

C20
|

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0175.0A

PC DATE: December 9, 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 lot 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.

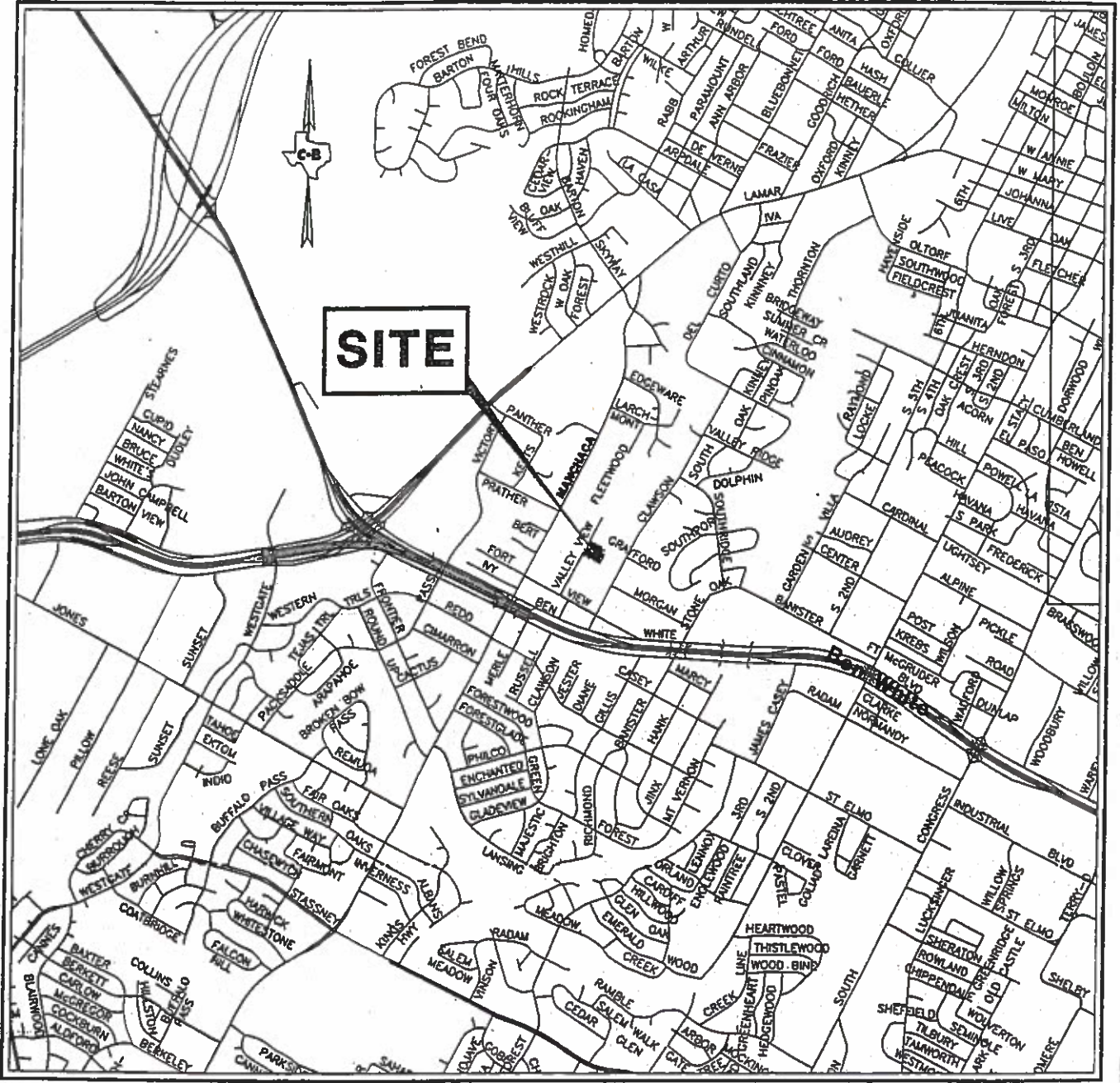
PLANNING COMMISSION ACTION:

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

PHONE: 512-974-2786

VALLEY VIEW SUBDIVISION

C20
C/N



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

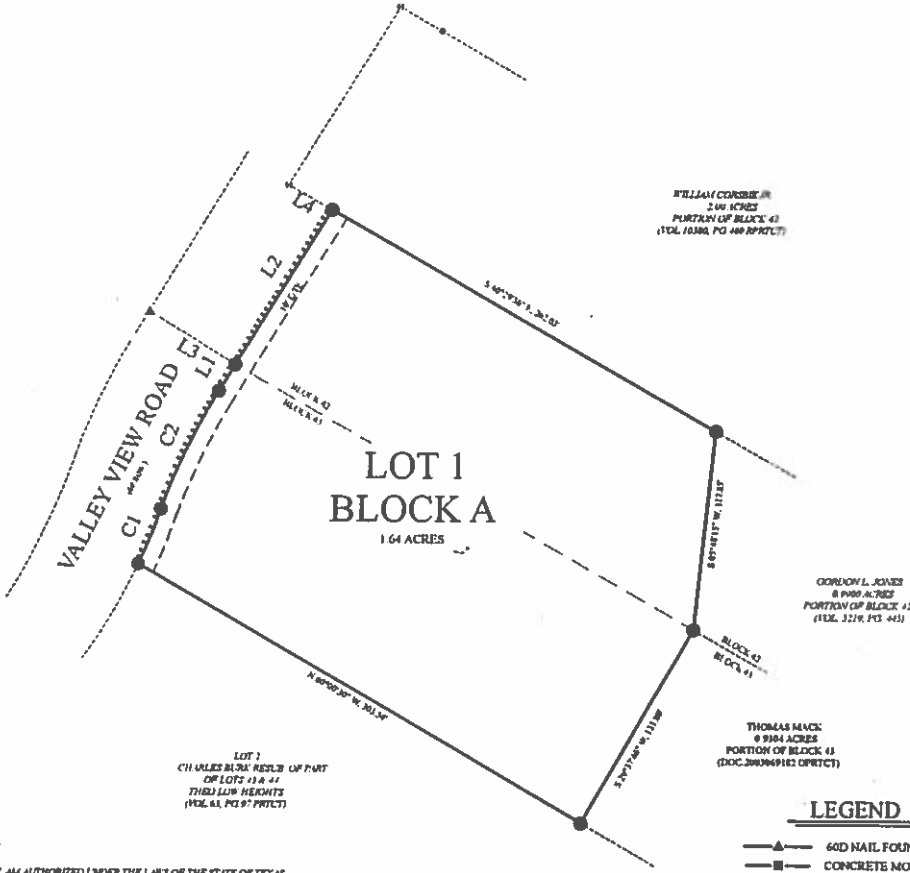
VICINITY MAP
NOT TO SCALE

SCANNED

020/13

SCALE 1"=50'

VALLEY VIEW SUBDIVISION



STATE OF TEXAS
COUNTY OF TRAVIS

I, EDWARD RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PROVISIONS OF CHAPTER 21 OF THE HUSTON CITY CODE OF 1996, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN ON THE ORDER UNDER MY SUPERVISION.

DATED: 07/14/2014

EDWARD RUMSEY, PLS # 5729
ALL STATE LAND SURVEYORS
9020 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 OTHER AREA THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM NUMBER: 44153034331 DATED: 8-26-2008

I, ROBERT C. (BOB) THOMPSON AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THE PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT TO THE BEST OF MY KNOWLEDGE, COMPLIES WITH THE CHAPTER 21 OF THE HUSTON CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT C. (BOB) THOMPSON
REGISTERED PROFESSIONAL ENGINEER NO. 49114
THOMPSON ENGINEERING, LLC
904 N. COLUMBIA
AUSTIN, TX 78703
DATE:

LEGEND

- ▲ 60D 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
- RPRTCT REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
- E/TE ELECTRIC AND TELECOMMUNICATIONS EASEMENT

CURVE	BATHYM	RF BATHYM	CHORD	ARC
C1	330.00'	N 21°45'34" E	35.02'	35.03'
(C1)	(330.00')	(N 21°45'34" E)	(35.02')	(35.03')
C2	381.17'	N 23°36'03" E	77.31'	77.44'
(C2)	(381.17')	(N 23°36'03" E)	(77.31')	(77.44')

LINE	BEARING	DISTANCE
L1	N 31°26'50" E	18.28'
L2	N 31°32'10" E	107.12'
L3	N 39°44'47" W	59.52'
L4	N 68°19'32" W	29.47'

LOCATION MAP

NOT TO SCALE

