

C7
/1

PARTIAL VACATION SUBDIVISION REVIEW SHEET

CASE NO.: C8J-06-0141.1A(VAC)

ZAP DATE: 07-03-12

SUBDIVISION NAME: Ridgeview Phase 1, Partial Vacation of Lots 53, 56, Block A, Lots 7, 8, 9, Block D, and Lot 28, Block E

AREA: .3 acre approx

LOT(S): 6

OWNER/APPLICANT: Ashton Woods Homes

AGENT: LJA Engineering
(Dan Ryan)

ADDRESS OF SUBDIVISION: Vantage Point Dr. at Southview Rd.

GRIDS: A19

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: 2 mile ETJ

EXISTING ZONING: n/a

NEIGHBORHOOD PLAN: n/a

PROPOSED LAND USE: single family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

DEPARTMENT COMMENTS: The request is for approval of the Ridgeview Phase 1, Partial Vacation of Lots 53, 56, Block A, Lots 7, 8, 9, Block D, and Lot 28, Block E. The lots are being vacated and replatted to correct building lines on lots 53, 56 and 58 and to replat lots 7, 8 and 9 into a single lot for a proposed amenity center. The vacation is necessary to remove the single-family use restriction of Lots 7, 8 and 9 for the proposed private amenity center. The associated replat, currently under review, may be approved administratively after the City and Travis County approve the partial vacation.

STAFF RECOMMENDATION: The staff recommends approval of the partial plat vacation.

ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman

PHONE: 974-2786

e-mail: don.perryman@ci.austin.tx.us

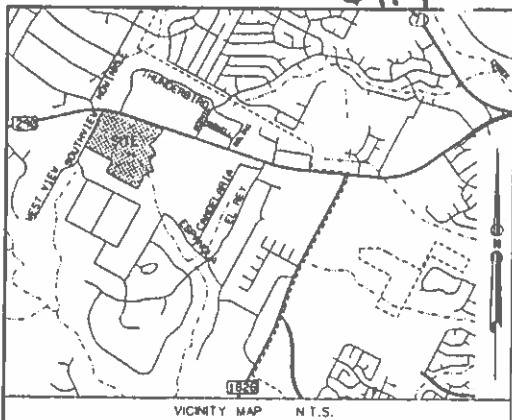
The map is a circular representation of a geographic area, likely a city or county. It features a network of roads and labeled neighborhoods. A compass rose in the upper left indicates North. A scale bar in the lower right shows a distance of 1826 feet. The map is divided into several sections by roads. Key neighborhoods include Featherhill, Oak Valley, Deerhaven, La Fauna Path, El Dorado, San Diego, San Juan, El Rey, Granada Hills, Apache Spring, High Valley, Yaupon Springs, Cedar Spring, Phoenix Pass, Boling, Action, Hudson, Robinson, Flintstone, Callbran, Fenton, Chelmsford, Roman, Yarnbridge, Selma Valley, Red Willow, Chelmsford, Gallatin, and Boling. A compass rose is located in the upper left corner, and a scale bar is in the lower right corner.

SCANNED

\$119

1/6/2011

20110x 27



VICINITY MAP N.T.S.

BENCHMARKS:

BM-1 COTTON GIN SPINDLE SET IN SOUTHEAST FACE OF POWER POLE, +/- 75' NORTHEAST OF INTERSECTION WHISPERING TRAIL AND SOUTHVIEW ROAD ELEV. = 1053.22

BM-2 COTTON GIN SPINDLE SET IN 1" CEDAR TAG NO. 275, +/- 40' EAST OF INTERSECTION OF WHISPERING TRAIL AND OLD CORRAL COVE IN LOT 33A ELEV. = 1028.41

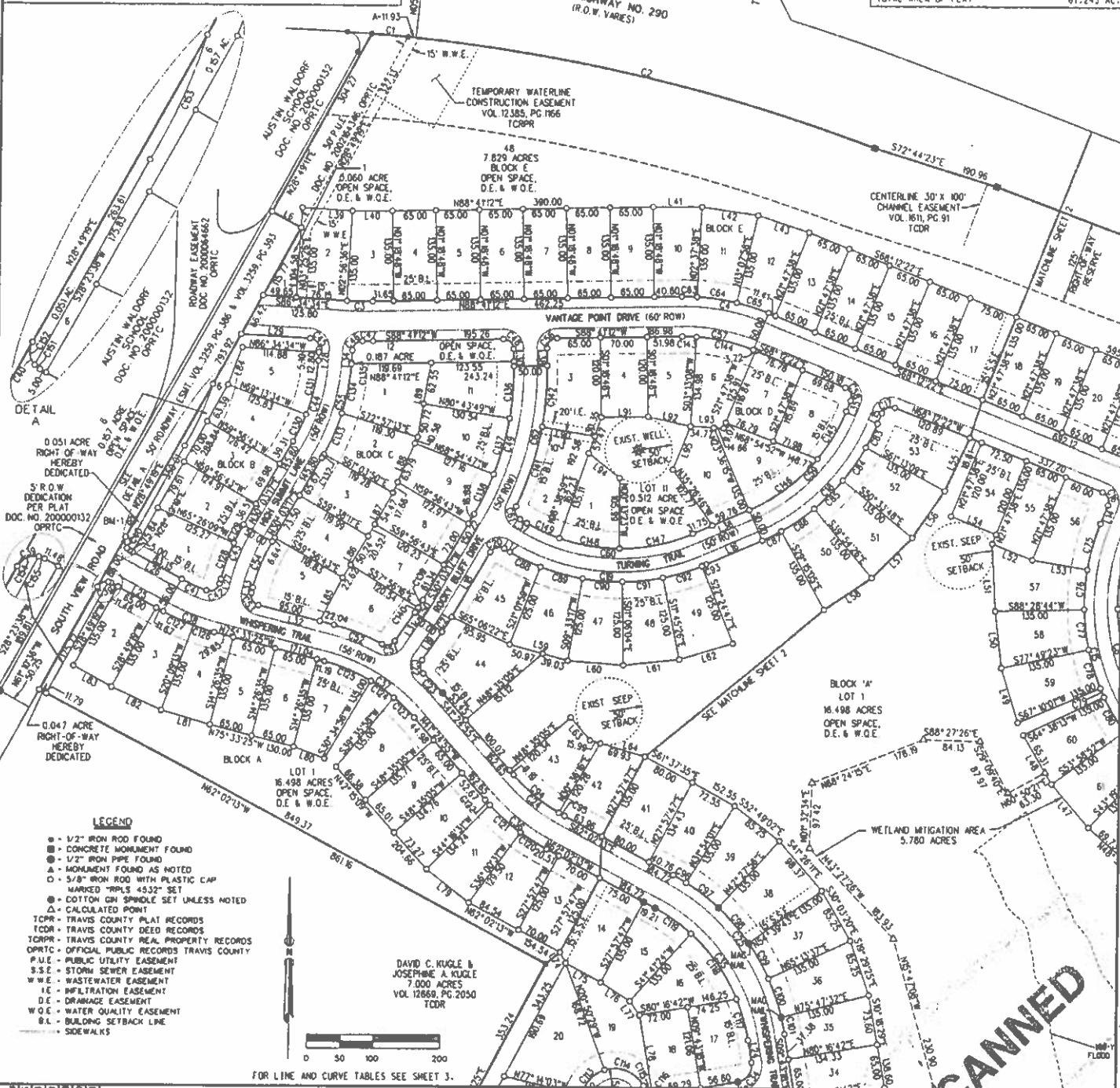
LINEAR FOOTAGE OF STREETS

VANTAGE POINT DR.	1509'
WHISPERING TRAIL	1581'
HIGH SUMMIT LN.	482'
ROCKY BLUFF DR.	585'
TURNING TRAIL	710'
EVELINA TRAIL	710'
LOOKOUT CLIFF PASS	144'
OLD CORRAL COVE	240'
TOTAL	5969'

LOT USE SUMMARY

122 SINGLE FAMILY LOTS	28.73 AC.
6 OPEN SPACE, D.E., P.U.E.	
W.O.E. LOTS	
1. BLOCK A	16.498 AC.
6. BLOCK B	0.157 AC.
12. BLOCK C	0.187 AC.
11. BLOCK D	0.512 AC.
1. BLOCK E	0.060 AC.
48. BLOCK E	7.829 AC.
TOTAL	25.243 AC.
128 TOTAL LOTS	53.521 AC.
STREET RIGHT-OF-WAY	7.722 AC.
TOTAL AREA OF PLAT	61.243 AC.

C1/3



LEGEND

- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON PIPE FOUND
- ▲ MONUMENT FOUND AS NOTED
- ▲ 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
- COTTON GIN SPINDLE SET UNLESS NOTED
- ▲ CALCULATED POINT
- TCPR - TRAVIS COUNTY PLAT RECORDS
- TCOR - TRAVIS COUNTY DEED RECORDS
- TCRPR - TRAVIS COUNTY REAL PROPERTY RECORDS
- OPRIC - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- P.U.E. - PUBLIC UTILITY EASEMENT
- S.S.E. - STORM SEWER EASEMENT
- W.W.E. - WASTEWATER EASEMENT
- I.E. - INFILTRATION EASEMENT
- D.E. - DRAINAGE EASEMENT
- W.Q.E. - WATER QUALITY EASEMENT
- B.L. - BUILDING SETBACK LINE
- SIDEWALKS

DAVID C. KUGLE & JOSEPHINE A. KUGLE
7.000 ACRES
VOL. 12868, PG. 2050
TCOR

FOR LINE AND CURVE TABLES SEE SHEET 3.

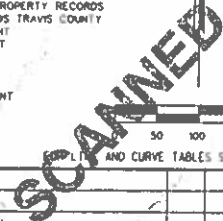
RAMSEY LAND SURVEYING, L.L.C.

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PHONE (512) 301-9398
FAX (512) 301-9395
bramsey@ramsurveying.com

RIDGEVIEW PHASE 1

SUBMITTED: 8/28/07

SCANNED



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