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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2008-0056.5A

ZAP DATE: April 1, 2014

SUBDIVISION NAME: Pearson Place Section Three

AREA: 34.30

LOT(S): 121

OWNER/APPLICANT: Pearson Place at Avery Ranch
(Gary L. Newman)

AGENT: CSF Civil Group
(Christine Potts)

ADDRESS OF SUBDIVISION: 13115 Avery Ranch Blvd.

GRIDS: H41

COUNTY: Williamson

WATERSHED: Lake Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-2

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Single-Family, ROW, Open Space, and Drainage Lot.

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 Pearson Place Section Three. The proposed plat is composed of 116 residential lots, and 5 open space and drainage lots on 34.30 acres.

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

ZONING & PLATTING COMMISSION ACTION:

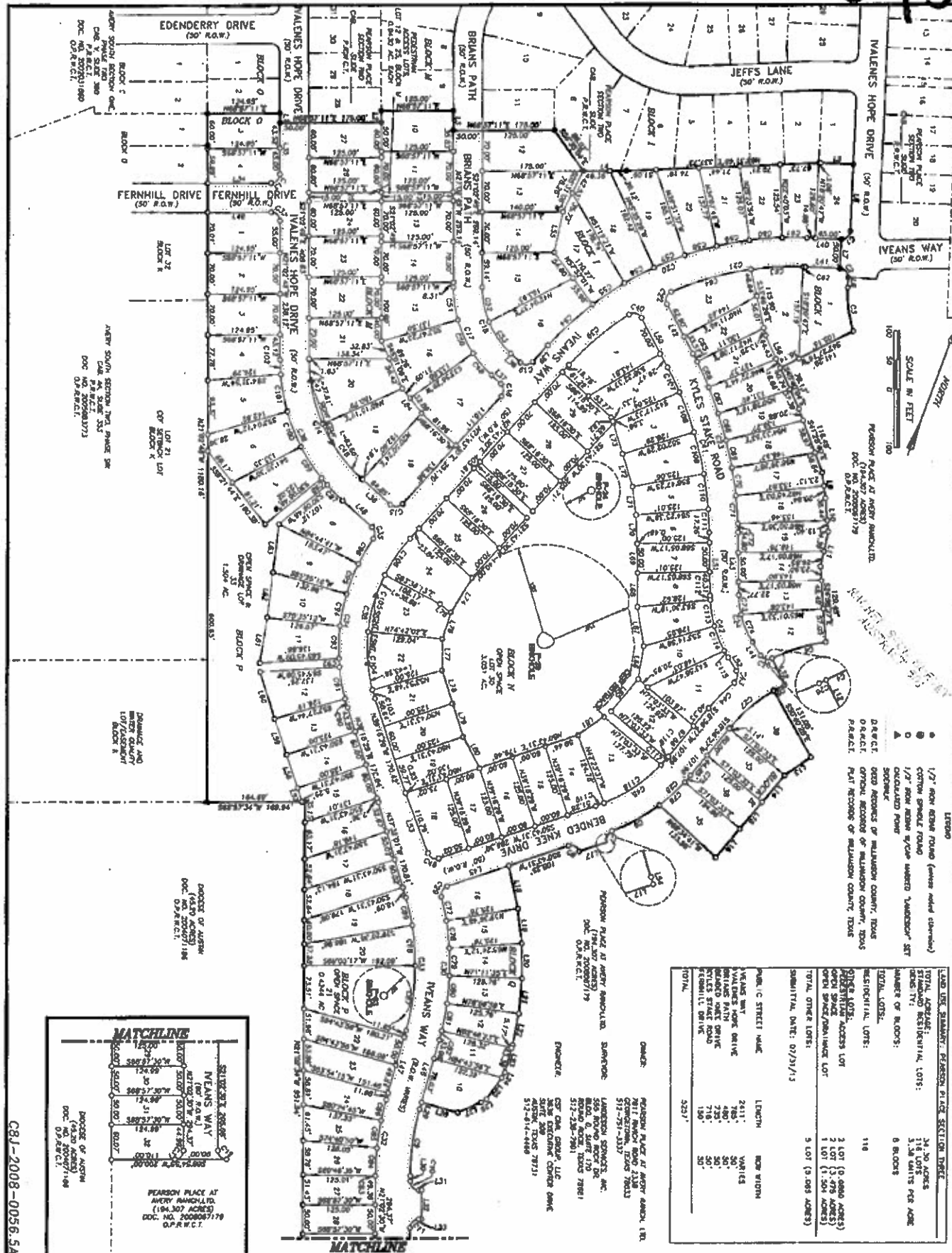
CASE MANAGER: David Wahlgren
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VICINITY MAP
(NOT TO SCALE)



LAND USE SUMMARY: FLEMING PLACE SECTION THREE			
TOTAL ADJACENT:			34.30 ACRES
STANDARD RESIDENTIAL LOTS:			116 LOTS
STANDARD LOTS:			3.34 LOTS PER ACRE
NUMBER OF BLOCKS:			6 BLOCKS
TOTAL LOTS:			
RESIDENTIAL LOTS:		116	
OTHER LOTS:			
OPEN SPACE:	3 LOTS (6.666 ACRES)		
OPEN SPACE/ADJACENT LOT:	1 LOT (3.373 ACRES)		
OPEN SPACE/ADJACENT LOT:	1 LOT (1.504 ACRES)		
TOTAL OTHER LOTS:	5 LOTS (11.543 ACRES)		
SUBTOTAL DATE: 07/31/73			
ORIGIN: C STREET NAME	LENGTH	ROW WIDTH	
VALLEY WAY	261.1'	50'	
VALLEY DRIVE	261.1'	50'	
VALLEY DRIVE	480'	50'	
VALLEY DRIVE	480'	50'	
VALLEY DRIVE	723.5'	50'	
VALLEY DRIVE	723.5'	50'	
REMBELL DRIVE	150'	50'	
TOTAL	523.7'		

PEARSON PLACE
SECTION THREE



**LANDESIGN
SERVICES, INC.**

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