

**SUBDIVISION REVIEW SHEET**

C8/1

**CASE NO.:** C8-2013-0032.2A

**ZAP DATE:** September 2, 2014

**SUBDIVISION NAME:** The Retreat at Tech Ridge, Section Two

**AREA:** 14.373

**LOT(S):** 75

**OWNER/APPLICANT:** (Oertli Family Partnership)

**AGENT:** KB Home Lone Star  
(John Zinsmeyer)

**ADDRESS OF SUBDIVISION:** 12422 Dessau Rd.

**GRIDS:** N33

**COUNTY:** Travis

**WATERSHED:** Harris Branch/Walnut Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** PUD

**MUD:** N/A

**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 Retreat at Tech Ridge, Section Two. The proposed final plat, out of an approved preliminary plan, is composed of 75 lots on 14.373 acres for single-family residential use. The development includes 70 small lot, detached single-family lots and associated residential streets and infrastructure. Access to the subdivision will be via the existing Pearl Retreat Lane. Utilities are available from the City of Austin. Parkland dedication requirements have been satisfied by a previous dedication of land in accordance with the PUD. The applicant will be responsible for all costs associated with any required improvements to the site.

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

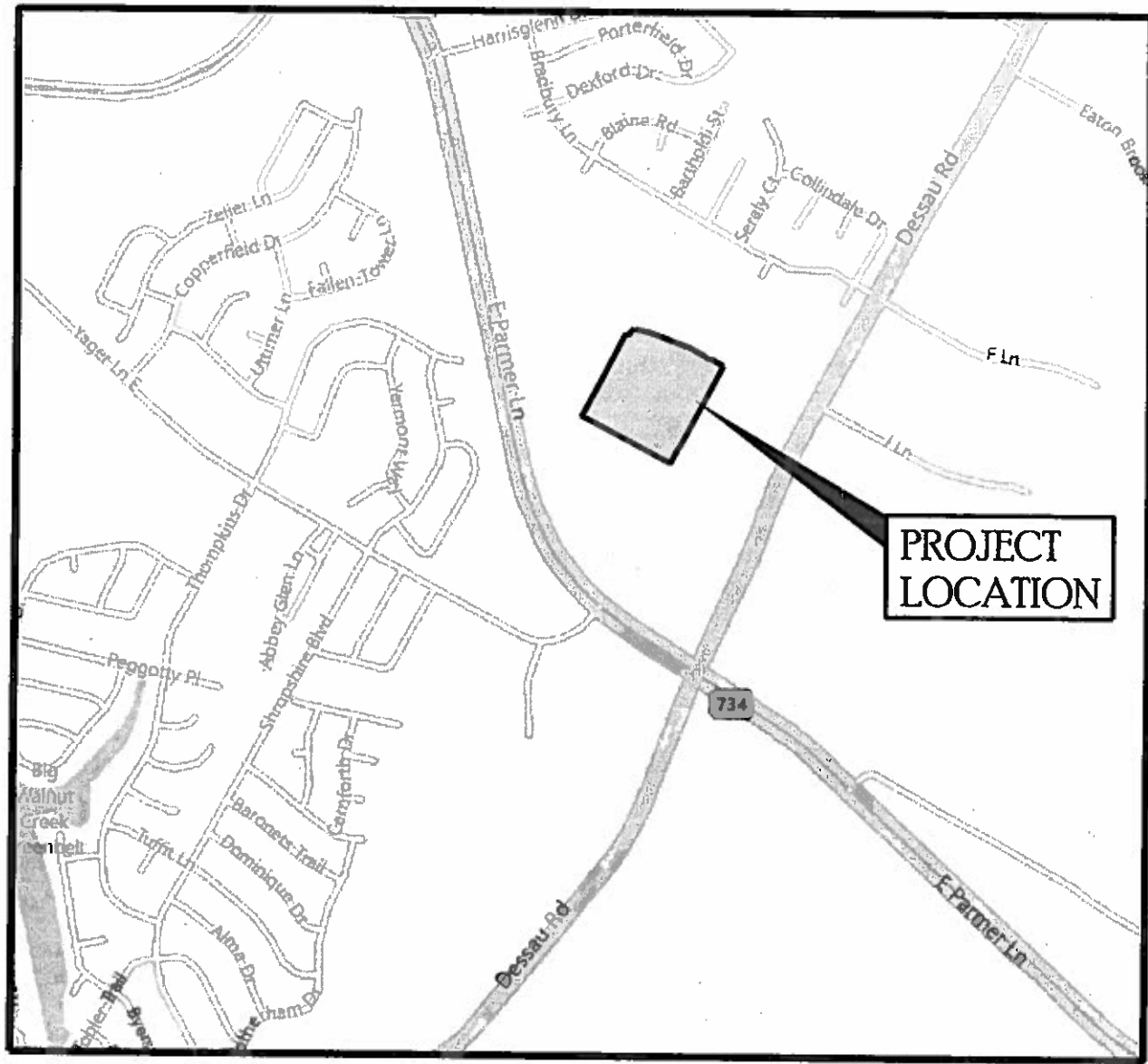
**ZONING AND PLATTING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

**PHONE:** 512-974-2786

**E-MAIL:** don.perryman@austintexas.gov

CS/2



RETREAT AT TECH RIDGE  
SECTION TWO  
LOCATION MAP

**LC** LONGARO & CLARKE  
Consulting Engineers

Land Development • Stormwater Management • Water Resources  
3839 Bee Cave Road • Suite 150 • Austin, Texas 78746  
(512) 306-0228 ~ www.LongaroClarke.com ~ TBPE Reg. No. F-544



# THE RETREAT AT TECH RIDGE, SECTION TWO

DATE: AUGUST 12, 2014

**OWNER:**  
KB HOME LOAN STAR, INC.  
10800 PECAN PARK BLVD. STE. 200  
AUSTIN, TEXAS 78750  
(512) 651-8100 phone  
(512) 795-6181 fax

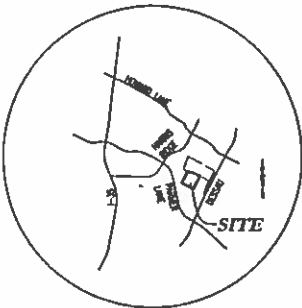
**ENGINEER:**  
LONGARD & CLARKE CONSULTING ENGINEERS  
3839 BEE CAVE ROAD, STE. 150  
AUSTIN, TEXAS 78746  
Phone: (512) 306-0228  
Fax: (512) 306-0338  
TBE REG. NO. F-544

**SURVEYOR:**  
SETSTONE SURVEYING  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
Phone: (512) 282-0170  
Fax: (512) 280-5165

## LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ▼ 604 NAIL FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- E.T.E. ELECTRIC AND TELECOMMUNICATIONS EASEMENT
- D.E. DRAINAGE EASEMENT
- DET. DETENTION EASEMENT
- L.S. LANDSCAPE EASEMENT
- O.S. OPEN SPACE EASEMENT
- W.Q. WATER QUALITY EASEMENT
- B.L. BUILDING LINE
- POB POINT OF BEGINNING
- WW WASTEWATER EASEMENT
- ESMT EASEMENT
- I LOT NUMBER
- (A) BLOCK NUMBER
- EASEMENT LINE
- SIDEWALK

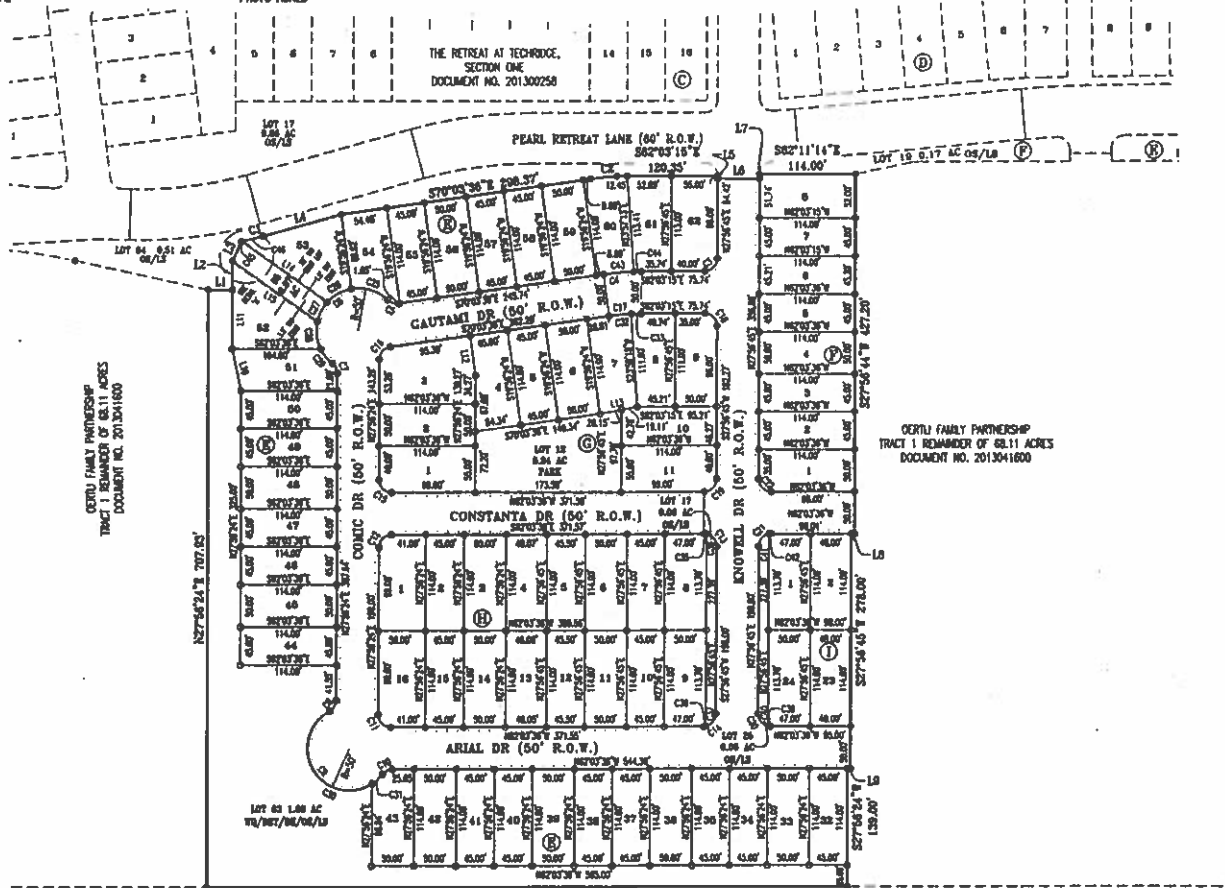
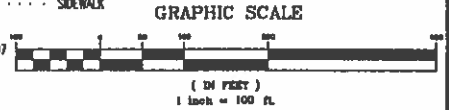
SCALE: 1" = 100'



VICINITY MAP  
N.T.S.

TOTAL OF LOTS:	75
NO. OF SINGLE FAMILY LOTS:	70 8,930 ACRES
NO. OF WATER QUALITY, DETENTION, DRAINAGE, OPEN SPACE AND LANDSCAPE LOTS:	1 1,682 ACRES
NO. OF OPEN SPACE AND LANDSCAPE LOTS:	2 0.122 ACRES
NO. OF WASTEWATER EASEMENT LOTS:	1 0.070 ACRES
NO. OF PARK LOTS:	1 0.357 ACRES
RIGHT-OF-WAY	3,232 ACRES
<b>TOTAL</b>	<b>14,373 ACRES</b>

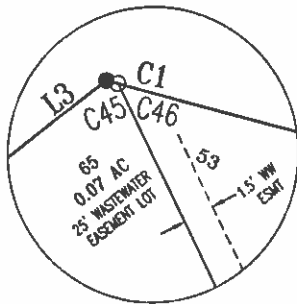
TOTAL ACRES: 14,373 ACRES  
SURVEY: MEMUCAN HUNT SURVEY, SURVEY NO. 88, ABSTRACT 397  
SAMUEL CUSHING SURVEY, NO. 70  
F.E.M.A. MAP NO. 48453.C 0270H  
TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.  
DATED: SEPTEMBER 26, 2008  
JURISDICTION: CITY OF AUSTIN FULL PURPOSE



## MEMUCAN HUNT SURVEY NO. 88, ABSTRACT 397

### RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT WIDTH	DESIGN SPEED
ARIAL DRIVE	50' ROW	587'	0.646 ACRES	LOCAL	30' FF	30
KNOWELL DRIVE	50' ROW	675'	0.787 ACRES	LOCAL	30' FF	30
CONSTANTA DRIVE	50' ROW	591'	0.540 ACRES	LOCAL	30' FF	30
COMIC DRIVE	50' ROW	496'	0.669 ACRES	LOCAL	30' FF	30
GAUTAMI DRIVE	50' ROW	455'	0.590 ACRES	LOCAL	30' FF	30



DETAIL 'A'  
SCALE: 1" = 4'

SHEET NO. 1 OF 4

5501 West William Cannon Drive  
Austin, Texas 78749  
Phone No. (512) 282-0170  
Fax No. (512) 280-5165

**SETSTONE SURVEYING**

PATH- J- 4677-026(DWG) PLAT SEC. 2

C8-2013-0032.2A