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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2014-0059.1A

**Z.A.P. DATE:** 9-2-14

**SUBDIVISION NAME:** Heritage Oaks at Pearson Ranch West

**AREA:** 66.6

**LOT(S):** 1

**OWNER/APPLICANT:** Pulte Group, Central Texas Division (Stephen Ashlock)

**AGENT:** Big Red Dog, Engineering (Nicholas G. Kehl)

**ADDRESS OF SUBDIVISION:** 7900-8525 PEARSON RANCH RD

**GRIDS:** MJ41

**COUNTY:**

**WATERSHED:** S Brushy Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:**

**MUD:** N/A

**NEIGHBORHOOD PLAN:**

**PROPOSED LAND USE:** SF

**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 Heritage Oaks at Pearson Ranch West. The proposed plat is composed of 1 lot on 66.6 acres.

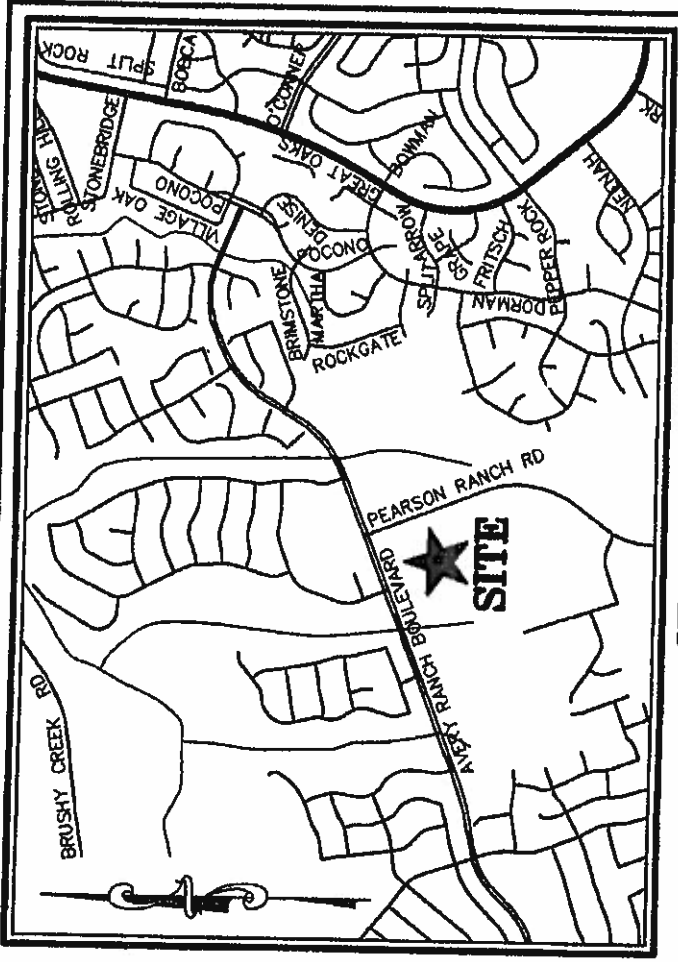
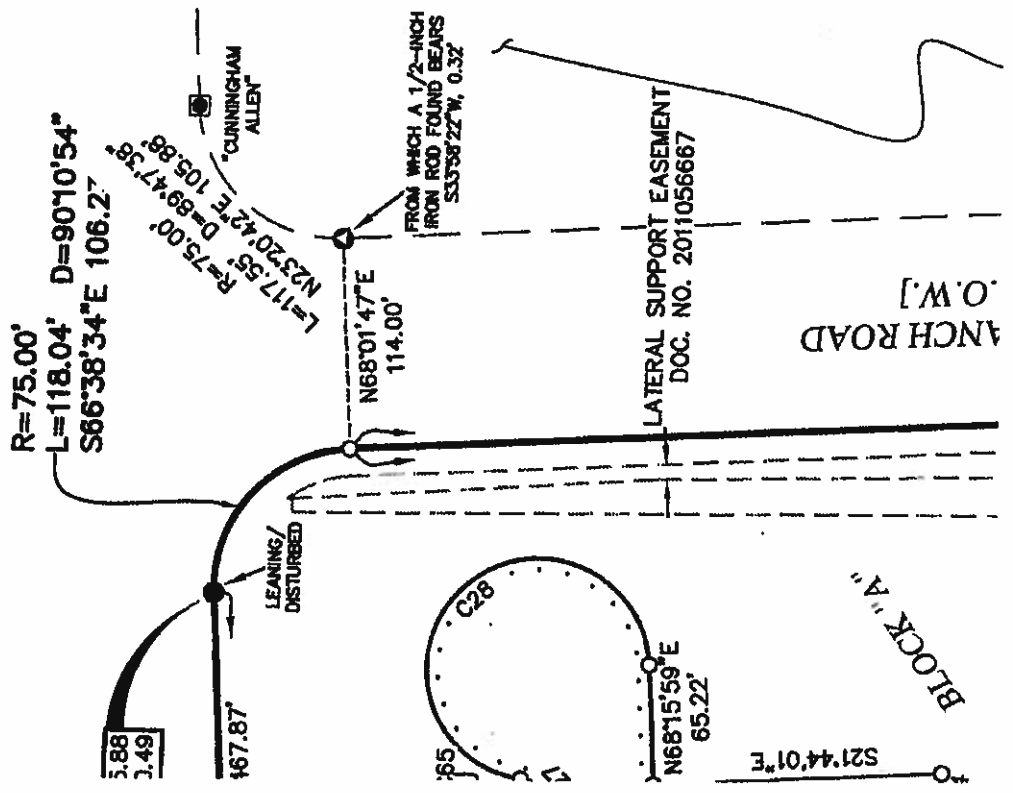
**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:**

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# ANCH WEST

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## VICINITY MAP

SCALE: 1" = 2000'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	71.78'	50.00'	82°15'22"	S71°41'48"W	65.77'
C2	236.71'	325.00'	41°43'50"	N88°02'27"W	231.51'
C3	39.27'	25.00'	90°00'00"	S26°39'17"W	35.36'
C4	39.27'	25.00'	90°00'00"	S63°20'43"E	35.36'
C5	39.27'	25.00'	90°00'00"	N63°20'43"W	35.36'
C6	39.27'	25.00'	90°00'00"	N26°39'17"E	35.36'
C7	109.10'	825.00'	7°34'38"	S75°26'36"W	109.02'
C8	102.48'	775.00'	7°34'36"	N75°26'35"E	102.41'
C9	137.66'	775.00'	10°10'39"	S74°08'33"W	137.48'