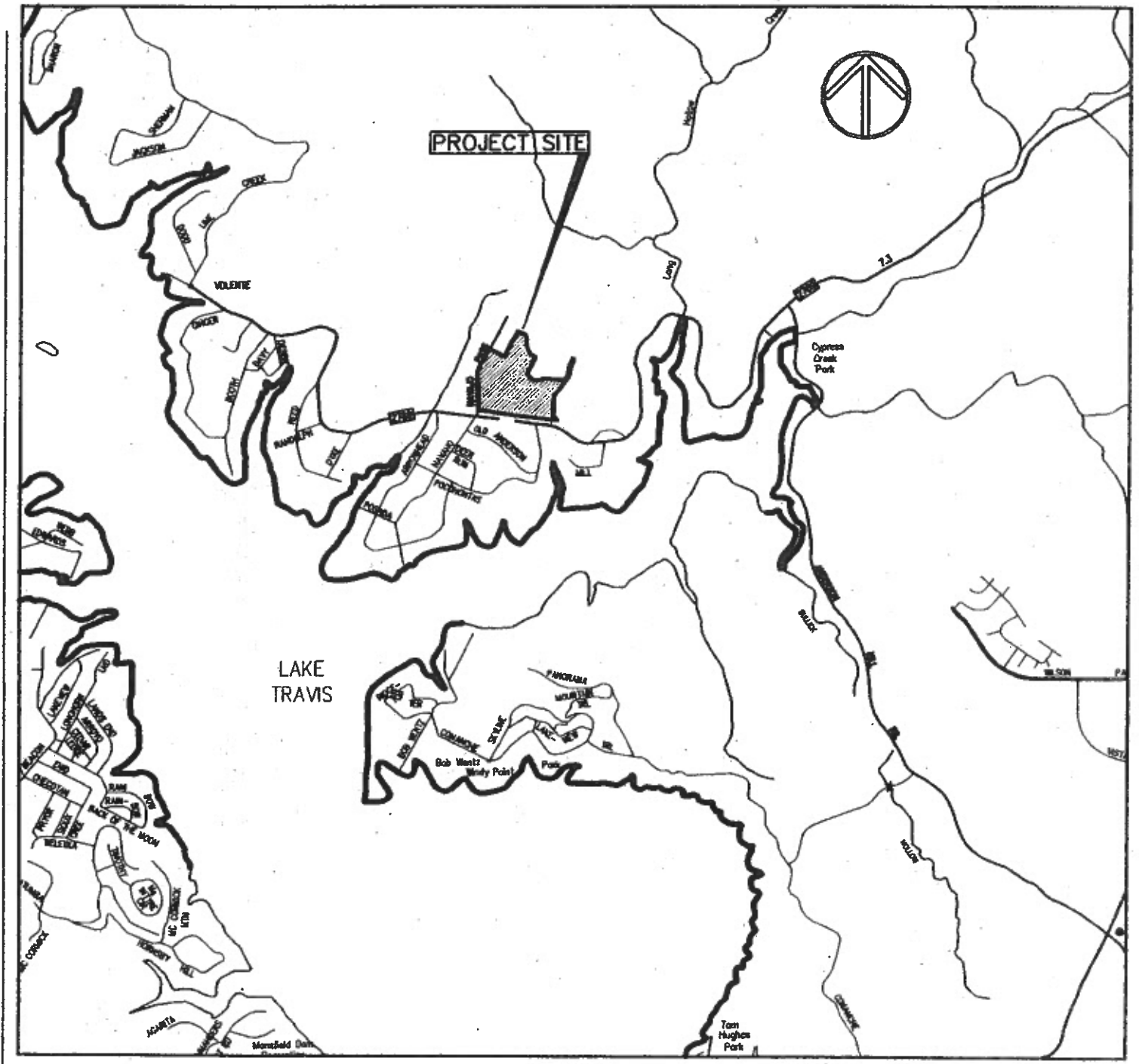
DEPARTMENT COMMENTS: The request is for approval of the Ammaron Hills Subdivision final plat out of an approved preliminary plan. The Commission approved the preliminary on October 20, 2009. The proposed final plat is composed of 15 lots on 42.57 acres. There are 14 lots proposed for single-family use and 1 common area lot. In addition, the final plat proposes the extension of Navajo Pass for access to Lots 1-11. Lots 13-15 will take access from Lake Mountain Lane. Water will be provided by private well and wastewater will be provided by on-site septic. The plat has been reviewed and approved by the Travis County Fire Marshall's Office. Parkland dedication requirements have been satisfied by payment of fees in lieu of parkland dedication. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all City, County and State regulations.

ZONING AND PLATTING COMMISSION ACTION:

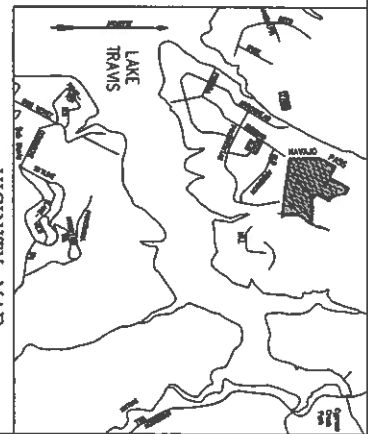
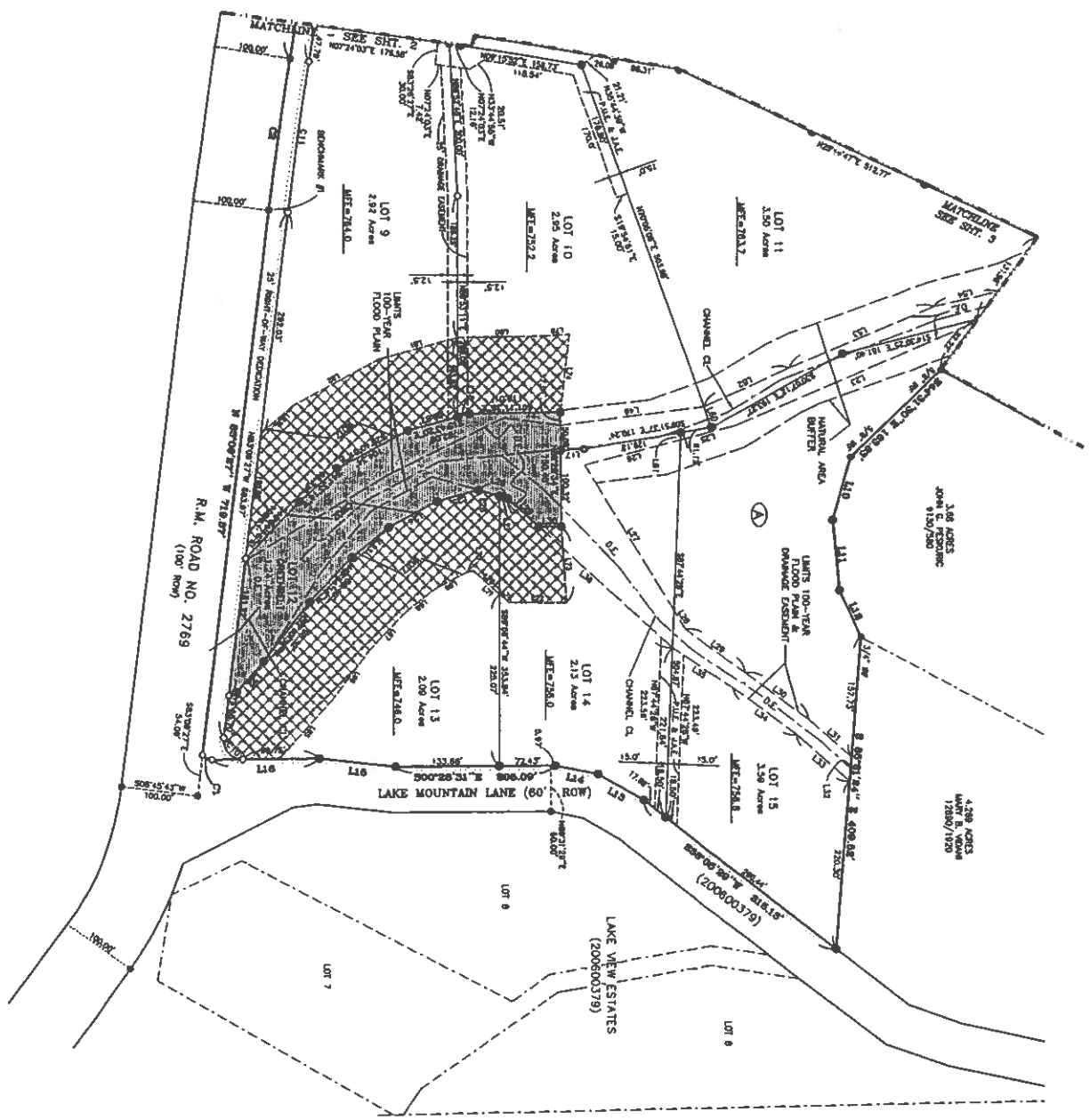
CITY STAFF: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786



LOCATION MAP

SCALE : 1" = 3000'



NORTH

SCALE IN FEET
100 50 0 100

- LEGEND
- 1/2" ROW REAR FLOOD (unless noted otherwise)
 - CONCRETE MONUMENT FOUND (TYPE I)
 - 1/2" ROW REAR W/CP MARKED "UNDERSIDE" SET
 - COTTON SPUNK FOUND
 - 1/2" ROW REAR W/CP MARKED "UNDERSIDE" FOUND
 - ROCK RESERVATION
 - SINKHOLE
 - PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - J.A.C. JOINT ACCESS EASEMENT
 - W.O.T.2. WATER QUALITY TRANSITION ZONE
 - C.W.Q.2. CRITICAL WATER QUALITY ZONE
 - L.A.M.F. LAKELAND FLOOD ELEVATION OF UNBUILT DWELLINGS ON THIS PLAT

NOTE:
A 1/4" (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHT OF WAYS INDICATED BY THIS PLAT.

BENCHMARK

TBM #1: Top of 3/4" iron rod found in concrete monument
Elev. = 756.87

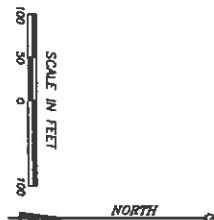
Single Family Lots	=	14 Lots
Common Area Lots	=	1 Lot
Total Area Lots	=	15 Lots
Total Area	=	39.78 Acres
ROW Dedication	=	0.84 Acres
Nonup Pass	=	1315 L.F.
Total L.F. Streets	=	1315 L.F.

AMMARON HILLS SUBDIVISION

LAND DESIGN SERVICES, INC.
513-288-7903
555 ROUND ROCK WEST DR.
ROUND ROCK, TEXAS 78661

CASE #CB1-2008-0140.1A

PROJECT NAME MORRIS		
JOB NUMBER 222-08-001		
DATE 08/25/10	SCALE 1" = 100'	
DRAWING FILE PATH	L:\M\A\A\222001 PLATTING	
PLOT FILE PATH	L:\M\A\A\222001 PLATTING	
FILED AS	TECHNICAL	PARTYSHIP JA
CHECKED BY	P. H. H. H. H.	



■ 1/2" ROW REBAR FOUND (values noted elsewhere)
 ■ CONCRETE MONUMENT FOUND (TYPE 1)
 ○ 1/2" ROW REBAR W/ 2" DIA WAPPED "JUNCTION" SET
 ○ COTTON SWAPLE FOUND
 ○ 1/2" ROW REBAR W/ 2" DIA WAPPED "JUNCTION" FOUND
 ○ BLOCK EXPOSURE FOUND
 ○ PUBLIC UTILITY EXHUMED
 ○ DRAINAGE EXHUMED
 ○ JOINT ACCESS EXHUMED
 ○ UNPAVED FLOOR EXHUMED OR UNPAVED
 ○ OVERLAYS ON THIS PAVT

NOTE:
A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS
HEREBY ASSIGNED ALONG ALL RIGHT OF WAYS DEDICATED
BY THIS PLAT.

Test #1: Top of 3/4" iron rod found in concrete monument
Elev. = 789.97

Single Family Lots	=	1 Lots
Common Acre Lots	=	1 Lots
Total	=	12 Lots
Total Acre Lots	=	39.78 Acres
ROW Dedication	=	0.84 ACRES
Newsp Pass	=	1315 L.F.
Total L.F. Streets	=	1315 L.F.

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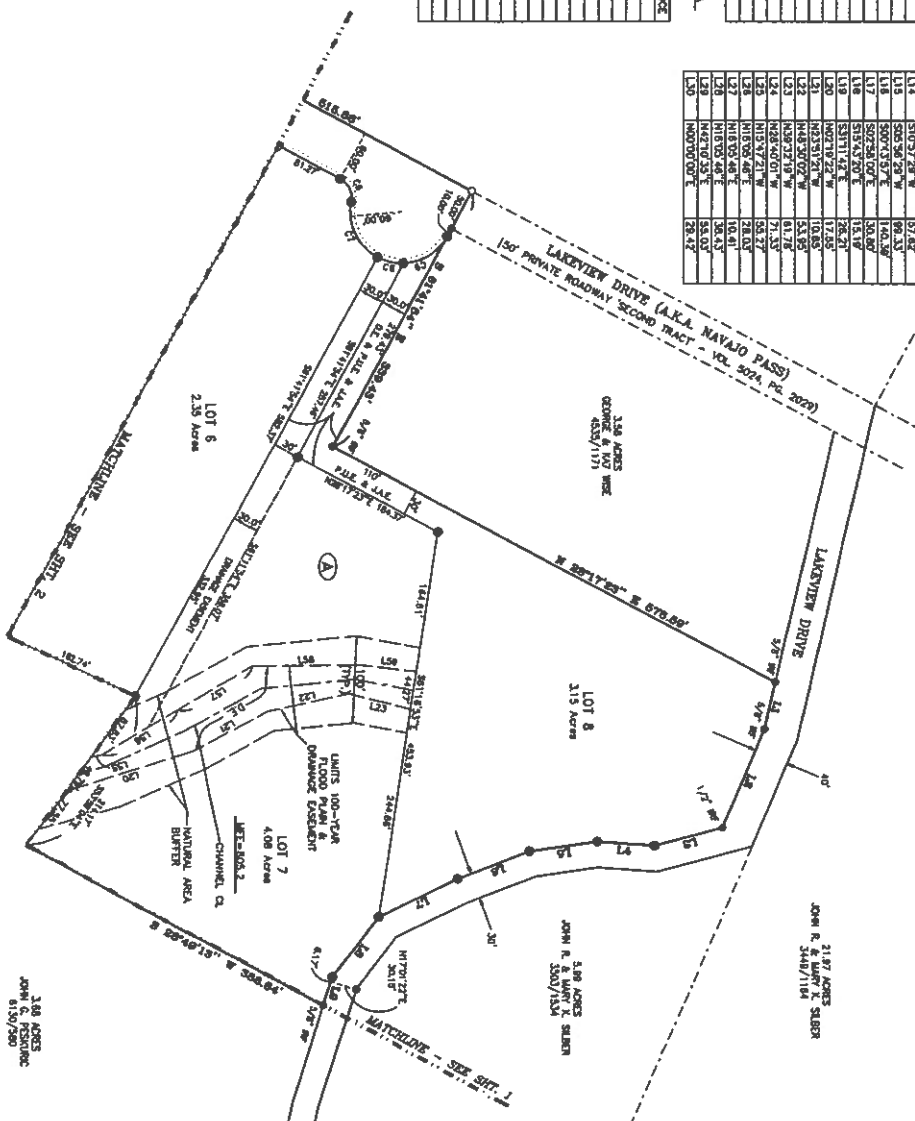
**LANDESIGN
SERVICES, INC.**

513-228-7901
556 ROUND ROCK WEST DR.
ROUND ROCK, TEXAS 78081

BOUNDARY & LOT DATA

	NUMBER	SEX	AGE	MOON	CHORD	BLINDING	CHORD	AGE
C1	5473	F	15.00	528	44.1	1.5	1.64	1.39
C2	02010.81	F	59.78	880	147.22	7.1	1.9853	1.9084
C3	81.56	F	29.00	1407	22.5	3.7	35.63	31.41
C4	03005.32	F	950.00	1610	22.48	5.5	21.63	11.89
C5	30.57	F	226.00	1612	28.5	1.7	17.45	10.40
C6	17.63	F	28.00	1664	44.1	1.5	34.70	31.81
C7	12.53	F	28.00	1664	44.1	1.5	34.70	31.81
C8	12.53	F	46.00	1664	44.1	1.5	31.38	31.42
C9	32.74	F	33.00	1664	44.12	1.7	32.61	32.42
C10	32.74	F	33.00	1664	44.12	1.7	32.61	32.42
C11	02010.307	F	584.00	1662	47.23	7.1	1.9805	1.9200

NUMBER	BEARDNO	DOY/NANCE
L65	H4291.42.5" E	105.00
L66	H4534.4.20" W	78.45
L67	H4534.5.18" W	88.00
L68	H4291.12.18" W	45.32
L69	H29210.10" W	48.50
L70	H10.5.21.2" E	10.33
L71	H4212.01.31" W	82.13
L72	H4212.01.31" W	73.00
L73	S553.50.01" E	100.25
L74	H4534.29.26" W	102.47
L75	H4212.10.30" E	45.80
L76	H42420.33.3" E	31.45
L77	S42420.33.3" E	31.45
L80	S5511.19.39" E	113.00
L81	S15.43.20.20" E	106.18
L82	S222.43.10" E	123.95
L83	S421.33.10" E	58.51



LEADON

- 1/2" ROOF REBAR FOUND (unless noted otherwise)
- CONCRETE MONUMENT FOUND (TYPE 1)
- 1/2" ROOF REBAR W/4" W/4" MARKED "LANDSON" SET
- COTTON SPINLE FOUND
- 1/2" ROOF REBAR W/4" W/4" MARKED "LANDSON" FOUND
- BLOCK FOUNDATION
- SHEETPIL

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- PUBLIC UTILITY EMBODIMENT
- DRAINAGE DRAINAGE
- D.E.
- JOINT ACCESS EMBODIMENT
- HORIZONTAL FLOOR ELEVATION OF HORIZONTAL DRAINAGE ON THIS PLANT

NOTE: A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS NECESSARY ASSIGNED ALONG ALL RIGHT OF WAY'S DEDICATED BY THIS PLAT.

BENCHMARK.

TBM #1: Top of 3/4" 8-in rod found in concrete monument
Elev= 798.87

Single Family Lots	=	14 Lots
Common Area Lots	=	1 Lots
Total	=	15 Lots
Total Area Lots	=	39.78 Acres
ROW Dedication	=	0.84 ACRES
Novopass	=	1315 L.F.
Total L.F. Streets	=	1315 L.F.

CASE #C8J-2008-0140.1A



LANDESIGN SERVICES, INC.
 552-326-7909
 555 ROUND ROCK WEST DR.
 ROUND ROCK, TEXAS 78661

THE AUTHORIZATION OF THIS PLAN BY THE COMMISSIONERS COURT FOR PLACING THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRANS COUNTY, TEXAS, ON ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

NUMEROUS COVER ON SLOPES GREATER THAN 15% FOR THESE LOTS MAY NOT BE SLOPES AS PER LDC 30-5-302(B)(1).

NO CONSTRUCTION ALLOWED
NO BUILDING/PARKING ALLOWED
ON A SLOPE GREATER THAN 18%