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/

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0099

Z.A.P. DATE: January 21, 2014

SUBDIVISION NAME: Glencoe Subdivision

AREA: 22.66 acres

LOTS: 71

APPLICANT: CSF TRG Holdings, LLC
(J.M. Cook)

AGENT: CSF TRG Holdings, LLC
(James M. Cook)

ADDRESS OF SUBDIVISION: Harris Branch Parkway

GRIDS: Q29 / Q30

COUNTY: Travis

WATERSHED: Harris Branch

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

PROPOSED LAND USE: Single Family / Greenbelt / right-of-way

ADMINISTRATIVE WAIVERS: None

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Glencoe Subdivision preliminary plan composed of 71 lots on 22.66 acres. The applicant proposes to subdivide the property into 71 lot preliminary plan for residential uses. The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

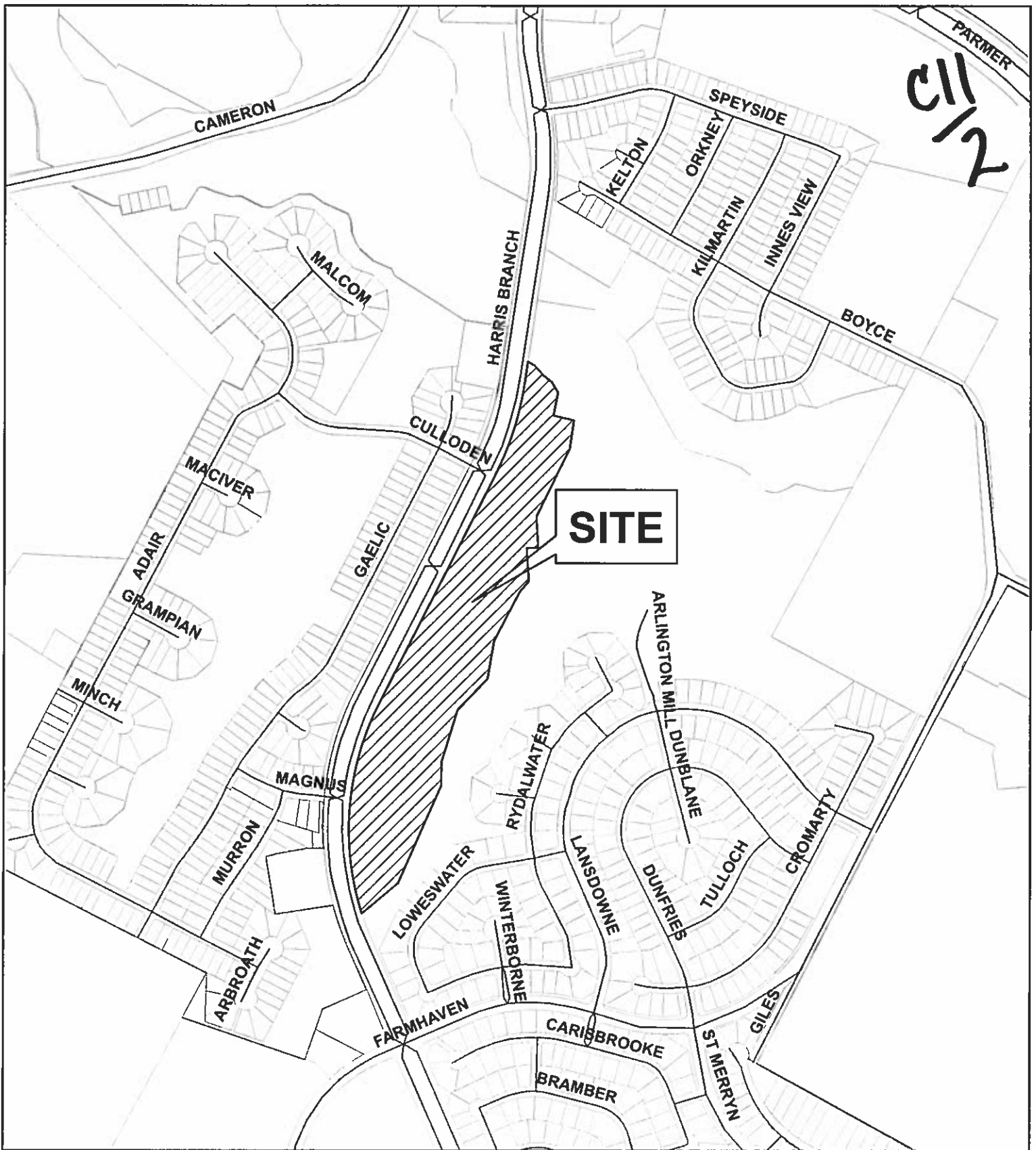
STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the preliminary plan meets all applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: Cesar.Zavala@austintexas.gov



CASE#: C8-2013-0133
 ADDRESS: RIVERSIDE VARGAS SUBDIVISION
 PROJECT: 1909 VARGAS RD.
 GRID: L18
 MANAGER: CESAR ZAVALA



This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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PRELIMINARY PLAN FOR GLENCOE SUBDIVISION

BENCHMARKS:

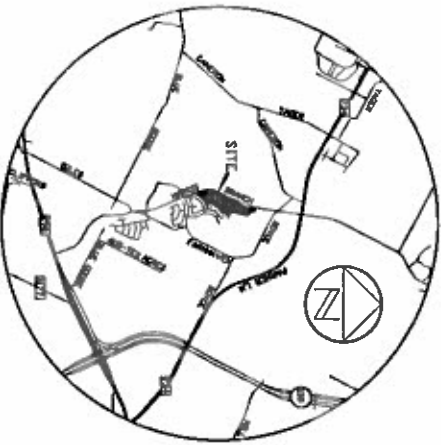
- 1. THE "1" IS A "SOURCE" CUT ON AN ALLEY ON THE WEST R.O.M. OF WAGES BRANCH ROAD. THE POINT OF INTERSECTION OF THIS ROAD IS 1/2 MILE SOUTH OF WAGES LANE AND +/- 2' EAST OF A STORM SEWER MANHOLE. ELEVATION=824.17'
 - 2. THE "2" IS A "SOURCE" CUT ON AN ALLEY ON THE WEST R.O.M. OF WAGES BRANCH ROAD. THE POINT OF INTERSECTION OF THIS ROAD IS 1/2 MILE SOUTH OF WAGES LANE AND +/- 2' EAST OF A STORM SEWER MANHOLE. ELEVATION=821.38'
 - 3. THE "3" IS A "SOURCE" CUT ON THE CENTER LINE OF AN ALLEY ON THE WEST R.O.M. OF WAGES BRANCH ROAD +/- 0.8' OF A MILE NORTH OF FOWL HATCH ROAD +/- 2' EAST OF A STORM SEWER MANHOLE. ELEVATION=823.85'
- SOURCE: HMD 88 FROM USGS OBSERVATIONS

PRELIMINARY PLAN NOTES:

1. THE 100'-REAR RUDERPLAN, AS ORDERED BY CITY REGULATIONS, IS CONTAINED WITHIN THE BOUNDARY LINES OF THE SUBDIVISION. THE BOUNDARY LINES OF THE SUBDIVISION SHALL BE THE BOUNDARY LINES OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 4453000001 DATED SEPTEMBER 28, 2008 FOR TRAVIS COUNTY, TEXAS.
2. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE DESIGNER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ACCURACY OF THE WORK OF THE DESIGN ENGINEER.
3. THE PLANS ARE COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED BY HMD ORD. 2008-00-0003.
4. SEE SHEET 3 FOR ADDITIONAL GENERAL PRELIMINARY PLAN NOTES.

UTILITY NOTES:

1. AUSTIN ENERGY HAS THE RIGHT TO PROBE AND/OR REMOVE TRUCKS, SIGNATURES AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EXISTENTS FROM BEING DAMAGED OR DESTROYED. ALL SUCH WORK SHALL BE DONE IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/PROPOSOR OF THE SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND/OR MAINTENANCE, REPAIR, OR OVERHAUL AND UNDERGROUND AND/OR SURFACE LINES, TRUNKS, TRENCHES, AND/OR CONDUITS AND UNDERGROUND AND/OR SURFACE LINES TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE REMOVAL AND TREE REPLANTING. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTIVE AND RESTORATIVE WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THE PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING NATIONAL ELECTRIC SAFETY CODE (NEC) CLEARANCES BETWEEN ELECTRIC LINES AND EQUIPMENT. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTIVE AND RESTORATIVE WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THE PROJECT.
5. A TYPICAL (10) FOOT PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAYS.
6. COMPLIANCE WITH STREET LIGHT ORDINANCE 81-1028 IS REQUIRED PRIOR TO FINAL PLAN APPROVAL.
7. ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNER'S EXPENSE.



CITY GRID NO. 029 & 030
 MAPSCO PAGE NUMBER: 528 B.E.F.T.U.
 THIS PROJECT IS LOCATED WITHIN THE CITY OF AUSTIN CITY LIMITS
 THIS PROJECT IS LOCATED IN THE HARRIS BRANCH CREEK WATERSHED A SUBURBAN WATERSHED.

SHEET INDEX:

1. COVER SHEET
2. PRELIMINARY PLAN
3. PRELIMINARY PLAN & GENERAL NOTES
4. PRELIMINARY PLAN
5. SLOPE DENSITY MAP & TOPOGRAPHIC SURVEY
6. TREE PROTECTION & EROSION/SEDIMENTATION CONTROL PLAN
7. EXISTING AND PROPOSED RELOCATE AREA MAPS
8. FLOODPLAIN EASEMENT & WATERWAY DRAINAGE AREA MAP
9. LOT WITH EASEMENT

SURVEYOR:

QUAYBARR SURVEYING, INC.
 3500 LUGOLD Lane
 AUSTIN, TEXAS 78744
 P.O. BOX 1443-1724
 P.O. (512) 288-0843

ENGINEER:

CSF CIVIL GROUP LLC
 3636 Emerson Center Dr. Ste 208
 AUSTIN, TEXAS 78731
 P.O. BOX 1443-1724
 P.O. (512) 288-0843

OWNER:

CSF PRO HOLDINGS, LLC
 3636 Emerson Center Drive
 SUITE 208
 AUSTIN, TEXAS 78731

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE APPLICANT IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND CORRECTNESS OF ALL INFORMATION AND DATA PROVIDED. THE CITY ENGINEERS REVIEW THE APPLICATION FOR CODE COMPLIANCE.

CITY OF AUSTIN USE ONLY:

DATE: MAY 31, 2013
 CSF 428 No. 10090107
 SUBMITTED BY: JAMES E. GOOK, P.E. No. 58840

CSF
 Civil Group
 3636 Emerson Center Drive
 Austin, Texas 78731
 (512) 288-0843
 ENGINEERING, ARCHITECTURE & CONSTRUCTION SERVICES

GLADCO SUBDIVISION
 CITY OF AUSTIN CASE NO. 09-201-0000

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NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	11/11/11	CSF TRG HOLDINGS, LLC
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		



MATCHLINE SHEET 3

LEGEND

- UP - 1/4" = 1' (Vertical)
- UP - 1/4" = 1' (Horizontal)
- UP - 1/4" = 1' (Diagonal)
- UP - 1/4" = 1' (Curved)
- UP - 1/4" = 1' (Other)

STREET DIMENSIONS

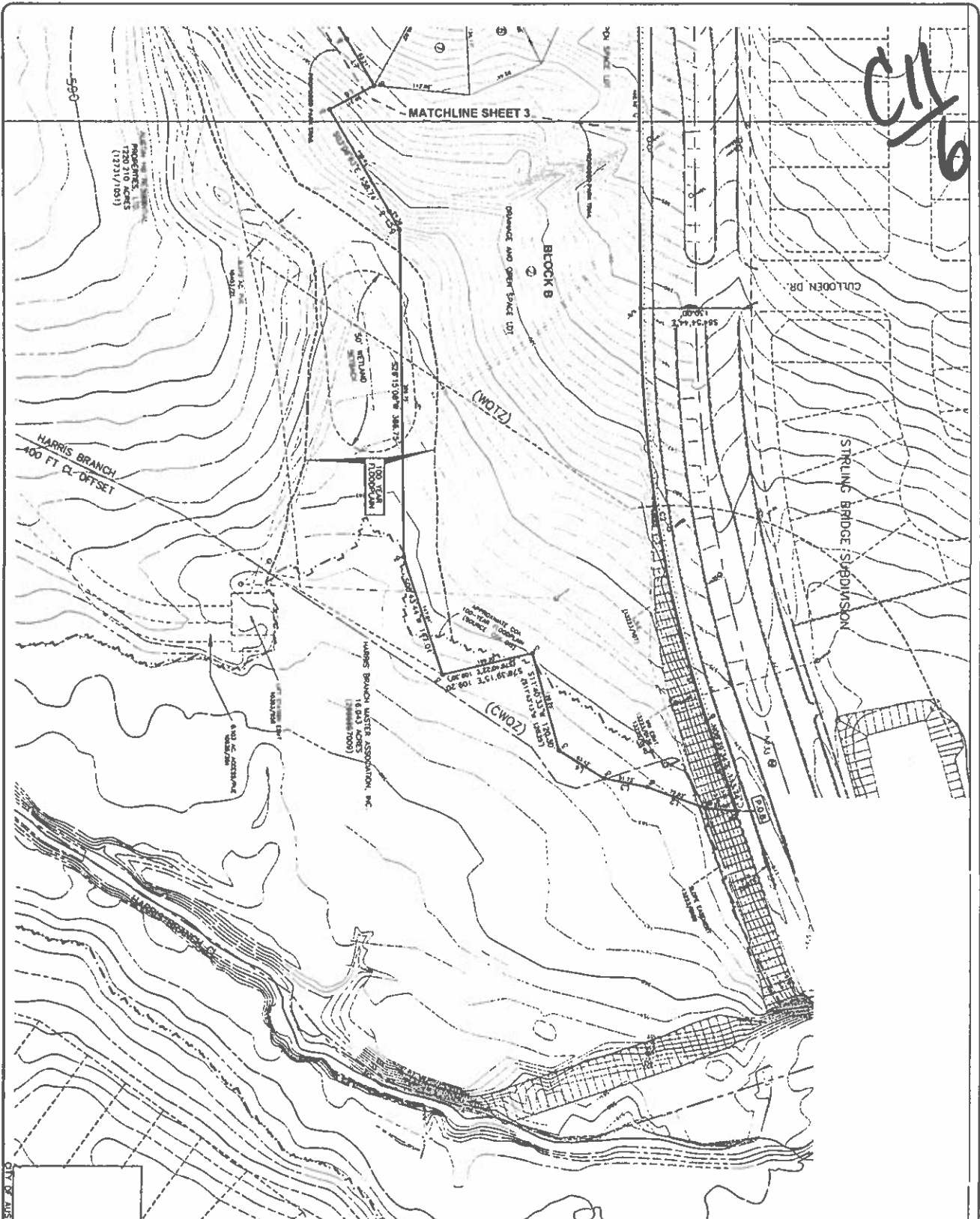
STREET	WIDTH	RIGHT-OF-WAY	UTILITIES
MURRION DRIVE	40'-0"	60'-0"	12" WATER, 8" GAS, 4" ELECTRIC
MAGNUS STREET	20'-0"	30'-0"	6" WATER, 4" GAS, 2" ELECTRIC

ADDITIONAL NOTES:

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL LOT DIMENSIONS ARE TO CORNERS UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE IN FEET AND INCHES.
4. ALL ANGLES ARE IN DEGREES AND MINUTES.
5. ALL CURVES ARE TO BE RADIUS UNLESS OTHERWISE NOTED.
6. ALL ELEVATIONS ARE TO MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
7. ALL UTILITIES ARE TO BE DEPTHS UNLESS OTHERWISE NOTED.
8. ALL UTILITIES ARE TO BE 12" DEPTHS UNLESS OTHERWISE NOTED.
9. ALL UTILITIES ARE TO BE 8" DEPTHS UNLESS OTHERWISE NOTED.
10. ALL UTILITIES ARE TO BE 4" DEPTHS UNLESS OTHERWISE NOTED.

<p>2</p>	<p>CSF TRG HOLDINGS, LLC 3636 EXECUTIVE CENTER DRIVE SUITE 209 AUSTIN, TEXAS 78731 (512) 614-4466</p>	<p>GLENCOE SUBDIVISION PRELIMINARY PLAN</p>		<p>Austin, Texas Tel: (512) 614-4466 www.csfcivilgroup.com Texas Registered Professional Engineer</p>
	<p>PLANNING, ENGINEERING & CONSTRUCTION SERVICES</p>			

CH
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CITY OF AUSTIN CASE NO. CH-2013-0086

LEGEND

- 1" = 100'
- 1" = 200'
- 1" = 300'
- 1" = 400'
- 1" = 500'
- 1" = 600'
- 1" = 700'
- 1" = 800'
- 1" = 900'
- 1" = 1000'
- 1" = 1100'
- 1" = 1200'
- 1" = 1300'
- 1" = 1400'
- 1" = 1500'
- 1" = 1600'
- 1" = 1700'
- 1" = 1800'
- 1" = 1900'
- 1" = 2000'

PROPERTY DATA

OWNER: CSF TRC HOLDINGS, LLC
 ADDRESS: 3636 EXECUTIVE CENTER DRIVE, SUITE 209, AUSTIN, TEXAS 78791
 PHONE: (512) 614-4466

PROJECT DATA

PROJECT NAME: GLENCOE SUBDIVISION
 PROJECT NUMBER: CH-2013-0086
 CITY OF AUSTIN CASE NO.: CH-2013-0086

DESIGNER DATA

DESIGNER: CSF TRC HOLDINGS, LLC
 ADDRESS: 3636 EXECUTIVE CENTER DRIVE, SUITE 209, AUSTIN, TEXAS 78791
 PHONE: (512) 614-4466

DATE

DATE: 10/15/13

SCALE

SCALE: 1" = 100'

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.

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CSF TRC HOLDINGS, LLC
 3636 EXECUTIVE CENTER DRIVE
 SUITE 209
 AUSTIN, TEXAS 78791
 (512) 614-4466

GLENCOE SUBDIVISION
 PRELIMINARY PLAN



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 Planning, Engineering & Construction Services