

C19
/

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0175.0A

ZAP DATE: October 21, 2014

SUBDIVISION NAME: Valley View Subdivision

AREA: 1.64

LOT(S): 13

OWNER/APPLICANT: Group Investments Holdings
(Randy Dozeman)

AGENT: Site Specifics
(John Hussey)

ADDRESS OF SUBDIVISION: 3809 VALLEY VIEW RD

GRIDS: MG19

COUNTY: Travis

WATERSHED: W Bouldin Creek

JURISDICTION: Full Purpose

EXISTING ZONING: MF-2

PROPOSED LAND USE: Multi Family (condominium)

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 Valley View Subdivision. The proposed plat is composed of 1 lots on 1.64 acres. The proposed use is for the Valley View condominiums, at 13 unit condominium project. The tract is located at the current terminus of Valley View Road and the applicants propose to extend Valley View Road for the entire frontage of the subdivision. All City utilities are available. The developer will satisfy parkland dedication requirements prior to site plan approval. The developer will be responsible for all costs associated with any required improvements including the extension of utilities and the construction of the extension of Valley View Road.

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

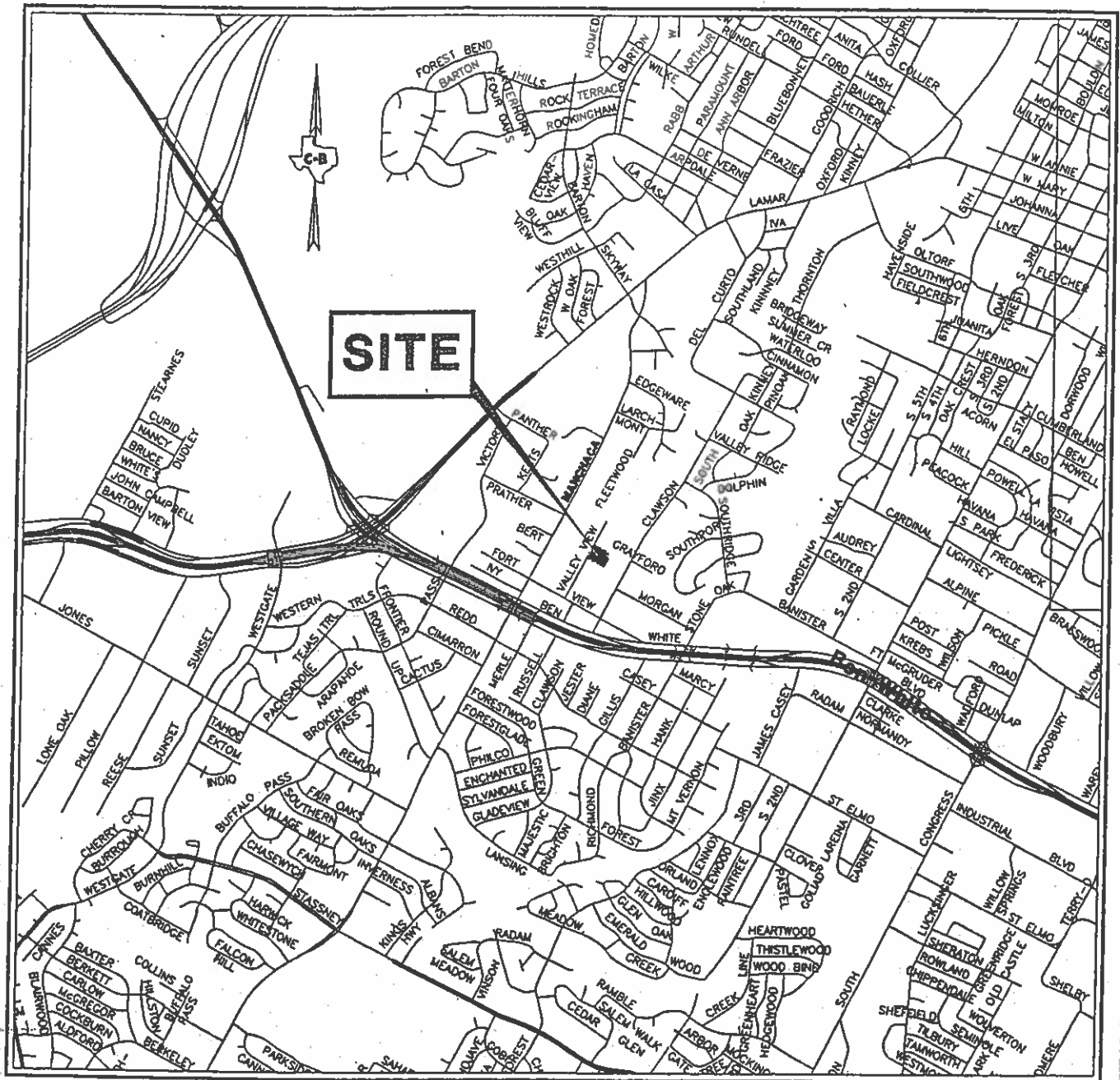
ZONING AND PLATTING ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786

C19
1/2

VALLEY VIEW SUBDIVISION



MAPSCO GRID 614W - (C.O.A. GRID G-19)

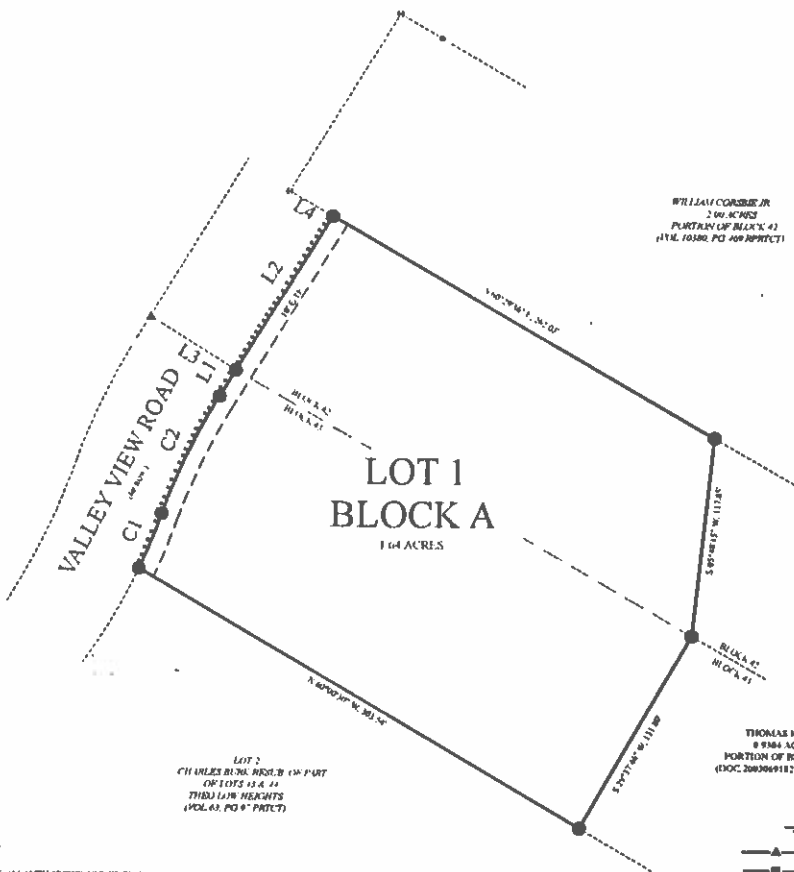
VICINITY MAP
NOT TO SCALE

SCANNED

CP 1/3

SCALE 1"=50'

VALLEY VIEW SUBDIVISION



STATE OF TEXAS
COUNTY OF TRAVIS

I, EDWARD RUMSEY, AN AUTHORIZED CLERK UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND LAND SURVEY CERTIFY THAT THIS PLAT COMPLES WITH THE SEVERAL REQUIRED PARTS OF CHAPTER 25.14 OF THE UNTIL CITY CODE OF 1999, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY VALUE ON THE GROUND UNDER MY SUPERVISION.

DATED: 07/13/2011

EDWARD RUMSEY, RPLS # 5729
ALL STAR LAND SURVEYORS
9030 ANDERSON HILL RD
AUSTIN, TX 78729



STATE OF TEXAS
COUNTY OF TRAVIS

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OR ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION PLAN PANEL NO. 4843306111 DATED 9-24-2008

I, ROBERT C. HUCK THOMPSON, AN AUTHORIZED CLERK UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND SURVEY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING POINT OF VIEW TO THE BEST OF MY KNOWLEDGE, COMPLES WITH THE CHAPTER 25 OF THE UNTIL CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT C. HUCK THOMPSON
REGISTERED PROFESSIONAL ENGINEER NO. 80134
THOMPSON LAND ENGINEERS, LLC
804 N. CUBBER WICK
AUSTIN, TX 78733
13478

LEGEND

- ▲ 66D NAIL FOUND
- CONCRETE MONUMENT SET
- 1/2" ROD FOUND
- 1/2" ROD SET
- BL BUILDING LINE
- () RECORD INFORMATION
- PRCT PLAT RECORDS TRAVIS COUNTY TEXAS
- OPRCT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- LOCATION OF 4' SIDEWALK TO BE INSTALLED
- RPRCT REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
- E/TE ELECTRIC AND TELECOMMUNICATIONS EASEMENT

CURVE TABLE				
CURVE	RADIUS	BEARING	CHORD	ARC
C1	330.00'	N 21°43'34" E	35.02'	35.02'
(C1)	(330.00')	(N 21°43'36" E)	(35.00')	(35.01')
C2	381.17'	N 25°36'03" E	77.31'	77.44'
(C2)	(381.17')	(N 25°55'47" E)	(77.35')	(77.48')

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 31°26'50" E	18.28'
L2	N 31°32'10" E	107.12'
L3	N 59°44'47" W	59.52'
L4	N 60°19'33" W	29.47'

LOCATION MAP

NOT TO SCALE

