

C22
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SUBDIVISION REVIEW SHEET

CASE NO: C8-04-0043.05.2A.SH

PC DATE: December 13, 2011

SUBDIVISION NAME: MUELLER SECTION 7B FINAL PLAT

AREA: 24.701 Acres

LOTS: (4)

APPLICANT: COA Redevelopment Services Office
(Pam Hefner)

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

ADDRESS OF SUBDIVISION: 3600 Manor Road

GRIDS: L25

COUNTY: Travis

WATERSHED: Tannehill Branch

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

PROPOSED LAND USE: PUD

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 final with preliminary plan. The subdivision is composed of (4) lots on 24.701 acres. Two lots are proposed for mixed-use residential and two lots are proposed for mixed-use commercial. In addition, there are approximately 7 acres of new right-of-way. The City of Austin will provide water service and wastewater service as well as electric service. Parkland dedication has been satisfied in accordance with the Mueller PUD. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

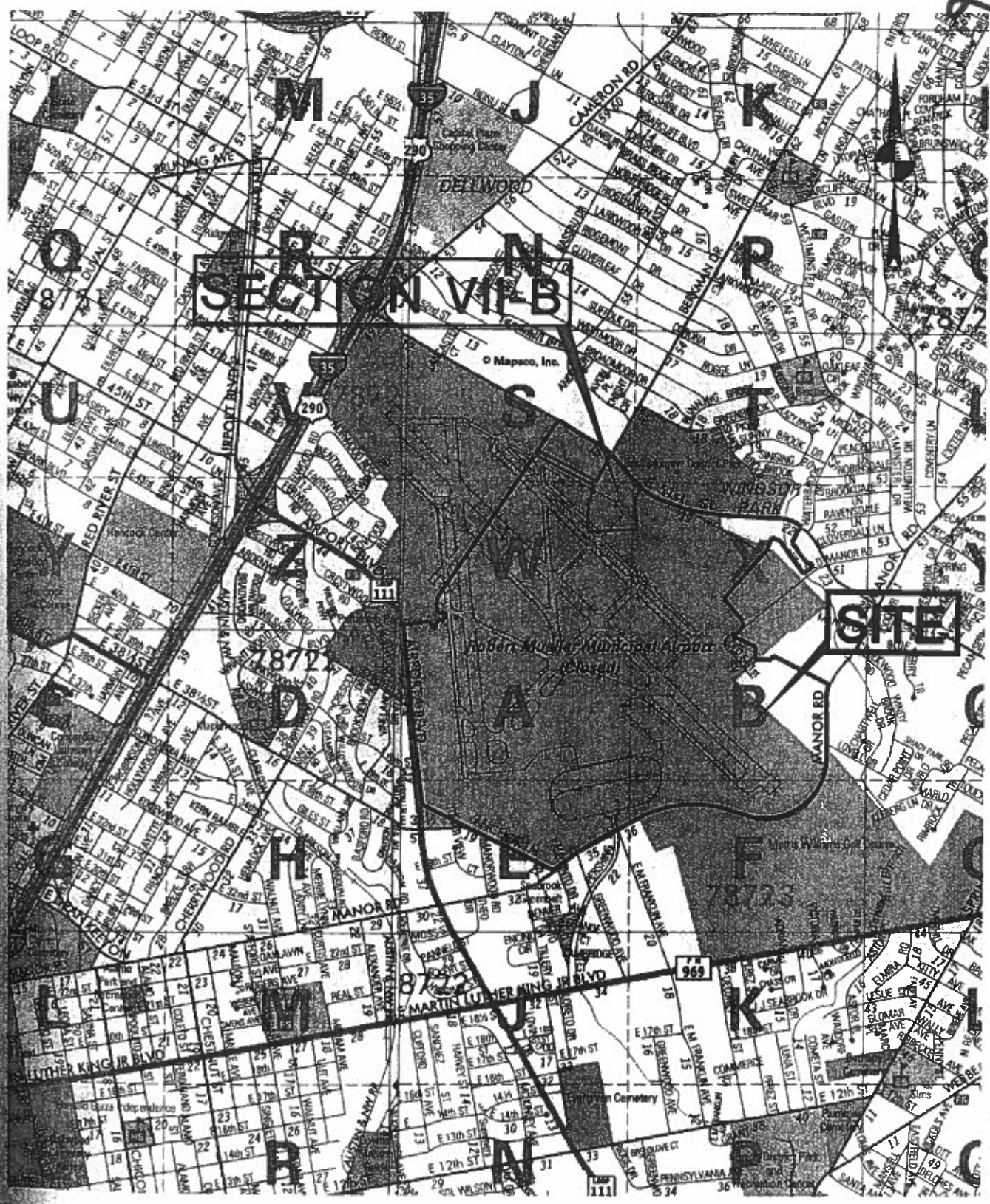
The staff recommends approval of the final with preliminary plan. The plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786

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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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MUELLER SECTION VII-B SUBDIVISION

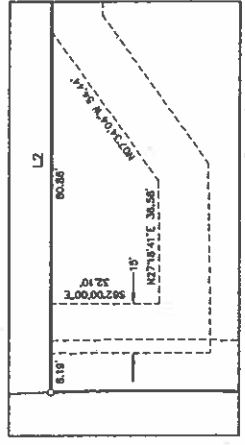
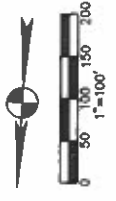
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VOL. 428, PG. 245

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VOL. 621, PG. 31

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EASEMENT DETAIL: 1"=150'

LEGEND

- 1/2" ROR ROAD WITH CAP SET
- ... SIDERWALK

LAND USE TABLE	
MR-1	2 LOTS (BLOCK 1)
PC-2	2 LOTS (BLOCK 6)
TOTAL	4 LOTS

AREA SUMMARY	
BLOCK 1	= 4.51 ACRES
BLOCK 6	= 11.98 ACRES
NEW STREET R.O.S.'S	= 2.00 ACRES
TOTAL AREA	= 28.49 ACRES

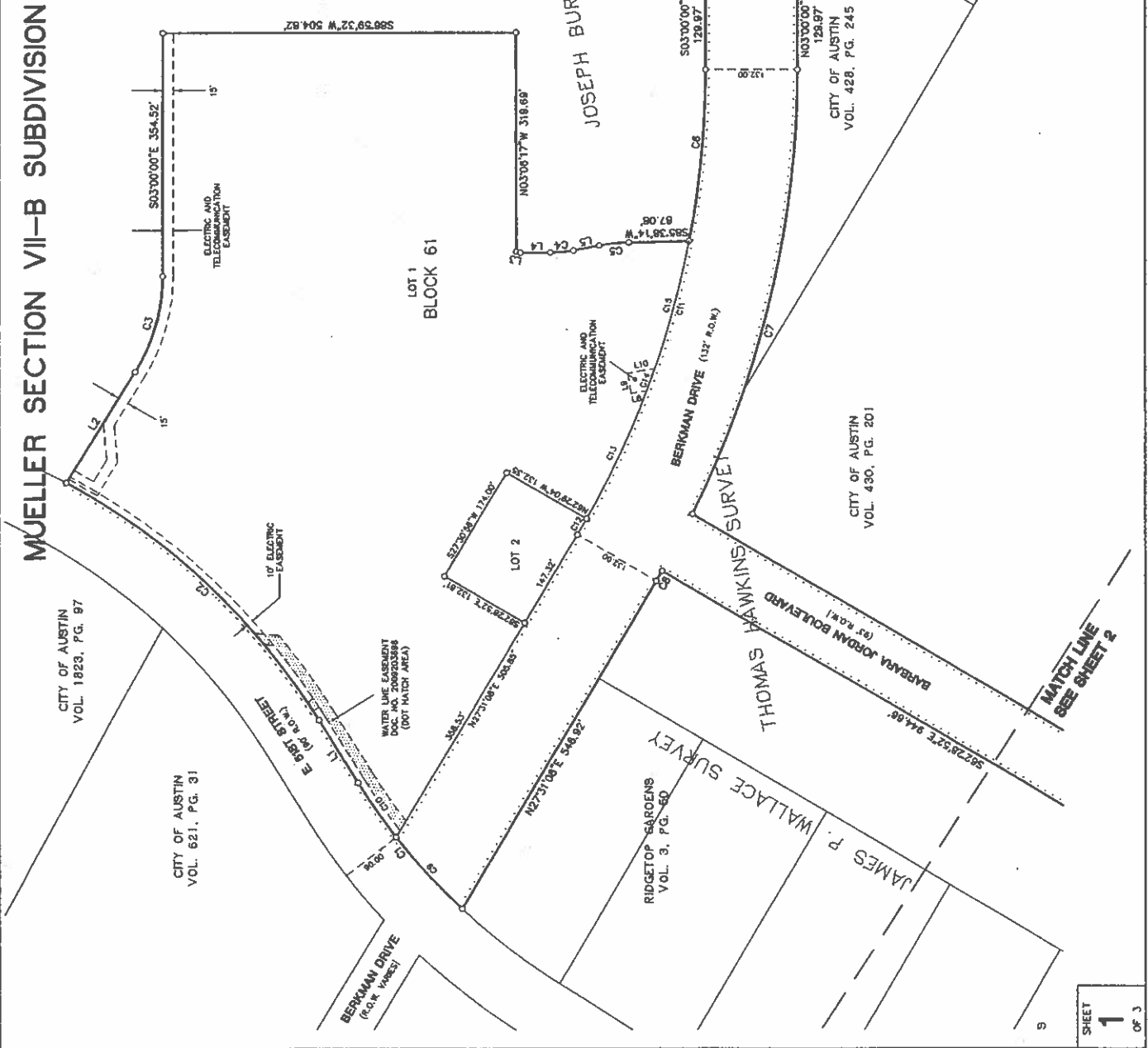
MUELLER SECTION VII-B SUBDIVISION

A 4 LOT SUBDIVISION
CONSISTING OF 28.024 ACRES

DATE: AUGUST 2011
PREPARED BY:

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600, Austin, Texas 78701
Tel. (512) 259-0011 Fax (512) 259-0025
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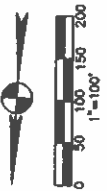
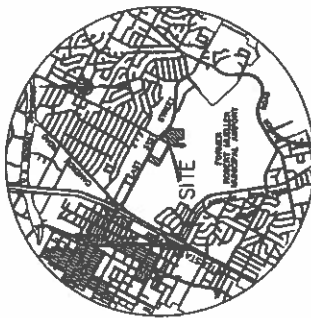
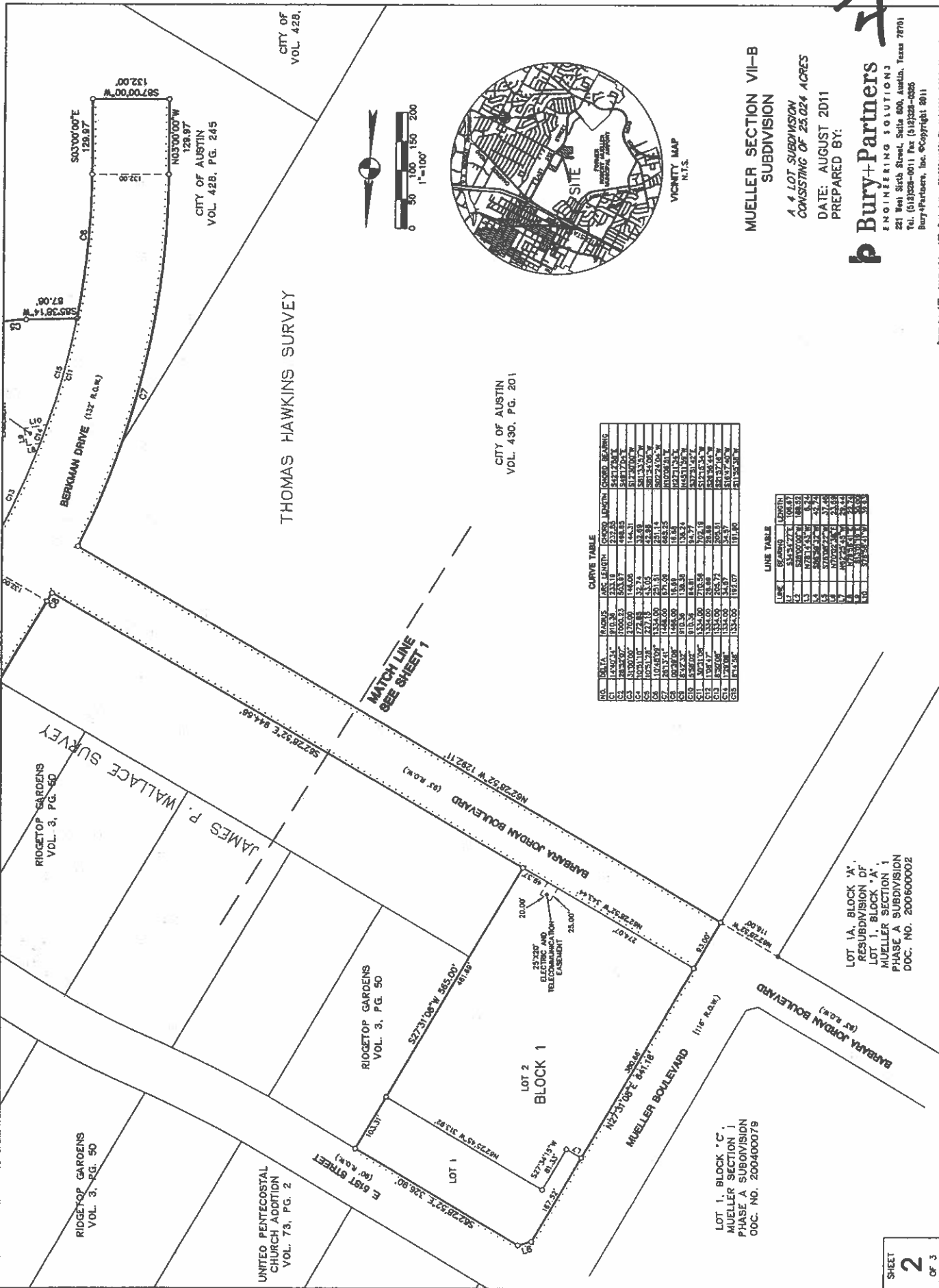
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MUELLER SECTION VII-B
SUBDIVISION
1.4 LOT SUBDIVISION
CONSISTING OF 25.024 ACRES
DATE: AUGUST 2011
PREPARED BY:

Bury+Partners
ENGINEERING SOLUTIONS
21 Neil Sixth Street, Suite 600, Austin, Texas 78701
Tel: (512)228-0011 Fax: (512)228-0285
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Drawn by: ADJ Approved by: ADJ Project No.: R0108844031 File: R:\100844031\100844031.dwg



CURVE TABLE

NO.	DATA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	14402.34	810.26	133.18	222.43	S4811.24&E
C2	28362.67	1620.52	266.37	444.85	S4811.24&E
C3	56725.34	3241.04	532.74	889.70	S17.3000&W
C4	113450.68	6482.08	1065.48	1779.40	S85.2400&W
C5	10251.28	227.15	13.05	23.88	S85.2400&W
C6	10251.28	227.15	13.05	23.88	S85.2400&W
C7	10251.28	227.15	13.05	23.88	S85.2400&W
C8	10251.28	227.15	13.05	23.88	S85.2400&W
C9	10251.28	227.15	13.05	23.88	S85.2400&W
C10	10251.28	227.15	13.05	23.88	S85.2400&W
C11	10251.28	227.15	13.05	23.88	S85.2400&W
C12	10251.28	227.15	13.05	23.88	S85.2400&W
C13	10251.28	227.15	13.05	23.88	S85.2400&W
C14	10251.28	227.15	13.05	23.88	S85.2400&W
C15	10251.28	227.15	13.05	23.88	S85.2400&W

LINE TABLE

LINE	BEARING	LENGTH
L1	S44.2427&E	106.97
L2	S89.0000&W	188.50
L3	N78.1435&W	1.92
L4	S85.2400&W	37.42
L5	N70.0024&E	24.59
L6	N89.2245&W	22.44
L7	N89.2245&W	22.44
L8	N70.0024&E	24.59
L9	N78.1435&W	1.92
L10	S89.0000&W	188.50

MATCH LINE
SEE SHEET 1

LOT 1A, BLOCK 'A',
RESUBDIVISION OF
LOT 1, BLOCK 'A',
MUELLER SECTION 1
PHASE A SUBDIVISION
DOC. NO. 200600002

LOT 1, BLOCK 'C',
MUELLER SECTION 1
PHASE A SUBDIVISION
DOC. NO. 200400079