

SUBDIVISION REVIEW SHEET

C22/1

CASE NO.: C8-2013-0046.0A

P.C. DATE: September 24, 2013

SUBDIVISION NAME: Preserve at Thomas Springs Road Final Plat

AREA: 38.465

LOT(S): 34

OWNER/APPLICANT: (Richard E. Furtado)

AGENT: Civil Land Group, LLC
(Gregory Ulcak)

ADDRESS OF SUBDIVISION: 6517 Thomas Springs Road

GRIDS: A21

COUNTY: Travis

WATERSHED: Barton Creek/Williamson Creek

JURISDICTION: Limited-Purpose
Full-Purpose

EXISTING ZONING: RR-NP

MUD: N/A

NEIGHBORHOOD PLAN: West Oak Hill

PROPOSED LAND USE: SF, ROW, Street & Drainage

ADMINISTRATIVE WAIVERS:

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Preserve at Thomas Springs final plat out of an approved preliminary plan. The proposed plat is composed of 32 one-acre single-family lots on 38.465 acres. There are two existing subdivisions, Cooked Cedar Ranch and Live Oak Acres that are currently approved on this site. Both subdivisions are to be vacated and are also on tonight's agenda for your consideration. The subdivision will take access to Thomas Springs Rd. via two new internal streets. The subdivision includes a water quality and detention facility. Parkland dedication requirements have been satisfied by payment of fees in lieu of land dedication. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

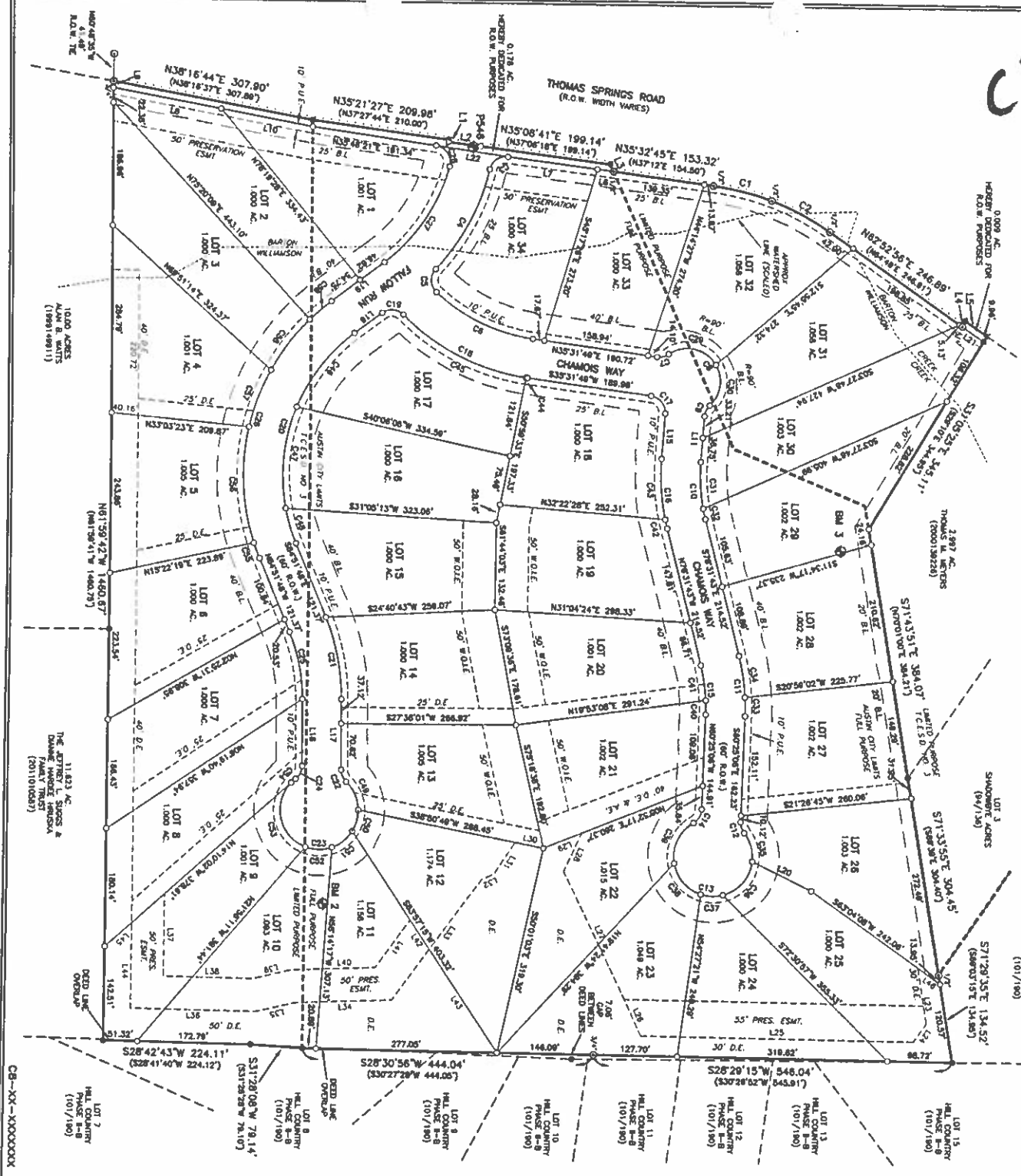
CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786

C22
/2

C22/3

THE PRESERVE AT THOMAS SPRINGS ROAD



SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100

- LEGEND**
- 1/2" REBAR ROUND
 - 1/2" REBAR WITH "BOCKET" CAP ROUND
 - 1/2" REBAR WITH "CHAMPAGNE" CAP
 - R.O.W. PAVE ROAD (SEE NOTED)
 - COTTON SPINDLE ROUND
 - CONTROL POINT
 - BUILDING STRUCK LINE
 - PUBLIC UTILITY EASEMENT
 - JUA. ADJ. USE ACCESS
 - W.E. WATER LINE EASEMENT
 - W.E. WATER QUANTITY EASEMENT
 - () RECORD INFORMATION
 - () SPECIAL LOCATION

BENCHMARK INFORMATION:

BM #1: CHAMPAGNE CONTROL POINT "T&E" A "T" ALUMINUM DISC SET IN ASPHALT DRIVEWAY, EAST END OF THOMAS SPRINGS ROAD, AT INTERSECTION OF THOMAS SPRINGS ROAD AND FALLOW RUN.

ELEVATION = 1048.49' VERTICAL DATUM: NAVD 83 (COORD. 09)

BM #2: COTTON SPINDLE SET IN BASE OF 44' L.V. OAK, NORTH LINE OF LOT 10, TREE TAG # 16432.

ELEVATION = 1043.11' VERTICAL DATUM: NAVD 83 (COORD. 09)

BM #3: COTTON SPINDLE SET IN BASE OF 44' L.V. OAK, EAST LINE LOT 28, TREE TAG # 16327.

ELEVATION = 1043.17' VERTICAL DATUM: NAVD 83 (COORD. 09)

Civil Land Group, LLC

206 W. Main Street Suite 101
Round Rock, Texas 78664
(512) 992-0118 Fax (512) 246-1856
Texas Registered Engineering Firm E-10523

Chaparral

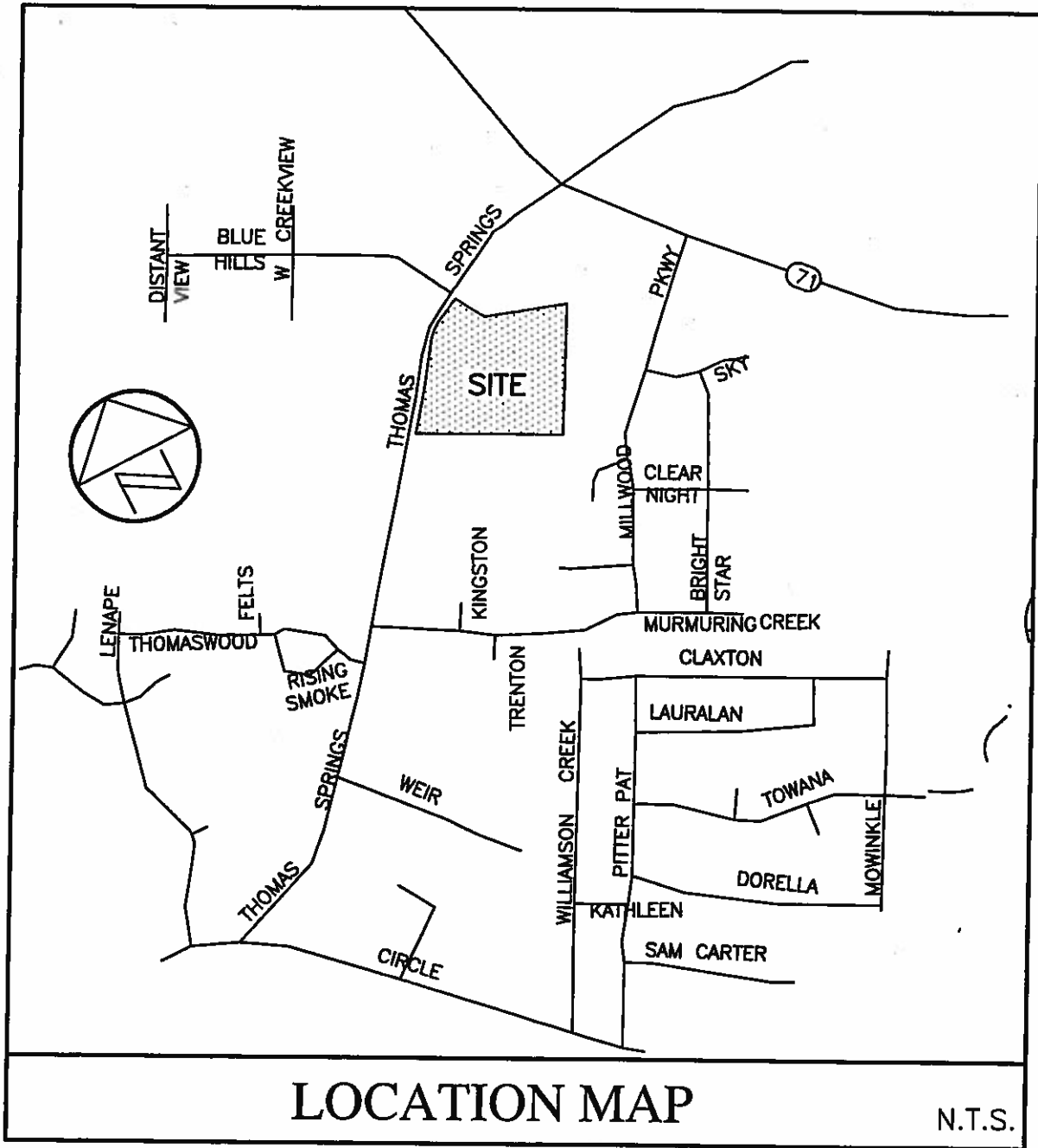
Professional Land Surveying, Inc.
Surveying and Mapping
3500 Lacocca Lane
Austin, TX 78744
512-443-1724

PROJECT NO.: 878-001
DRAWING NO.: 878-001-P-1
DATE: 03/16/2013
BY: [Signature]
CHECKED BY: [Signature]
SHEET: 02 OF 04

DEVELOPER: [Blank]
OWNER: [Blank]
DESIGNER: [Blank]

SCANNED

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