

SUBDIVISION REVIEW SHEET

C12
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CASE NO: C8-2010-0131.1A

ZAP: September 20, 2011

SUBDIVISION NAME: ARCHELETA BOULEVARD

AREA: 2.068 Acres

LOTS: (3)

APPLICANT: Wildflower II LP

AGENT: LJA Engineering & Surveying
(Dan Ryan)

ADDRESS OF SUBDIVISION: SH 45 EB

GRIDS: B13, B14

COUNTY: Travis

WATERSHED: Slaughter Creek

JURISDICTION: Full Purpose

EXISTING ZONING: N/A

PROPOSED LAND USE: ROW/Greenbelt

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 with preliminary plan. The subdivision is composed of (2) landscape/p.u.e. lots and the right-of-way on 2.068 acres. The applicant proposes to final plat the right-of-way for Archleta Blvd. and the two landscape lots out of the Slaughter 100, Tract 14-A preliminary plan which was approved by the Commission in July of 2011. The proposed right-of-way will connect to State Highway 45 near the intersection of Mo-Pac (Loop 1). The City of Austin will provide electric service, water and wastewater service. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

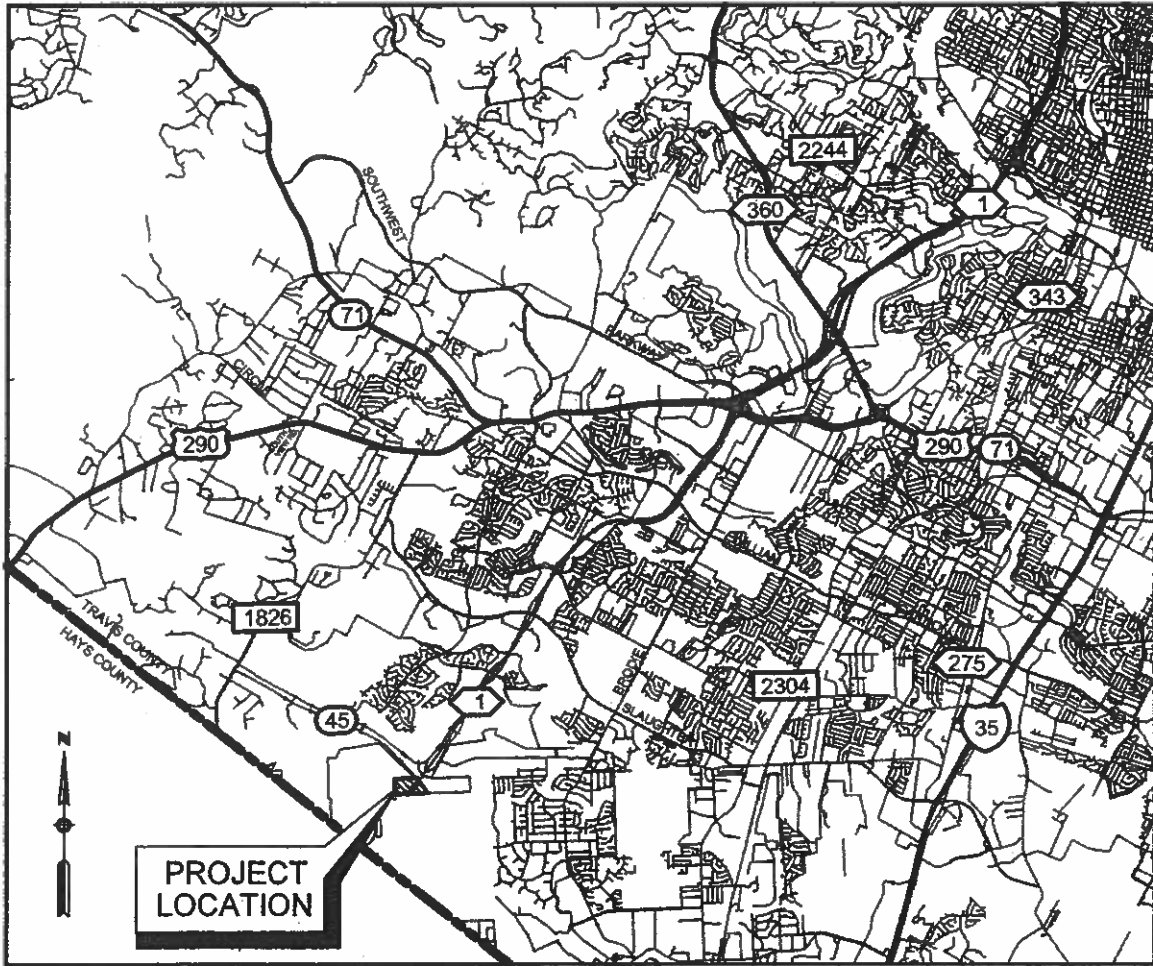
The staff recommends approval of the final with preliminary plan. The plat meets all applicable State and City of Austin LDC requirements. Staff will continue to work with the applicant to ensure compliance.

ZONING AND PLATTING ACTION:

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

PHONE: 974-2786

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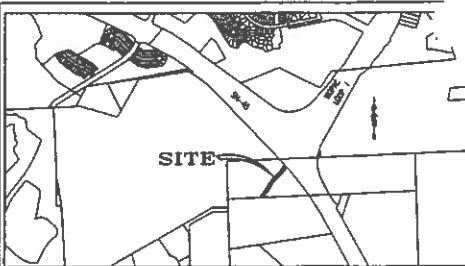
LOCATION MAP
(N.T.S.)

SCANNED

FINAL PLAT OF ARCHELETA BOULEVARD

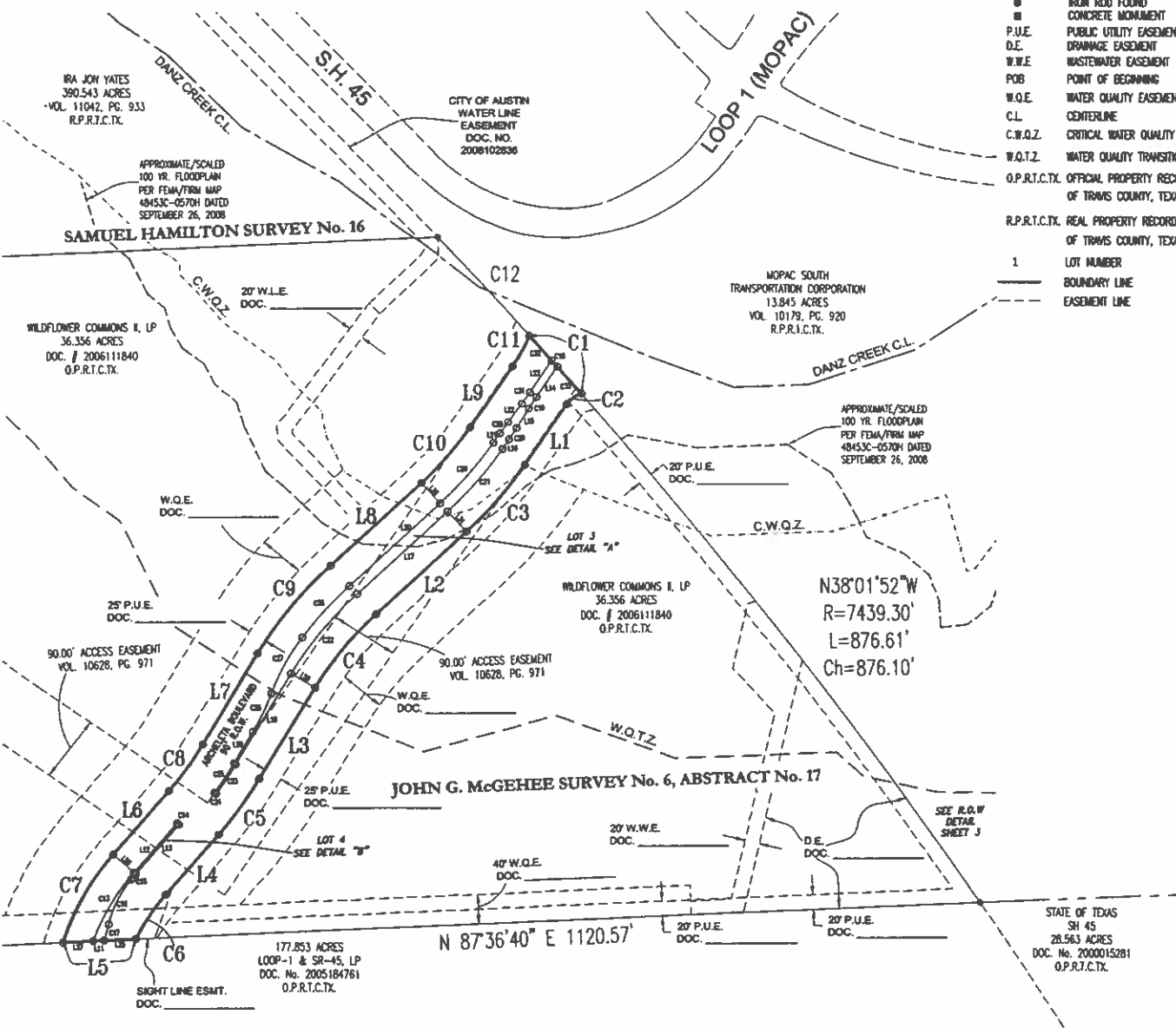
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SCALE: 1" = 100'



VICINITY MAP
N.T.S.

LEGEND	
○	IRON ROD SET
●	IRON ROD FOUND
■	CONCRETE MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
POB	POINT OF BEGINNING
W.Q.E.	WATER QUALITY EASEMENT
C.L.	CENTERLINE
C.W.Q.Z.	CRITICAL WATER QUALITY ZONE
W.Q.T.Z.	WATER QUALITY TRANSITION ZONE
O.P.R.T.C.TX.	OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
1	LOT NUMBER
---	BOUNDARY LINE
- - - -	EASEMENT LINE



DATE: MAY 12, 2011

OWNER:
WILDFLOWER COMMONS II, LP,
A TEXAS LIMITED PARTNERSHIP

ENGINEER:
LJA ENGINEERING AND SURVEYING, INC.
5316 HIGHWAY 290 WEST STE. 150
AUSTIN, TEXAS 78735
Phone: (512) 438-6700
Fax: (512) 438-4916

SURVEYOR:
SETSTONE SURVEYING
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
Phone: (512) 282-0170
Fax: (512) 280-5165

LINEAR FOOTAGE AND AREA OF STREETS						
NAME	LINEAR FOOTAGE	AREA	CLASS	ROW	PAVEMENT WIDTH	DESIGN SPEED
ARCHELETA BLVD.	1000.14'	2.068 Acres	COLLECTOR	90'	NORTHBOUND 24' SOUTHBOUND 24'	30 MPH
TOTAL ACREAGE: 2.068 ACRES						
SURVEY: JOHN G. MCGEEHEE SURVEY NO. 6, A-17						
FEMA IMP No.: 48453C-0570H TRAVIS COUNTY, TEXAS DATED: SEPTEMBER 26, 2008						
BENCHMARK: 3" LCRA ALUMINUM DISC IN CONCRETE STAMPED A718 TEXAS STATE PLANE CENTRAL ZONE (4203) GRID COORDINATES: NORTHING: 10035883.14 EASTING: 3062866.44 ELEVATION: 816.13						
TOTAL OF LOTS: NO. OF SINGLE FAMILY LOTS: 0 NO. OF LANDSCAPE LOTS: 2 NO. OF BLOCKS: 1						

SHEET NO. 1 OF 5

LJA Engineering & Surveying, Inc.

5316 Highway 290 West
Suite 150
Austin, Texas 78735

5501 West William Cannon Drive
Austin, Texas 78749
Phone No. (512) 282-0170
Fax No. (512) 280-5165

SETSTONE SURVEYING

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SCANNED