SUBDIVISION REVIEW SHEET

CH

CASE NO.: C8J-2008-0056.7A

ZAP DATE: August 19, 2014

SUBDIVISION NAME: Pearson Place Section Four

AREA: 29.231

LOT(S): 97

OWNER/APPLICANT: Century Land Holdings, II, LLC AGENT: CSF Civil Group, LLC

(Devin Fleming)

(Randy Nixon)

ADDRESS OF SUBDIVISION: 13115 Avery Ranch Blvd.

GRIDS: H41

COUNTY: Travis

WATERSHED: South Brushy Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: N/A

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: SF, ROW OTHER

ADMINISTRATIVE WAIVERS:

VARIANCES: None

<u>SIDEWALKS</u>: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

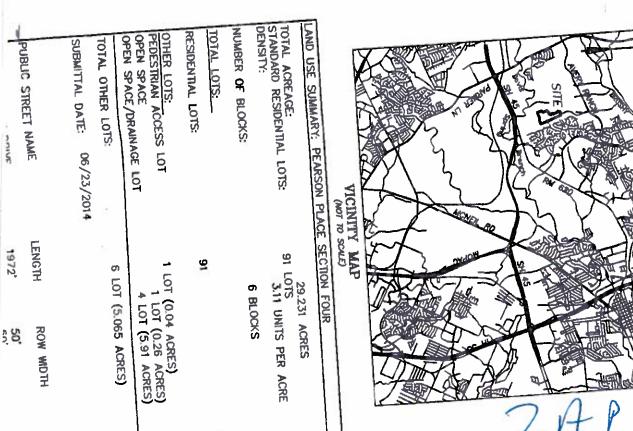
<u>DEPARTMENT COMMENTS</u>: The request is for approval of the Pearson Place Section Four. The proposed plat is composed of 97 lots on 29.231 acres.

STAFF RECOMMENDATION: The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION /ZONING AND PLATFING ACTION:

IT A DISTANCE OF 0.27 FEET THE RIGHT, HAVING A RADIUS OF + CAP MARKED TH 04.35'30" EAST A DISTANCE 20.79 FEET THE LEFT, HAVING A RADIUS OF 325. 16"23"50", A LENGTH OF 93.01 FEET T A DISTANCE OF 64.39 FEET TO A 1/2" T A DISTANCE OF 133.28 + CAP MARKED "LANDESIGN" FOUND; TH 40"15"33" EAST A DISTANCE 92.69 FEET T A DISTANCE OF 60.00 FEET TO A 1/2" T A DISTANCE OF 60.00 T A DISTANCE OF 131.08 FEET TO A 1/2" T A DISTANCE OF 55.37 FEET TO A 1/2" THE RIGHT, HAVING A RADIUS OF 275.00 O4"26"30", A LENGTH OF 21.32 FEET AND TH 41"32"47" EAST A DISTANCE 21.31 FEET ED "LANDESIGN" FOUND; "LANDESIGN" FOUND; T A DISTANCE OF 50.01 FEET TO A 1/2" + CAP MARKED "LANDESIGN" FOUND: T A DISTANCE OF 129.45 FEET TO A 1/2" TH 52'10'54' EAST A DISTANCE 96.92 FEET THE RIGHT, HAVING A RADIUS OF 325.00 IT A DISTANCE OF 57.84 T A DISTANCE OF 61.24 FEET TO A 1/2" ED "LANDESIGN" ED "LANDESIGN" FOUND; 1708'59", A LENGTH OF 97.28 FEET AND A T A DISTANCE OF 43.97 ED "LANDESIGN" FOUND; CAP MARKED "LANDESIGN" FOUND; "LANDESIGN" FOUND; "LANDESIGN" FOUND: "LANDESIGN" FOUND; "LANDESIGN" FOUND; T A DISTANCE OF 78.13 FEET TO A 1/2" "LANDESIGN" FOUND: T A DISTANCE OF 141.29 FEET TO A 1/2" THE RIGHT, HAVING A RADIUS OF 220.00 19'35'29". "LANDESIGN" FOUND; , A LENGTH OF 22.97 FEET AND A CAB MARKED "LANDESIGN" FOUND; 28:08:37 WEST A DISTANCE 74.86 FEET "LANDESIGN" FOUND: "LANDESIGN" FOUND: "LANDESIGN" FOUND: DISTANCE OF 116.49 FEET TO A 1/2" "LANDESIGN" FOUND: "LANDESIGN" FOUND; A LENGTH OF 75.23 FEET AND A FOUND; FEET TO A 1/2" FEET TO A 1/2" TO A 1/2" FEET TO A 1/2" FEET TO A 1/2" 325.00 15.00 A GNA

TO A 1/2"





LANDESIGN SERVICES, INC