

C11
1

SUBDIVISION REVIEW SHEET

CASE NO: C8-2010-0051.2A

Z & P DATE: May 18, 2010

SUBDIVISION NAME: THE SPRINGS OF WALNUT CREEK PHASE 2

AREA: 9.3 Acres

LOTS: 32

APPLICANT: Yager Development, LLC
(Richard Kunz)

AGENT: Pape-Dawson Engineer, Inc.
(Dustin Goss)

ADDRESS OF SUBDIVISION: 12009-1/2 N. IH 35 Northbound

GRIDS: M32, M33, N32, N33

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: GO, SF-6, SF-6-CO

PROPOSED LAND USE: Single Family, ROW, Public

ADMINISTRATIVE WAIVERS: None with final plat.

VARIANCES: None with final plat.

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 with preliminary plan. The subdivision is composed of 32 lots (29 single-family and 3 open space/drainage lots) on 9.3 acres. The lots will take access via an new internal street, Natures Bend via Yager Lane. The City of Austin will provide water service and wastewater service as well as electric service. Parkland dedication requirements have been satisfied by the dedication of land for parkland. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

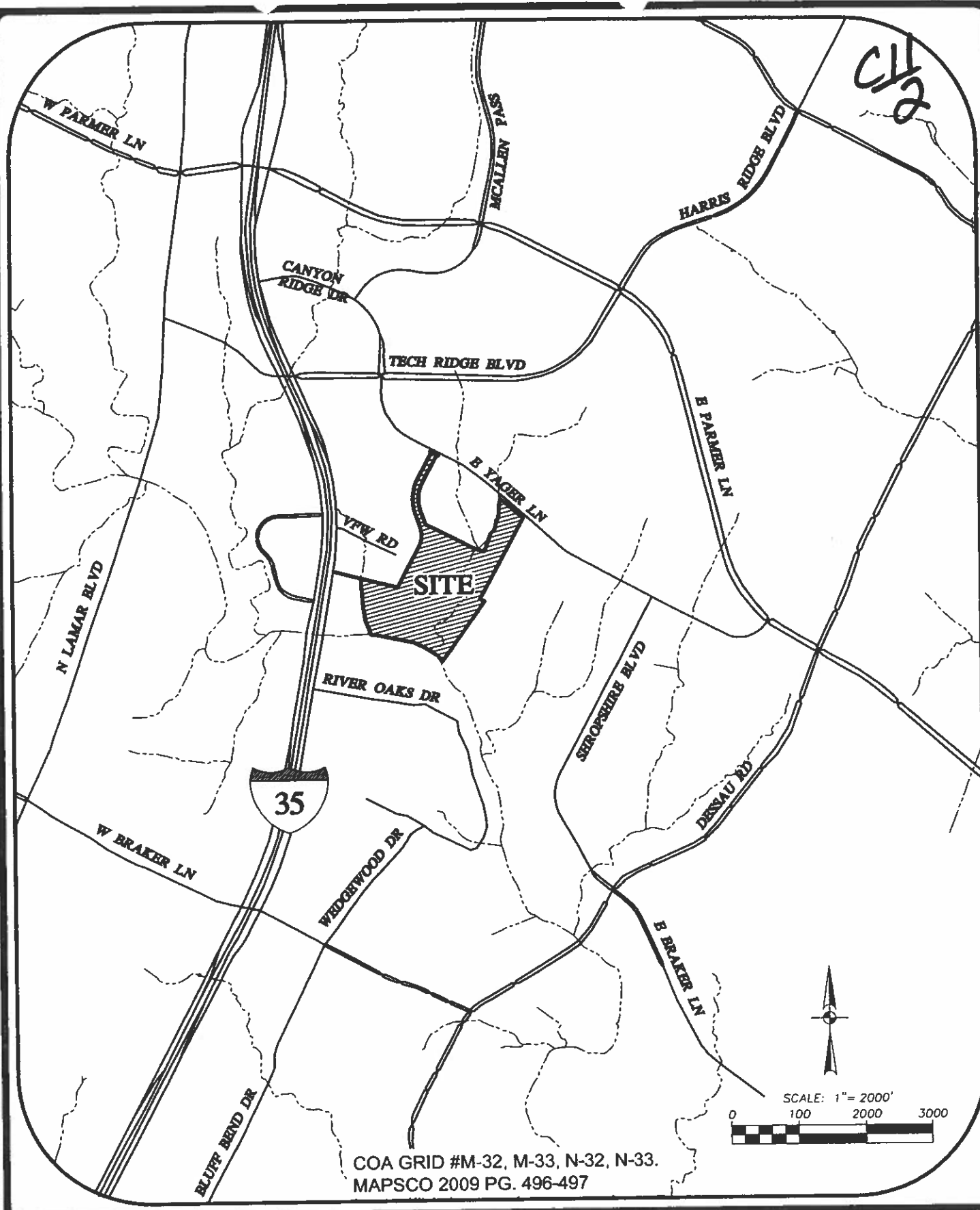
The staff recommends approval of the final with preliminary plan subject to the preliminary plan and associated variances, (also on tonight's agenda) being approved by the Commission. The plat otherwise meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.asutin.tx.us

PHONE: 974-2786

CH 2



COA GRID #M-32, M-33, N-32, N-33.
 MAPSCO 2009 PG. 496-497

Date: Sep. 21, 2009, 8:14am User ID: HKingman
 File: H:\506\10100\630 - Preliminary\Exhibits\50670-00 Vicinity Map.dwg

JOB NO. 50670-00
 DATE September 2009
 DESIGNER CHK
 CHECKED BRAMM CHK
 SHEET EXHIBIT 1

**THE SPRINGS OF
 WALNUT CREEK SUBDIVISION**
EXHIBIT 1: VICINITY MAP

**Pape-Dawson
 ENGINEERS**

7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711
 SUITE 220 WEST | FAX: 512.459.8857

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

SUBDIVISION PLAT
OF
THE SPRINGS OF WALNUT CREEK,
PHASE II

A 9.311 ACRE TRACT OF LAND BEING A PORTION OF A 61.711 ACRE TRACT OF LAND CONVEYED TO YAGER DEVELOPMENT, L.L.C. BY SPECIAL WARRANTY DEED DATED 08/11/2009 AND RECORDED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SITUATED IN THE L.A.G. BROOKE SURVEY NO. 79 AND THE LOUIE FRITZ SURVEY NO. 291 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

AUSTIN KOREAN PRESBYTERIAN CHURCH
10.85 ACRES
DOC. 2005241338

NORTH PARK ADDITION
SECTION ONE
DOC. 200500321

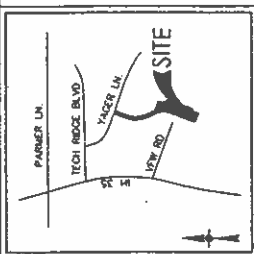
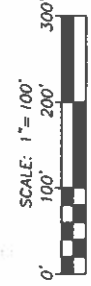
NORTH PARK ADDITION
SECTION ONE
DOC. 200500321

AUSTIN KOREAN PRESBYTERIAN CHURCH
11.848 ACRES
DOC. 2005241340

ALLEN SAMUELS REALTY, INC.
DOC. 2004028378

AUSTIN KOREAN PRESBYTERIAN CHURCH
10.85 ACRES
DOC. 2005241338

J.A.G. BROOKE SURVEY NO. 79
TRAVIS COUNTY, TEXAS



LOCATION MAP
NAD83/NAIP GRID, FURNISH
NAD83/UTM

LINE	BEARING	DELTA	CHORD BEARING	CHORD	LENGTH
C1	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C2	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C3	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C4	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C5	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C6	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C7	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C8	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C9	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C10	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C11	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C12	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C13	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C14	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C15	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C16	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C17	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C18	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C19	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C20	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C21	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C22	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C23	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C24	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C25	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C26	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C27	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C28	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C29	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C30	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C31	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C32	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C33	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C34	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C35	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C36	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C37	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C38	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C39	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C40	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C41	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C42	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C43	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C44	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C45	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C46	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C47	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C48	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C49	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C50	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C51	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C52	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C53	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C54	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C55	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C56	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C57	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C58	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C59	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C60	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C61	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C62	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C63	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C64	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C65	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C66	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C67	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C68	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C69	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C70	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C71	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C72	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C73	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C74	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C75	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C76	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C77	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C78	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C79	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C80	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C81	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C82	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C83	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C84	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C85	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C86	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C87	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C88	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C89	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C90	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C91	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C92	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C93	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C94	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C95	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C96	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C97	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C98	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C99	S 88.15° E	20.17	S 88.15° E	20.17	20.17
C100	S 88.15° E	20.17	S 88.15° E	20.17	20.17

LINE	BEARING	LENGTH
L1	S 88.15° E	45.00'
L2	S 88.15° E	11.00'
L3	S 88.15° E	28.14'

LEGEND
 (Symbol) POINT (UTM) AND (AZIMUTH) (MAGNETIC)
 (Symbol) POINT (UTM) AND (AZIMUTH) (TRUE)
 (Symbol) POINT (UTM) AND (AZIMUTH) (MAGNETIC)
 (Symbol) POINT (UTM) AND (AZIMUTH) (TRUE)
 (Symbol) POINT (UTM) AND (AZIMUTH) (MAGNETIC)
 (Symbol) POINT (UTM) AND (AZIMUTH) (TRUE)
 (Symbol) POINT (UTM) AND (AZIMUTH) (MAGNETIC)
 (Symbol) POINT (UTM) AND (AZIMUTH) (TRUE)

BEARINGS BASED ON NAD 83
 SCALE STATE PLANE COORDINATE SYSTEM ESTABLISHED
 FOR THE COUNTY, TEXAS
 CHAINED SCALE FACTOR
 DISTANCE BETWEEN BOUNDARY AND HAND ON
 SHEET IS

LOT REMAINS
 TOTAL LOT AREAS: 6.14
 TOTAL NUMBER OF ACRES: 1.177
 TOTAL NUMBER OF OPEN SPACE LOTS: 29
 TOTAL NUMBER OF OPEN SPACE LOTS: 3
 TOTAL NUMBER OF OPEN SPACE LOTS: 1
 TOTAL NUMBER OF OPEN SPACE LOTS: 1

3/1

PAPE-DAWSON
ENGINEERS

PAPE-DAWSON ENGINEERS
 10000 N. MOORE AVENUE, SUITE 100
 FORT WORTH, TEXAS 76133
 PHONE: 817-335-1111
 FAX: 817-335-1112