

C18/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0160.0A

P.C. DATE: July 22, 2014

SUBDIVISION NAME: Kemp Grove Subdivision

AREA: 3.33

LOT(S): 5

OWNER/APPLICANT: Reclaimed Ridge, LLC.
(Erick Brickler)

AGENT: Mike McHone Real Estate
(Mike McHone)

ADDRESS OF SUBDIVISION: 314 Kemp St

GRIDS: L20

COUNTY: Travis

WATERSHED: Colorado River

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

NEIGHBORHOOD PLAN: Montopolis

PROPOSED LAND USE: Single-family

ADMINISTRATIVE WAIVERS: None

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 Kemp Grove Subdivision. The proposed plat is composed of 5 lots on 3.33 acres of previously un-subdivided land in east Austin. The proposed lots will take access to Kemp Street. City of Austin utilities are available to serve the proposed lots. The developer will be responsible for all costs associated with any required improvements including the cost of extending utilities.

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

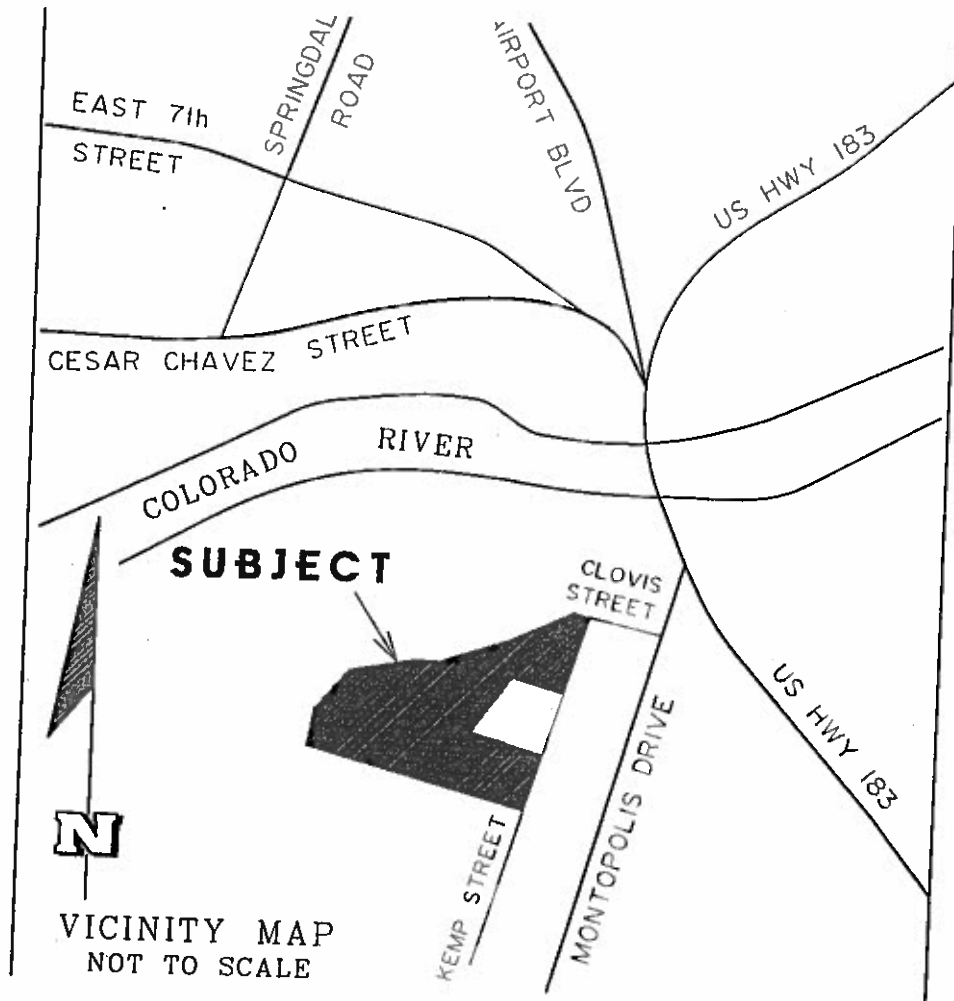
PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

E-MAIL: don.perryman@austintexas.gov

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KEMP GROVE

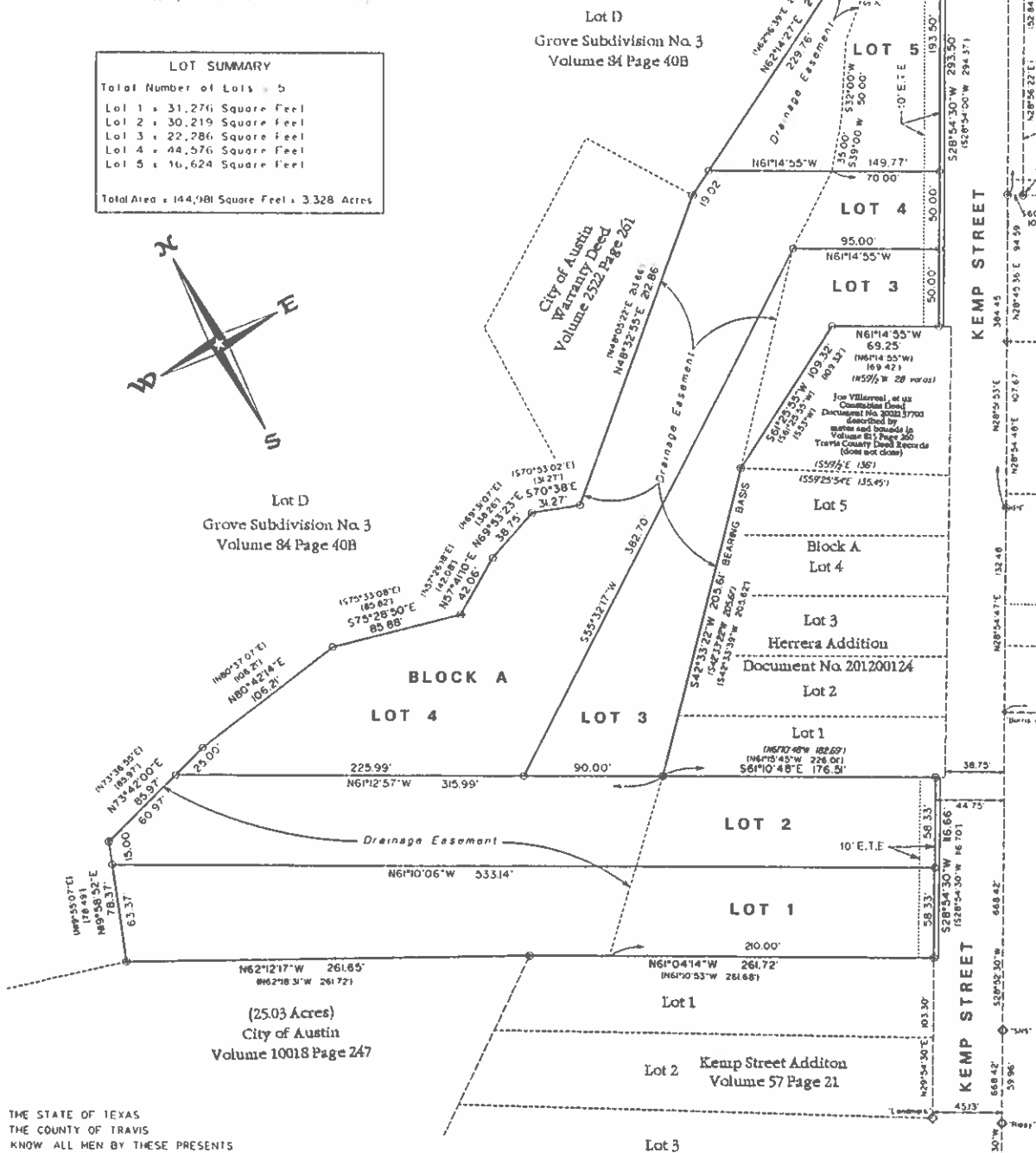
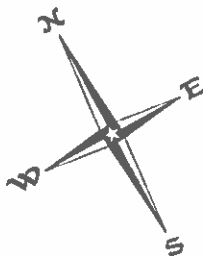
Legend

- 3/4" Iron Pipe Found
- 1/2" Iron Rod Found
- Chiseled 3/4" Mark in Concrete Found
- Nylon Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- Capped Iron Rod Found (as noted)
- Proposed Concrete Sidewalk
- E.T.E. = Electric and Telecommunications Easement (Record Bearing and Distance)

SCALE: 1" = 50'



LOT SUMMARY	
Total Number of Lots	5
Lot 1	31,276 Square Feet
Lot 2	30,219 Square Feet
Lot 3	22,286 Square Feet
Lot 4	44,576 Square Feet
Lot 5	16,624 Square Feet
Total Area	144,981 Square Feet = 3.328 Acres



THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS

That, Reclaimed Ridge, LLC, acting by and through its President, owner of that certain 1270 acre tract and that certain 10652 acre tract of land out of the Santiago Del Valle Ten League Grant Abstract No. 21 in Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document No. 2013033343 of the Official Public Records of Travis County, Texas, do hereby subdivide said tracts of land in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

KEMP GROVE

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released

WITNESS MY HAND this _____ day of _____ A.D. 20 _____

Reclaimed Ridge, LLC
1111 West 9th Street
Austin, Texas 78703

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this _____ day of _____ 20____, did personally appear _____, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

SCANNED