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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2013-0032.1A

**ZAP DATE:** October 1, 2013

**SUBDIVISION NAME:** Retreat at Tech Section 1

**AREA:** 29.37 acres

**LOT(S):** 96

**OWNER/APPLICANT:** Oertli Family Partnership  
(Robin Elaine Oertli Heine)  
(Brenda Lee Oertli)  
(Joy Lyn Offield)  
(Linda Oertli)

**AGENT:** KB Home Lone Star, LP  
(John Zinsmeyer)

**ADDRESS OF SUBDIVISION:** 12422 Dessau Road

**GRIDS:** MN33

**COUNTY:** Travis

**WATERSHED:** Harris Branch, Walnut Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** PUD-RET, PUD-SF

**MUD:** N/A

**PROPOSED LAND USE:** Single-family residential, (small lot)

**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 Retreat at Tech Ridge Section 1 final plat out of an approved preliminary plan. The project site consists of 89 small-lot single-family home sites, associated right-of-way and open space/landscape lots on 29.37 acres. The plan proposes a density of 4.07 lots per acre. The lots will take access via an internal street network via Dessau Road. Water, wastewater and electric will be provided by the City of Austin. Parkland dedication requirements has been satisfied by the dedication of parkland. The developer will be responsible for all costs associated with any required improvements.

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

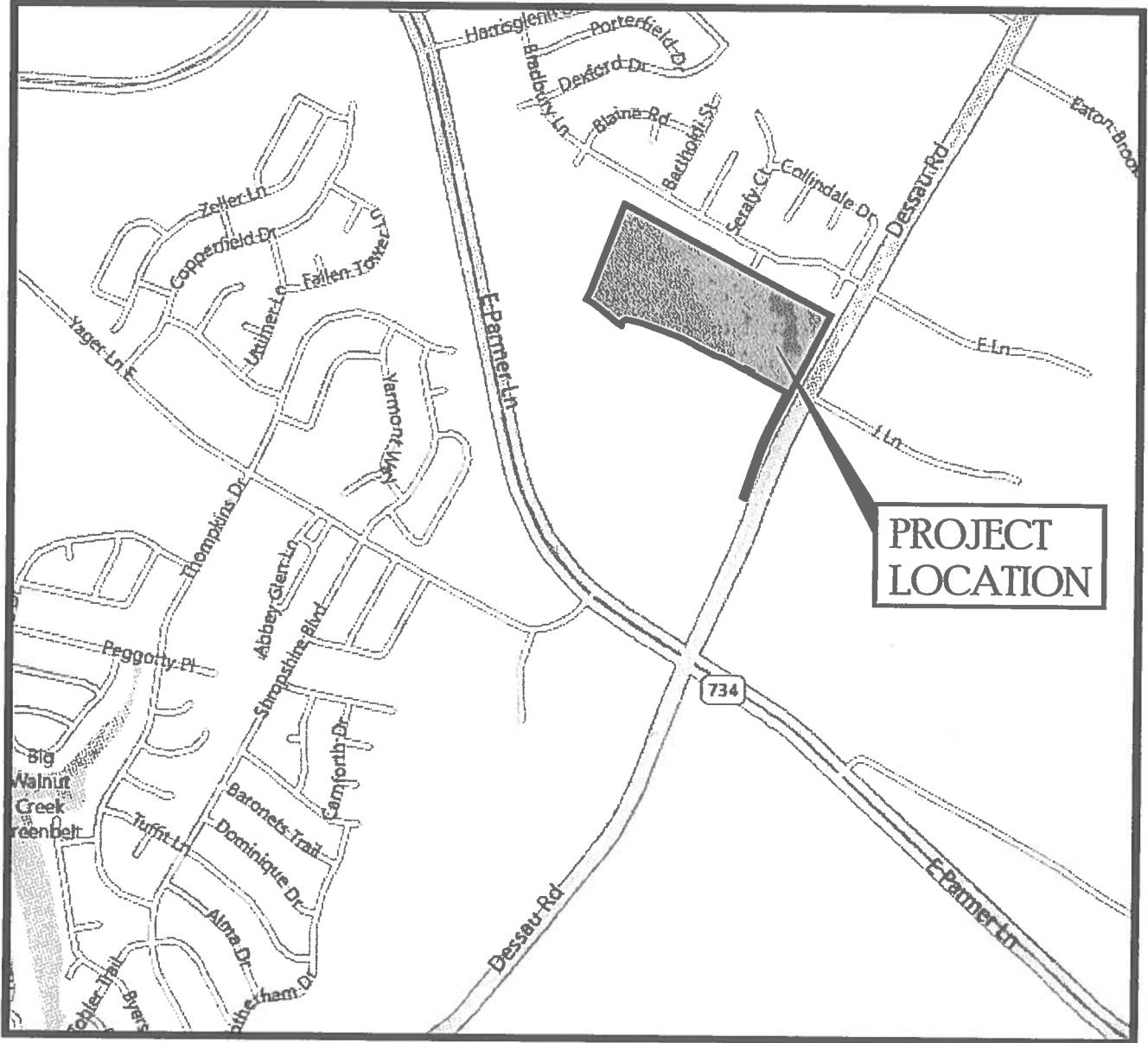
**ZONING AND PLATTING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

**PHONE:** 512-974-2786

**E-MAIL:** don.perryman@austintexas.gov

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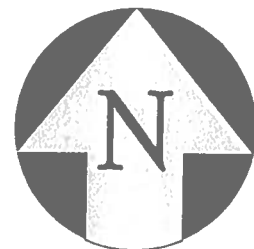


RETREAT AT TECH RIDGE  
SECTION ONE  
LOCATION MAP

SCANNED

**LC** LONGARO & CLARKE  
Consulting Engineers

Land Development • Stormwater Management • Water Resources  
3839 Bee Cave Road • Suite 150 • Austin, Texas 78746  
(512) 306-0228 ~ www.LongaroClarke.com ~ TBPE Reg. No. F-544



# THE RETREAT AT TECH RIDGE, SECTION ONE

DATE: SEPTEMBER 24, 2013

**OWNER:**  
KB HOME LORE STAR, INC.  
10800 PECAN PARK BLVD. STE. 200  
AUSTIN, TEXAS 78750  
(512) 651-8100 phone  
(512) 795-6181 fax

**ENGINEER:**  
LONGARD & CLARKE CONSULTING ENGINEERS  
3839 BEE CAVE ROAD, STE. 150  
AUSTIN, TEXAS 78746  
Phone: (512) 306-0228  
Fax: (512) 306-0338  
TBP REG. NO. F-544

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

## LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ▼ 60d NAIL FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- E.T.E. ELECTRIC AND TELECOMMUNICATIONS EASEMENT
- D.E. DRAINAGE EASEMENT
- DET. DETENTION EASEMENT
- L.S. LANDSCAPE EASEMENT
- O.S. OPEN SPACE EASEMENT
- W.Q. WATER QUALITY EASEMENT
- B.L. BUILDING LINE
- POB POINT OF BEGINNING
- 1 LOT NUMBER
- Ⓐ BLOCK NUMBER
- EASEMENT LINE
- ..... SIDEWALK

SCALE: 1" = 100'

VICINITY MAP  
N.T.S.

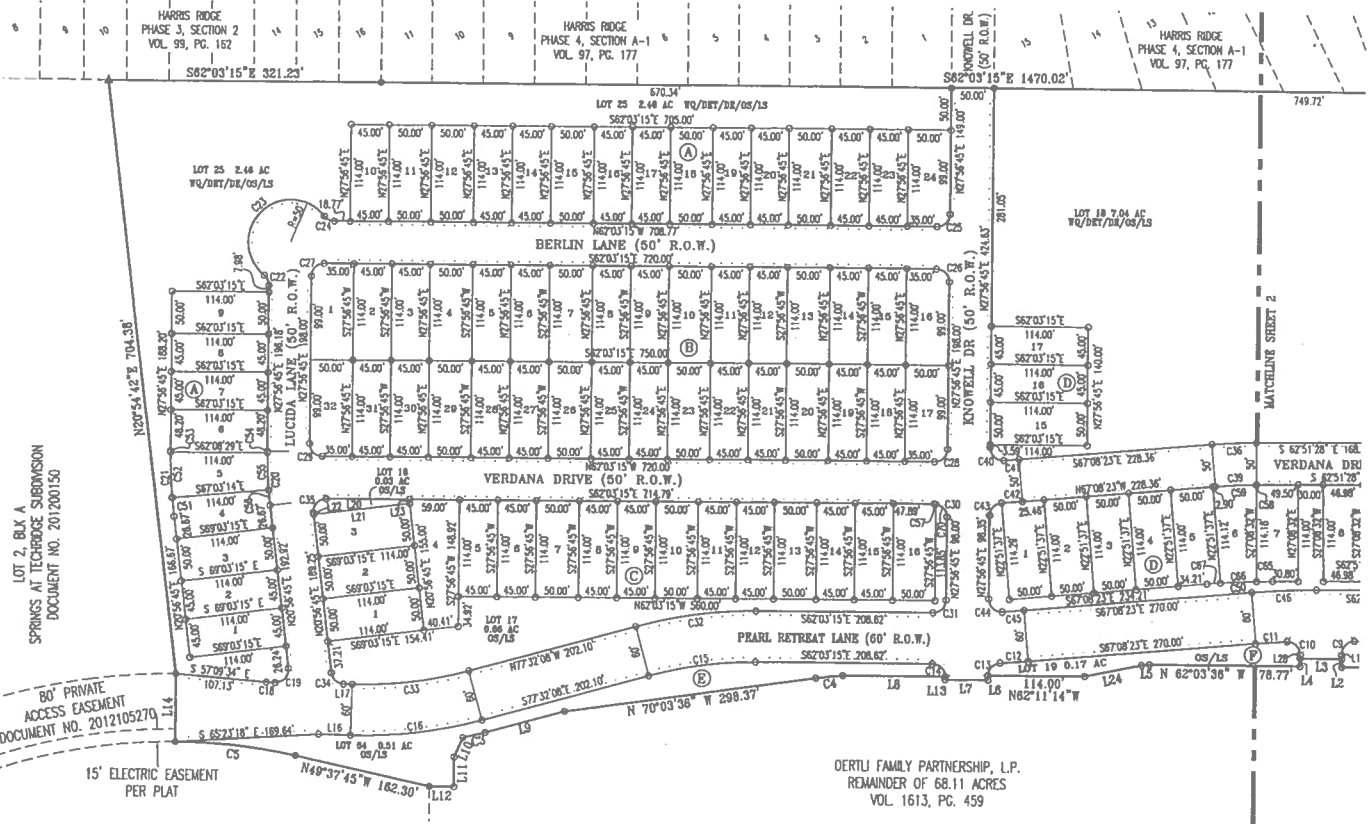
TOTAL OF LOTS: 96  
NO. OF SINGLE FAMILY LOTS: 89  
NO. OF WATER QUALITY, DETENTION,  
DRAINAGE, OPEN SPACE AND  
LANDSCAPE LOTS: 2  
NO. OF OPEN SPACE AND  
LANDSCAPE LOTS: 5

TOTAL ACRES: 29.377 ACRES  
SURVEY: MEMUCAN HUNT SURVEY, SURVEY NO. 88, ABSTRACT 397  
SAMUEL CUSHING SURVEY, NO. 70  
F.E.M.A. MAP NO. 48453C 0270H  
TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.  
DATED: SEPTEMBER 26, 2008  
JURISDICTION: CITY OF AUSTIN FULL PURPOSE

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



LOT 2, BLK A  
SPRINGS AT TECHRIDGE SUBDIVISION  
DOCUMENT NO. 201200150

80' PRIVATE  
ACCESS EASEMENT  
DOCUMENT NO. 201210527Q

15' ELECTRIC EASEMENT  
PER PLAT

ORTU FAMILY PARTNERSHIP, L.P.  
REMAINDER OF 68.11 ACRES  
VOL 1613, PG. 459

LINE	LENGTH	BEARING
L1	25.28	S87°03'36"E
L2	9.22	S77°56'24"W
L3	50.00	S82°03'15"E
L4	9.22	N27°56'24"E
L5	9.38	S67°08'23"E
L6	5.27	N27°56'45"E
L7	50.00	S82°03'15"E
L8	120.35	S82°03'15"E
L9	95.99	S77°32'08"E
L10	25.06	N82°09'33"E
L11	34.57	N27°56'24"E
L12	28.50	S82°03'36"E
L13	3.58	N27°56'45"E
L14	79.94	N27°50'24"E
L15	4.62	S77°56'24"W
L16	37.50	S80°39'07"E
L17	10.28	S80°39'07"E
L18	60.00	S82°03'15"E
L19	21.36	S17°26'36"E
L20	97.90	N82°03'15"W
L21	114.00	S82°03'15"E
L22	2.04	N20°26'45"E
L23	5.00	N20°26'45"E
L24	68.52	S71°49'25"E
L25	60.00	S62°50'15"E
L26	35.36	N72°09'45"E
L27	35.36	S17°50'15"E
L28	4.62	N27°56'24"E

RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS					
STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS PAVEMENT WIDTH	DESIGN SPEED
PEARL RETREAT LANE	60' ROW	1,725'	2,552 ACRES	RESIDENTIAL 40' FT COLLECTOR	35
VERDANA DRIVE	50' ROW	1,417'	1,593 ACRES	LOCAL 30' FT	30
KNOWELL DRIVE	50' ROW	695'	0.752 ACRES	LOCAL 30' FT	30
LUCIDA LANE	50' ROW	552'	0.723 ACRES	LOCAL 30' FT	30
BERLIN LANE	50' ROW	800'	0.820 ACRES	LOCAL 30' FT	30

SHEET NO. 1 OF 4

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

**SETSTONE SURVEYING**

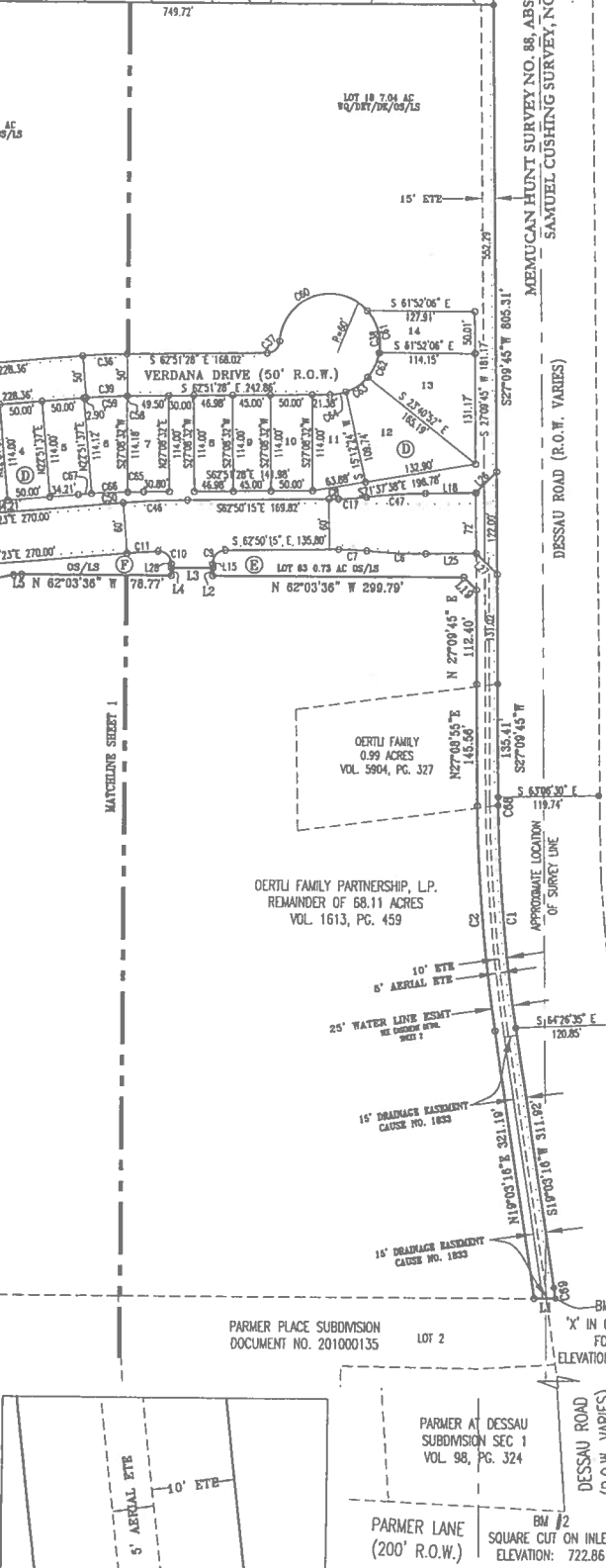
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C8-2013-0032.1A

# THE RETREAT AT TECH RIDGE, SECTION ONE

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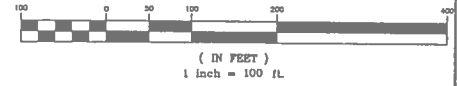
HARRIS RIDGE  
PHASE 4, SECTION A-1  
VOL. 97, PG. 177



- LEGEND**
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  - CONCRETE MONUMENT FOUND
  - ▼ 60d NAIL FOUND
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  - 1 LOT NUMBER
  - (A) BLOCK NUMBER
  - EASEMENT LINE
  - - - - - SIDEWALK

SCALE: 1" = 100'

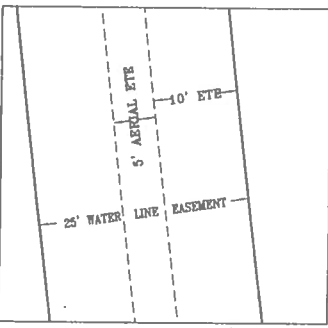
GRAPHIC SCALE




SUN SECURED FINANCING  
126.941 ACRES  
DOCUMENT NO.  
2002102961

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	1969.86'	268.58'	268.38'	S22°56'17"W	133.50
C2	1994.86'	269.97'	269.78'	N22°56'16"E	135.19
C3	543.00'	26.84'	26.84'	N76°07'29"W	13.42
C4	439.00'	31.70'	31.70'	N67°59'28"W	15.86
C5	699.00'	143.10'	142.82'	N55°50'20"W	71.83
C6	610.00'	78.48'	78.44'	S59°31'39"E	35.28
C7	290.00'	33.50'	33.49'	N59°31'39"W	16.77
C8	1810.05'	11.25'	11.25'	S67°50'15"E	5.63
C9	15.00'	25.18'	25.32'	S67°22'13"W	12.71
C10	15.00'	24.31'	24.31'	S11°29'29"E	15.77
C11	970.00'	37.54'	37.53'	S68°11'30"E	18.77
C12	1030.00'	33.00'	33.00'	S68°11'30"E	16.50
C13	15.00'	22.71'	22.80'	S71°19'15"W	14.17
C14	15.00'	23.56'	23.56'	N17°05'15"W	15.00
C15	470.00'	126.99'	126.81'	S69°47'41"E	63.89
C16	530.00'	156.18'	156.81'	S69°05'37"E	78.66
C17	290.00'	33.50'	33.49'	N68°05'50"W	16.77
C18	500.23'	10.56'	10.56'	N58°28'53"W	5.28
C19	15.00'	23.92'	22.81'	N70°28'48"E	17.56
C20	323.00'	64.14'	64.10'	N42°28'45"E	32.11
C21	639.00'	78.07'	78.07'	N42°28'45"E	39.06
C22	15.00'	13.62'	13.18'	S01°56'08"W	7.32
C23	50.00'	109.33'	99.25'	S72°56'45"W	406.04
C24	15.00'	13.62'	13.18'	S38°02'30"E	7.32
C25	15.00'	23.56'	23.21'	N72°56'45"E	15.00
C26	15.00'	23.56'	23.21'	S117°03'15"E	15.00
C27	15.00'	23.56'	23.21'	N72°56'45"E	15.00
C28	15.00'	23.56'	23.21'	N72°56'45"E	15.00
C29	15.00'	23.56'	23.21'	S117°03'15"E	15.00
C30	15.00'	23.56'	23.21'	S117°03'15"E	15.00
C31	15.00'	23.56'	23.21'	N72°56'45"E	15.00
C32	330.00'	143.20'	142.77'	S69°47'41"E	72.04
C33	470.00'	138.50'	137.99'	S69°05'37"E	69.75
C34	15.00'	21.36'	19.60'	N19°31'11"W	12.85
C35	15.00'	25.37'	22.47'	N69°28'45"E	16.85
C36	708.00'	52.81'	52.80'	S84°50'56"E	26.47
C37	15.00'	22.56'	20.49'	S74°03'12"W	14.03
C38	60.00'	278.74'	87.84'	N15°58'48"W	64.14
C39	658.00'	49.18'	49.18'	S64°50'56"E	24.80
C40	15.00'	24.82'	21.84'	N19°03'58"W	14.09
C41	875.00'	18.07'	18.07'	S69°36'32"E	9.03
C42	1025.00'	24.54'	24.54'	S69°27'14"E	12.27
C43	15.00'	22.56'	20.21'	S71°03'20"W	14.06
C44	15.00'	24.49'	21.86'	N18°49'57"W	15.88
C45	970.00'	25.89'	25.89'	S68°22'31"E	12.85
C46	1030.00'	77.34'	77.33'	S68°59'19"E	38.69
C47	810.00'	70.48'	70.44'	S68°05'50"E	35.28
C48	1044.00'	78.00'	78.00'	S64°50'56"E	39.03
C49	639.00'	22.31'	22.31'	S21°56'45"W	11.18
C50	639.00'	53.78'	53.77'	S29°21'24"W	26.91
C51	639.00'	1.97'	1.97'	S27°52'48"W	0.99
C52	525.00'	1.80'	1.80'	S27°52'41"W	0.90
C53	525.00'	44.01'	44.00'	S28°20'48"W	22.02
C54	15.00'	18.33'	18.33'	S21°56'45"W	8.17
C55	15.00'	2.12'	2.12'	N69°00'33"W	1.06
C56	658.00'	0.50'	0.50'	N62°52'17"W	0.25
C57	658.00'	48.67'	48.66'	N65°01'16"W	24.35
C58	60.00'	141.53'	110.83'	N81°27'33"W	145.40
C59	60.00'	53.88'	52.00'	N11°50'29"E	28.91
C60	60.00'	32.38'	32.00'	N63°02'09"E	16.00
C61	60.00'	31.55'	31.17'	N63°53'13"E	16.15
C62	60.00'	19.30'	19.30'	S72°04'56"E	9.78
C63	1044.00'	18.20'	18.20'	N63°23'06"W	9.60
C64	1044.00'	43.03'	43.03'	N69°05'37"W	21.52
C65	1044.00'	15.80'	15.79'	N68°42'23"W	7.90
C66	1969.86'	10.00'	10.00'	S26°57'37"W	5.00
C67	7878.44'	13.17'	13.17'	N19°09'18"E	6.58
C68	15.00'	21.44'	19.68'	N17°00'53"W	13.02



SHEET NO. 2 OF 4


  
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