

C5
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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0101.1A

P.C. DATE: February 11, 2014

SUBDIVISION NAME: Resubdivision of Lot 7, Phase 3 Crestview Station

AREA: 6.14 acres

LOT(S): 75

OWNER/APPLICANT: Crestview Station LLR Land LP

AGENT: Gray Engineering

ADDRESS OF SUBDIVISION: 813 Morrow Street

GRIDS: K28

COUNTY: Travis

WATERSHED: Waller Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: TOD-NP

NEIGHBORHOOD PLAN: Crestview & Wooten

PROPOSED LAND USE: 59 single-family lots, 12 open space lots, 1 park lot & 3 private ally lots.

VARIANCES: A variance for private streets (25-4-171) was approved with the preliminary plan by the Commission on 2/14/12.

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 Resubdivision of Lot 7, Phase 3 Crestview Station. The proposed plat is composed of 75 lots on 6.14 acres.

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

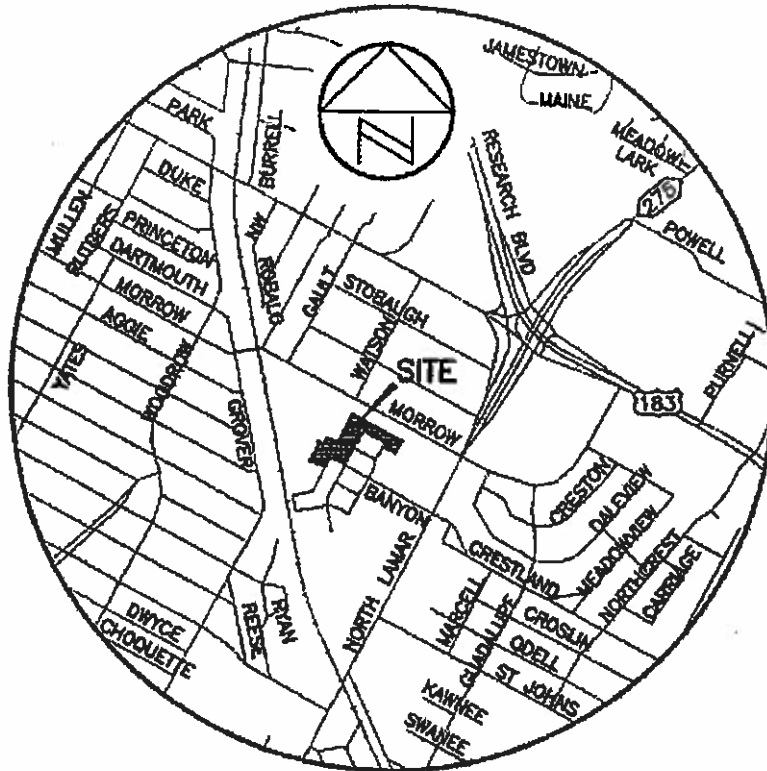
PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@austintexas.com

PHONE: 974-6455

CRESTVIEW STATION PHASE THREE

CS/2



LOCATION MAP
NOT TO SCALE

SCANNED

Date: Apr 19, 2013 - 8:16am

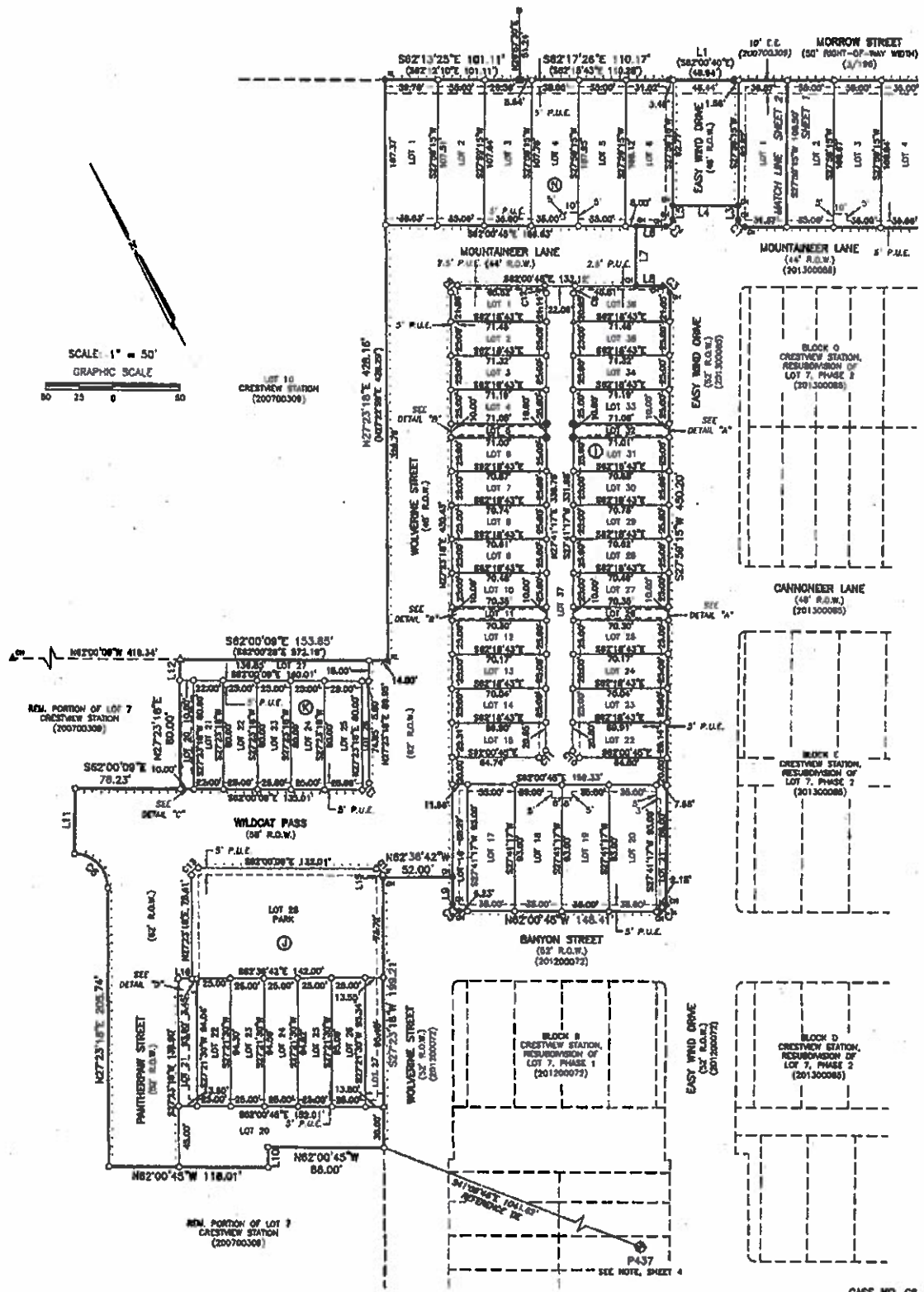
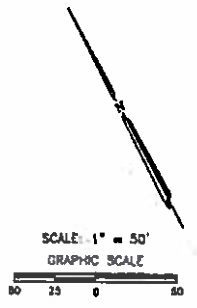
PROJECT NO.	P-13018	DESIGNED BY:	RLJ
FILE NO.		DRAWN BY:	RLJ
DATE:	4/19	CHECKED BY:	JAB
SCALE:	AS SHOWN	REVIEWED BY:	RAW

GRAY ENGINEERING

8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TYPE FIRM #2946

CRESTVIEW STATION, RESUBDIVISION OF LOT 7, PHASE 3

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CASE NO. CS-2011-0101.A



Eric J. Danneberg
1/17/2014

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Aurora, Texas 78744
812-443-1724

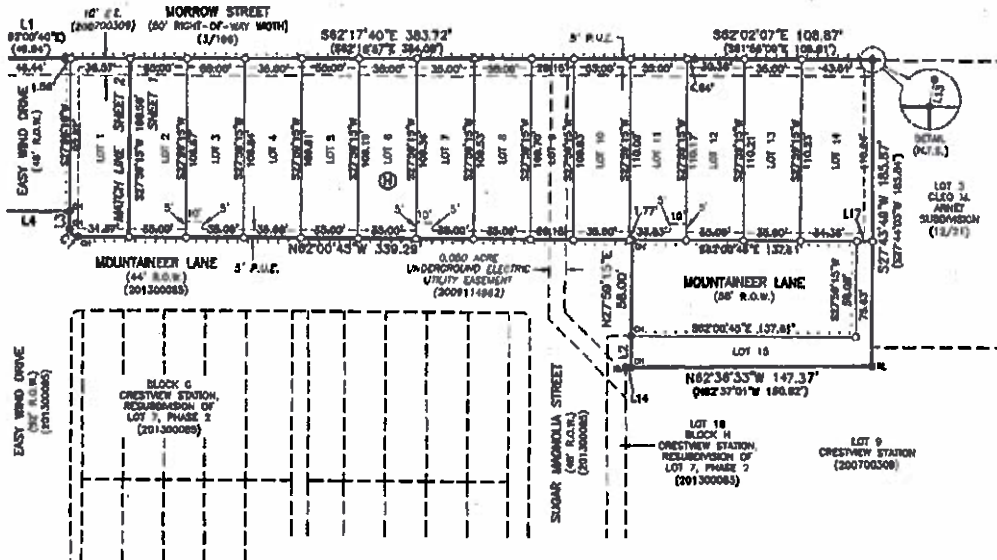
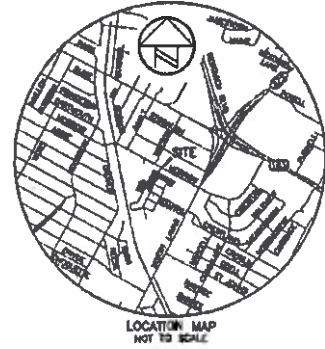
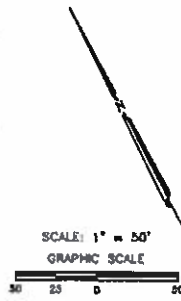
PROJECT NO.:	897-008
DRAWING NO.:	897-008-PL3
PLOT DATE:	01/17/14
PLOT SCALE:	01"=50'
DRAWN BY:	EJD/BSM
SHEET:	02 OF 04

CRESTVIEW STATION, RESUBDIVISION OF LOT 7, PHASE 3

CS
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LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "RANNEY" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- CONCRETE MONUMENT FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- 1/2" IRON PIPE FOUND
- △ MAG NAIL WITH "CHAPARRAL" WASHER FOUND
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- COTTON OR SPRIGLE WITH "CHAPARRAL" WASHER SET
- ▲ CALCULATED POINT (OBSTRUCTED AT TIME OF SURVEY)
- ⊕ BENCHMARK/CONTROL POINT LOCATION
- D.C. DRAINAGE EASEMENT
- E.E. ELECTRIC EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION
- ⊗ BLOCK DESIGNATION
- PROPOSED SIDEWALK



LINE TABLE

LINE	BEARING	DISTANCE
L1	S82°03'42"E	46.82
L2	N27°23'27"E	18.18
L3	N27°59'15"E	10.50
L4	N82°00'46"W	46.00
L5	S27°59'15"W	10.50
L6	N82°00'46"W	22.00
L7	S27°59'15"W	44.00
L8	S82°00'46"E	20.00
L9	N27°23'18"E	18.79
L10	S27°23'18"W	15.00
L11	N27°59'51"E	48.00
L12	N27°59'51"E	15.00
L13	N86°23'34"E	0.87
L14	N82°36'33"W	3.31
L15	S27°23'18"W	1.26
L16	S82°36'43"E	10.00
L17	S82°00'46"E	8.82

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	5.00	90°00'00"	7.85	N17°00'45"W	7.07
C2	5.00	90°00'00"	7.85	S72°59'15"W	7.07
C3	5.00	90°00'00"	7.85	S17°00'48"E	7.07
C4	5.00	89°00'00"	7.85	S72°59'15"W	7.07
C5	5.00	89°24'03"	7.80	N17°18'45"W	7.03
C6	25.00	89°22'27"	39.00	N17°18'28"W	35.17
C7	5.00	90°00'12"	7.85	N72°25'12"E	7.07
C8	5.00	90°39'57"	7.81	N72°41'17"E	7.11
C9	15.00	21°48'35"	5.71	S38°35'34"W	5.66
C10	5.00	89°49'02"	7.83	S17°09'44"E	7.05
C11	5.00	90°17'36"	7.86	N72°50'16"E	7.09
C12	15.00	21°12'36"	5.56	N17°04'57"E	5.52
C13	5.00	90°38'33"	7.81	N72°41'33"E	7.11
C14	5.00	89°22'27"	7.80	S17°18'25"E	7.03

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Eric J. Cannon
1/17/2014

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PROJECT NO. 967-006
DRAWING NO. 967-006-PL3
PLOT DATE 01/17/14
PLOT SCALE 01"=50'
DRAWN BY EJO/SBP
SHEET 01 OF 04