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SUBDIVISION REVIEW SHEET

CASE NO: C8-2011-0001.SH

ZAP DATE: June 14, 2011

SUBDIVISION NAME: MUELLER SECTION V, BLOCK 59A, RESUBDIVISION
PRELIMINARY PLAN

AREA: 3.342 Acres

LOTS: (8)

APPLICANT: COA Redevelopment Services Office
(Pam Hefner)

AGENT: Bury & Partners, Inc..
(David Miller)

ADDRESS OF SUBDIVISION: 3600 Manor Road

GRIDS: L24, L25

COUNTY: Travis

WATERSHED: Tannehill Branch

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

PROPOSED LAND USE: Single Family, Multifamily, ROW

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.

NEIGHBORHOOD PLAN: RMMA

DEPARTMENT COMMENTS:

The request is for approval of the above referenced preliminary plan. This is a new preliminary plan on an existing 3.342 acre platted lot and includes 0.092 acres of new right-of-way. The subdivision is composed of (1) lot to be resubdivided into (8) lots on 3.342 acres for proposed residential development. The City of Austin will provide water, wastewater and electric service. The developer will be responsible for all costs associated with any required improvements at time of development.

STAFF RECOMMENDATION:

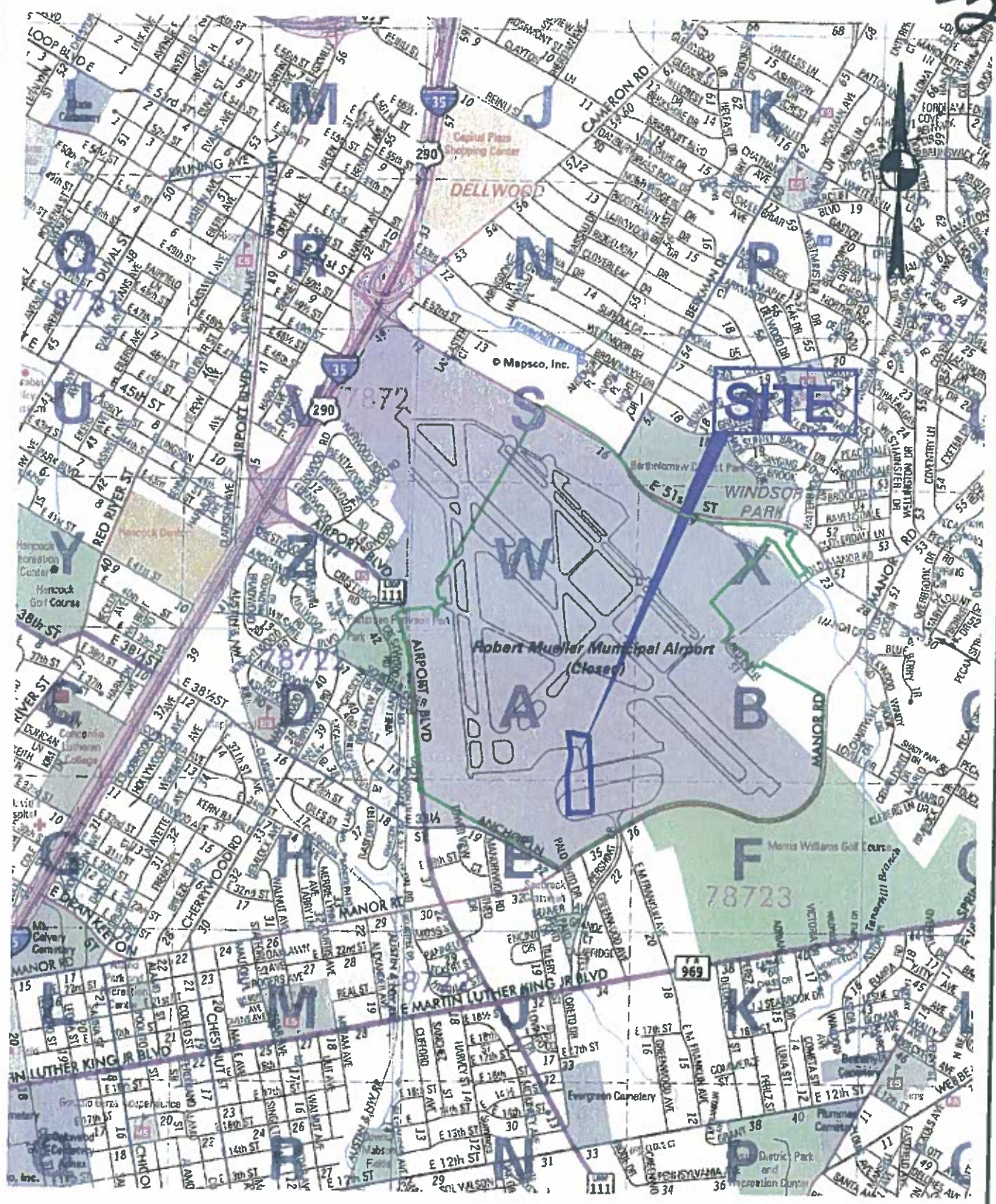
The staff recommends approval of the preliminary plan. The plan meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

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

PHONE: 974-2786

C14
2

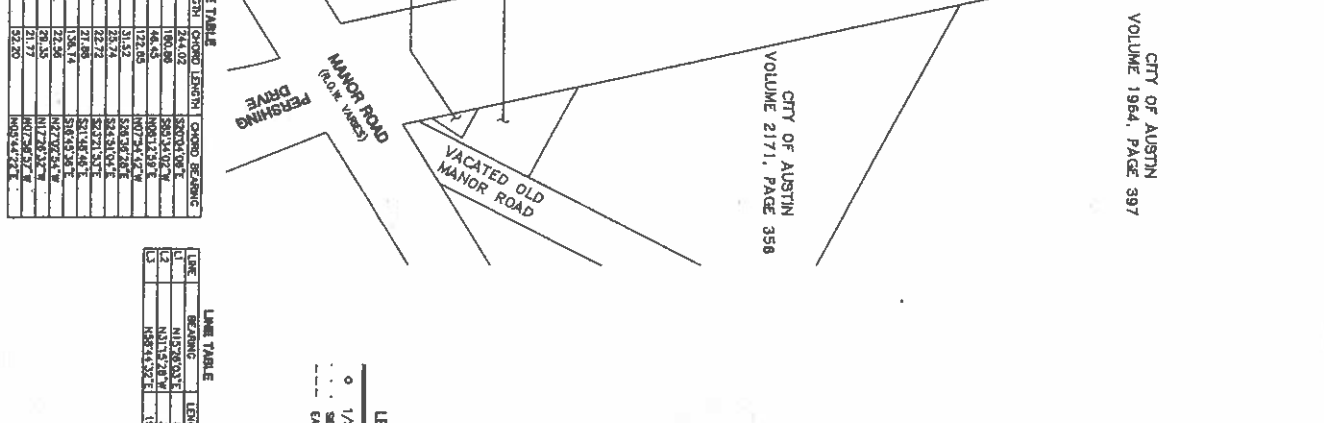
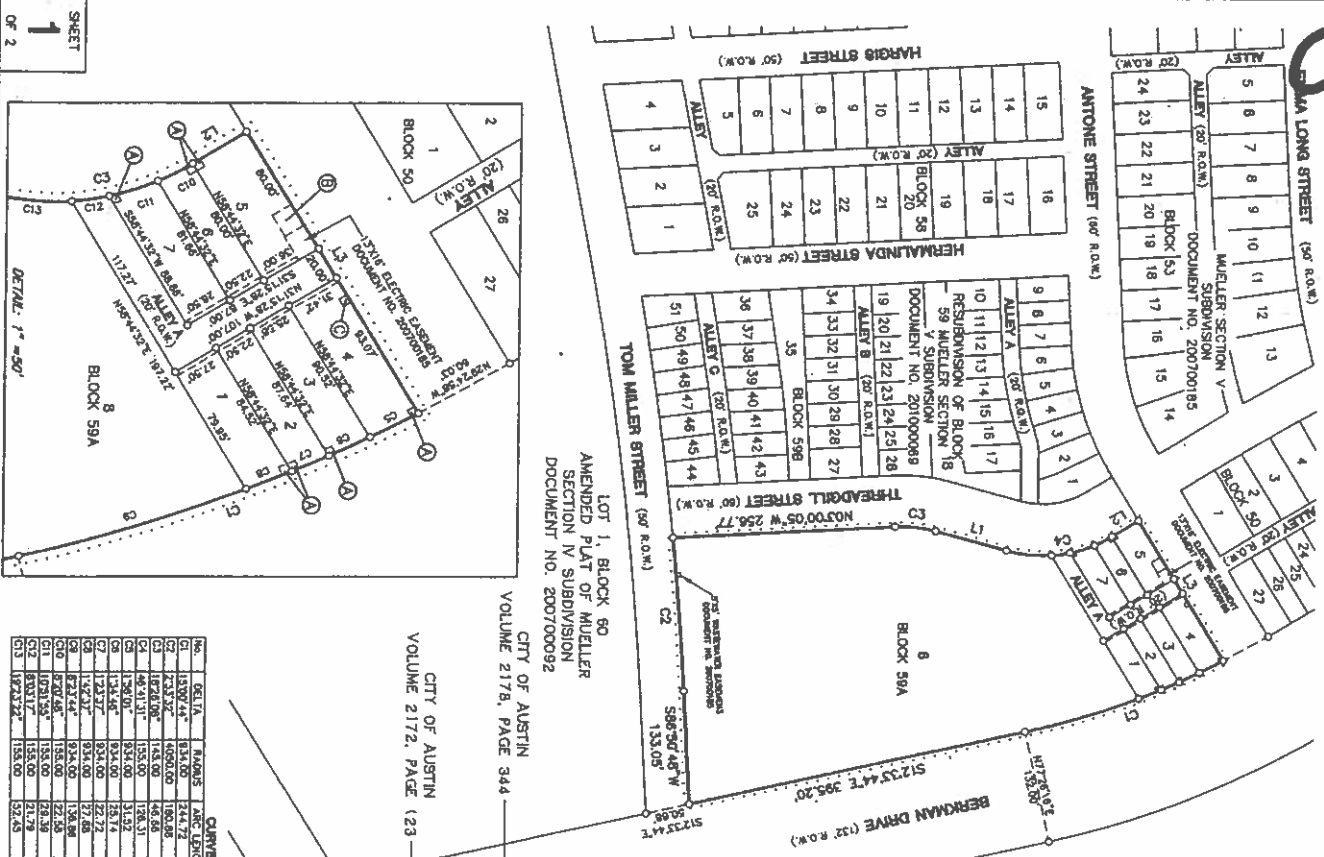


SITE LOCATION MAP

b Bury+Partners
 ENGINEERING SOLUTIONS
 221 West Sixth Street, Suite 600
 Austin, Texas 78701
 Tel. (512)328-0011 Fax (512)328-0325
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CH 13

RESUBDIVISION OF BLOCK 59A OF RESUBDIVISION OF BLOCK 59 MUELLER SECTION V SUBDIVISION



LINE	BEARING	LENGTH
1	N12°28'00"E	64.13
2	S89°15'28"W	33.90
3	N88°14'32"E	183.07

LINE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	DELTA	31.00	18.00	S80°10'00"E
2	S12°30'00"W	40.00	18.00	S80°10'00"E
3	E78°00'00"	143.00	46.86	S80°10'00"E
4	S89°15'28"W	153.00	46.86	S80°10'00"E
5	S89°15'28"W	153.00	46.86	S80°10'00"E
6	S89°15'28"W	153.00	46.86	S80°10'00"E
7	S89°15'28"W	153.00	46.86	S80°10'00"E
8	S89°15'28"W	153.00	46.86	S80°10'00"E
9	S89°15'28"W	153.00	46.86	S80°10'00"E
10	S89°15'28"W	153.00	46.86	S80°10'00"E
11	S89°15'28"W	153.00	46.86	S80°10'00"E
12	S89°15'28"W	153.00	46.86	S80°10'00"E
13	S89°15'28"W	153.00	46.86	S80°10'00"E
14	S89°15'28"W	153.00	46.86	S80°10'00"E
15	S89°15'28"W	153.00	46.86	S80°10'00"E
16	S89°15'28"W	153.00	46.86	S80°10'00"E
17	S89°15'28"W	153.00	46.86	S80°10'00"E
18	S89°15'28"W	153.00	46.86	S80°10'00"E
19	S89°15'28"W	153.00	46.86	S80°10'00"E
20	S89°15'28"W	153.00	46.86	S80°10'00"E
21	S89°15'28"W	153.00	46.86	S80°10'00"E
22	S89°15'28"W	153.00	46.86	S80°10'00"E
23	S89°15'28"W	153.00	46.86	S80°10'00"E
24	S89°15'28"W	153.00	46.86	S80°10'00"E
25	S89°15'28"W	153.00	46.86	S80°10'00"E
26	S89°15'28"W	153.00	46.86	S80°10'00"E
27	S89°15'28"W	153.00	46.86	S80°10'00"E
28	S89°15'28"W	153.00	46.86	S80°10'00"E
29	S89°15'28"W	153.00	46.86	S80°10'00"E
30	S89°15'28"W	153.00	46.86	S80°10'00"E
31	S89°15'28"W	153.00	46.86	S80°10'00"E
32	S89°15'28"W	153.00	46.86	S80°10'00"E
33	S89°15'28"W	153.00	46.86	S80°10'00"E
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35	S89°15'28"W	153.00	46.86	S80°10'00"E
36	S89°15'28"W	153.00	46.86	S80°10'00"E
37	S89°15'28"W	153.00	46.86	S80°10'00"E
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39	S89°15'28"W	153.00	46.86	S80°10'00"E
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42	S89°15'28"W	153.00	46.86	S80°10'00"E
43	S89°15'28"W	153.00	46.86	S80°10'00"E
44	S89°15'28"W	153.00	46.86	S80°10'00"E
45	S89°15'28"W	153.00	46.86	S80°10'00"E
46	S89°15'28"W	153.00	46.86	S80°10'00"E
47	S89°15'28"W	153.00	46.86	S80°10'00"E
48	S89°15'28"W	153.00	46.86	S80°10'00"E
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50	S89°15'28"W	153.00	46.86	S80°10'00"E
51	S89°15'28"W	153.00	46.86	S80°10'00"E
52	S89°15'28"W	153.00	46.86	S80°10'00"E
53	S89°15'28"W	153.00	46.86	S80°10'00"E
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55	S89°15'28"W	153.00	46.86	S80°10'00"E
56	S89°15'28"W	153.00	46.86	S80°10'00"E
57	S89°15'28"W	153.00	46.86	S80°10'00"E
58	S89°15'28"W	153.00	46.86	S80°10'00"E
59	S89°15'28"W	153.00	46.86	S80°10'00"E
60	S89°15'28"W	153.00	46.86	S80°10'00"E
61	S89°15'28"W	153.00	46.86	S80°10'00"E
62	S89°15'28"W	153.00	46.86	S80°10'00"E
63	S89°15'28"W	153.00	46.86	S80°10'00"E
64	S89°15'28"W	153.00	46.86	S80°10'00"E
65	S89°15'28"W	153.00	46.86	S80°10'00"E
66	S89°15'28"W	153.00	46.86	S80°10'00"E
67	S89°15'28"W	153.00	46.86	S80°10'00"E
68	S89°15'28"W	153.00	46.86	S80°10'00"E
69	S89°15'28"W	153.00	46.86	S80°10'00"E
70	S89°15'28"W	153.00	46.86	S80°10'00"E
71	S89°15'28"W	153.00	46.86	S80°10'00"E
72	S89°15'28"W	153.00	46.86	S80°10'00"E
73	S89°15'28"W	153.00	46.86	S80°10'00"E
74	S89°15'28"W	153.00	46.86	S80°10'00"E
75	S89°15'28"W	153.00	46.86	S80°10'00"E
76	S89°15'28"W	153.00	46.86	S80°10'00"E
77	S89°15'28"W	153.00	46.86	S80°10'00"E
78	S89°15'28"W	153.00	46.86	S80°10'00"E
79	S89°15'28"W	153.00	46.86	S80°10'00"E
80	S89°15'28"W	153.00	46.86	S80°10'00"E
81	S89°15'28"W	153.00	46.86	S80°10'00"E
82	S89°15'28"W	153.00	46.86	S80°10'00"E
83	S89°15'28"W	153.00	46.86	S80°10'00"E
84	S89°15'28"W	153.00	46.86	S80°10'00"E
85	S89°15'28"W	153.00	46.86	S80°10'00"E
86	S89°15'28"W	153.00	46.86	S80°10'00"E
87	S89°15'28"W	153.00	46.86	S80°10'00"E
88	S89°15'28"W	153.00	46.86	S80°10'00"E
89	S89°15'28"W	153.00	46.86	S80°10'00"E
90	S89°15'28"W	153.00	46.86	S80°10'00"E
91	S89°15'28"W	153.00	46.86	S80°10'00"E
92	S89°15'28"W	153.00	46.86	S80°10'00"E
93	S89°15'28"W	153.00	46.86	S80°10'00"E
94	S89°15'28"W	153.00	46.86	S80°10'00"E
95	S89°15'28"W	153.00	46.86	S80°10'00"E
96	S89°15'28"W	153.00	46.86	S80°10'00"E
97	S89°15'28"W	153.00	46.86	S80°10'00"E
98	S89°15'28"W	153.00	46.86	S80°10'00"E
99	S89°15'28"W	153.00	46.86	S80°10'00"E
100	S89°15'28"W	153.00	46.86	S80°10'00"E

EASEMENT DETAIL AND NOTES:

EASEMENT NOTES:

- A FIVE (5) FOOT BY FIVE (5) FOOT WATER EASEMENT IS TO BE LOCATED AT THE FRONT LOT CORNERS DESIGNATED (A) HEREON, IN THIS SUBDIVISION. EASEMENTS WILL GENERALLY CONFORM TO THE EXAMPLE BELOW.
- A 2.5' PUBLIC UTILITY EASEMENT IS TO BE LOCATED ALONG ALL ALLEY RIGHT-OF-WAY LINES.
- A 14.2' X 12.5' ELECTRIC EASEMENT IS TO BE LOCATED WITHIN LOT 5, DESIGNATED (B) HEREON, IN THIS SUBDIVISION. EASEMENTS WILL GENERALLY CONFORM TO THE EXAMPLE BELOW.

TYPICAL EASEMENTS THE (A):

TYPICAL EASEMENTS THE (B):

LEGEND

- 1/2" ROAD WITH CAP SET
- SEWER
- EASEMENT LINE

RESUBDIVISION OF BLOCK 59A OF RESUBDIVISION OF BLOCK 59 MUELLER SECTION V SUBDIVISION

AN 8 LOT SUBDIVISION CONSISTING OF 3.342 ACRES

DATE: JANUARY 2011

PREPARED BY:

Bury+Partners

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