

CJ  
/

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2013-0148.1A

**Z.A.P. DATE:** 03-17-15

**SUBDIVISION NAME:** Tipco Subdivision Final Plat

**AREA:** 84.104 acres

**LOT(S):** 24

**OWNER/APPLICANT:** Steven J Dell Trust  
(Mary Sikora)

**AGENT:** Carlson, Brigance & Doering, Inc.  
(Geoff Guerrero)

**ADDRESS OF SUBDIVISION:** 1750 Far Gallant Drive

**GRIDS:** MF26

**COUNTY:** Travis

**WATERSHED:** Bee Creek

**JURISDICTION:** 2 Mile ETJ

**EXISTING ZONING:** 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 Tipco Subdivision final plat out of an approved preliminary plan. The plan was approved by the Commission in July of 2014. The proposed final plat is composed of 24 lots on 84.104 acres. The lot breakdown includes 20 single-family lots, a private street lot and 3 open space/drainage easement lots. Austin Energy will provide electric service and water will be provided by Travis County W.C.I.D. #10. Wastewater will be treated by on-site septic. Parkland dedication requirements have been met by payment of fees in lieu of land dedication. The developer will be responsible for all costs associated with any required improvements.

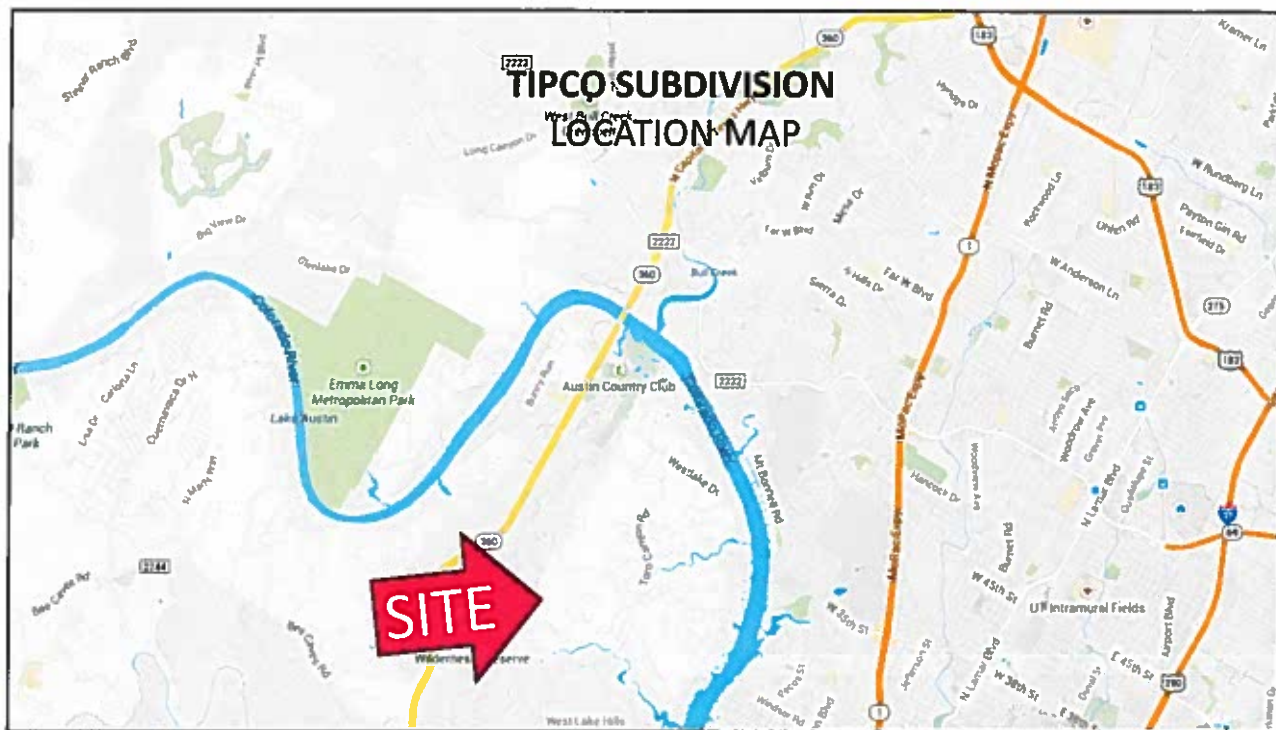
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:**

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

**PHONE:** 512-974-2786

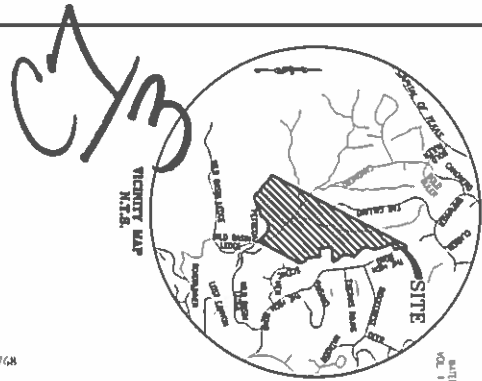
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# TIPCO SUBDIVISION



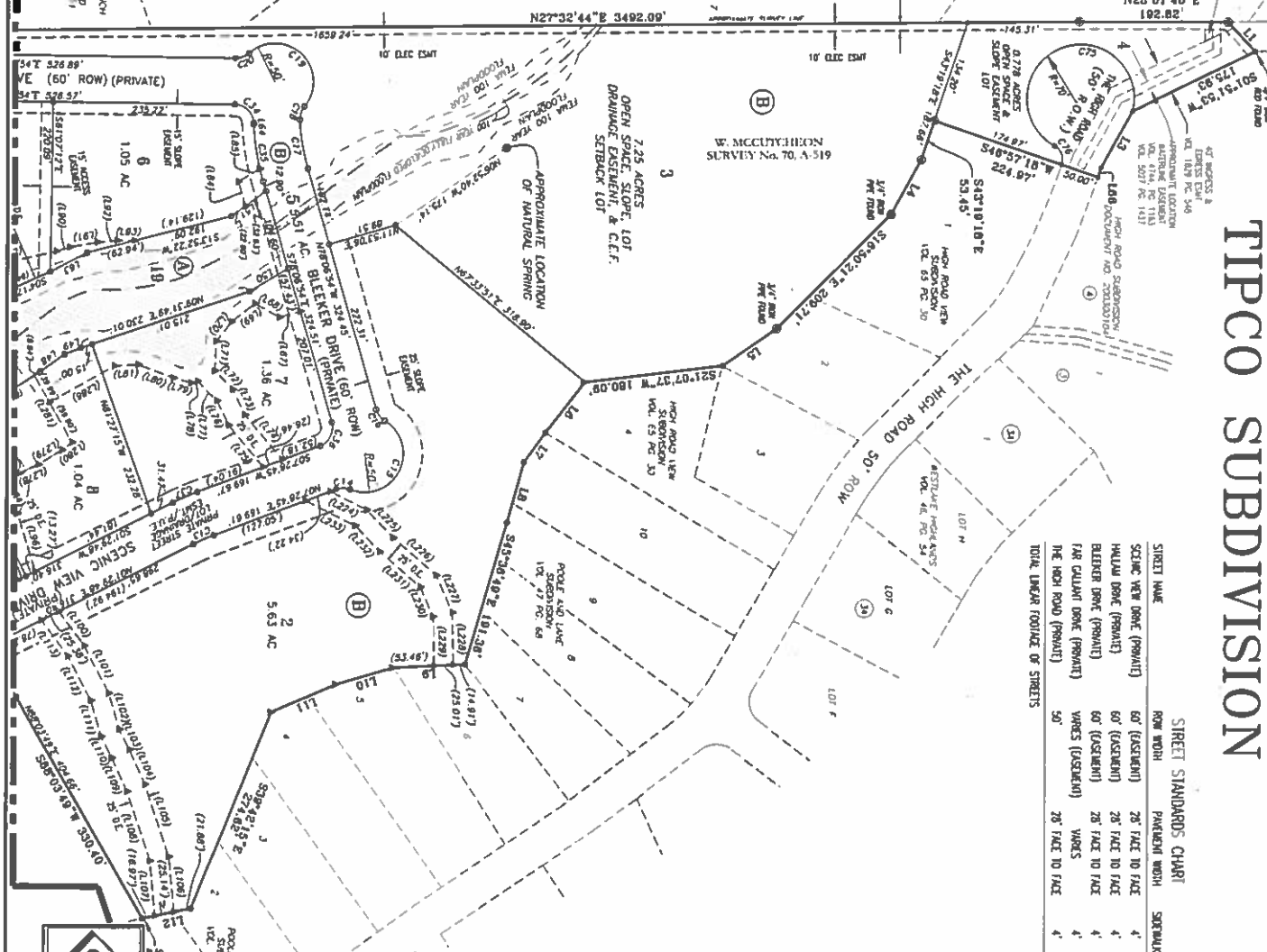
BENCHMARK #1  
 CAPED IRON ROD SET  
 ELEVATION=442.11'  
 N. 100666783.69  
 E. 2997865.07

DATUM: NAD 83  
 DATUM POINT: 442.11  
 DATE: 09/20/07

H. TRAMMELL  
 SURVEY No. 3, A-768

TOTAL NUMBER OF BLOCKS	2
TOTAL NUMBER OF LOTS	24
SINGLE FAMILY LOTS	20
OPEN SPACE/E.F. SETBACK/ DRAINAGE ESTIMATE (0)	1
OPEN SPACE/PAVER QUANTITY ESTIMATE/ DRAINAGE ESTIMATE/E.F. SETBACK (0)	1
PRIVATE STREET/PUBLIC DRAINAGE ESTIMATE (0)	1
OPEN SPACE/SLOPE (0)	1

MATCHLINE - SHEET 2



**SHEET STANDARDS CHART**

STREET NAME	ROW WIDTH	PARKING WIDTH	SEWER/MS	LENGTH
SCENIC VIEW DRIVE (PRIVATE)	60' (ASBESTOS)	28' FACE TO FACE	4"	1,918 LF
BLEEKER DRIVE (PRIVATE)	60' (ASBESTOS)	28' FACE TO FACE	4"	1,278 LF
BLEEKER DRIVE (PRIVATE)	60' (ASBESTOS)	28' FACE TO FACE	4"	493 LF
FAIR CULLUM DRIVE (PRIVATE)	50' (ASBESTOS)	28' FACE TO FACE	4"	91 LF
THE HIGH ROAD (PRIVATE)	50'	28' FACE TO FACE	4"	106 LF
TOTAL LENGTH FOOTAGE OF STREETS				3,890 LF

**LEGEND**

- ▲ 600' HNE FOUND
- △ CALCULATED POINT
- IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT SET
- DRAINAGE ESTIMATE
- PUBLIC UTILITY ESTIMATE
- LANDSCAPE ESTIMATE
- E.F. ESTIMATE
- BUILDING LINE
- W.O.I.Z. WATER QUALITY RAINSTORM ZONE
- CRITICAL WATER QUALITY ZONE
- LOT NUMBER
- BLOCK DESCRIPTION
- APPROXIMATE LOCATION OF SEWER/MS ESTIMATE
- FEMA 100 YEAR FLOODPLAIN
- FEMA 100 YEAR FLOOD DEVELOPED FLOODPLAIN
- WATERWAY CENTERLINE
- RAIL ROCK
- EXISTING APPROPRIATION
- WETLANDS AREAS

DATE: FEBRUARY 2, 2015

**OWNER:**  
 WMOO DEVELOPMENT CORP.  
 5000 PLAZA ON THE LAKE #125  
 AUSTIN, TX 78746

**OWNER:**  
 THE STEVEN J. DELL TRUST  
 1750 FAIR CULLUM DRIVE  
 AUSTIN, TX 78746

**ENGINEER & SURVEYOR:**  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON DRIVE  
 AUSTIN, TEXAS 78749  
 (512) 280-5160 phone  
 (512) 280-5165 fax

**DATE:** SEPTEMBER 26, 2008

**PROJECT NUMBER:** 48453C-0A13H  
 AND 48453C-0A45H

CASE # CB-2013-0148.1A  
 SHEET NO. 2 OF 8

Carlson, Brigance & Doering, Inc.



PATH-J: \4594 Preliminary\SURVEY\PLAT

TOTAL ACREAGE: 85,2710 ACRES  
 SURVEY: WILLIAM WOODRICH, JR.  
 ABSTRACT NUMBER: 519  
 TRAVIS COUNTY, TEXAS

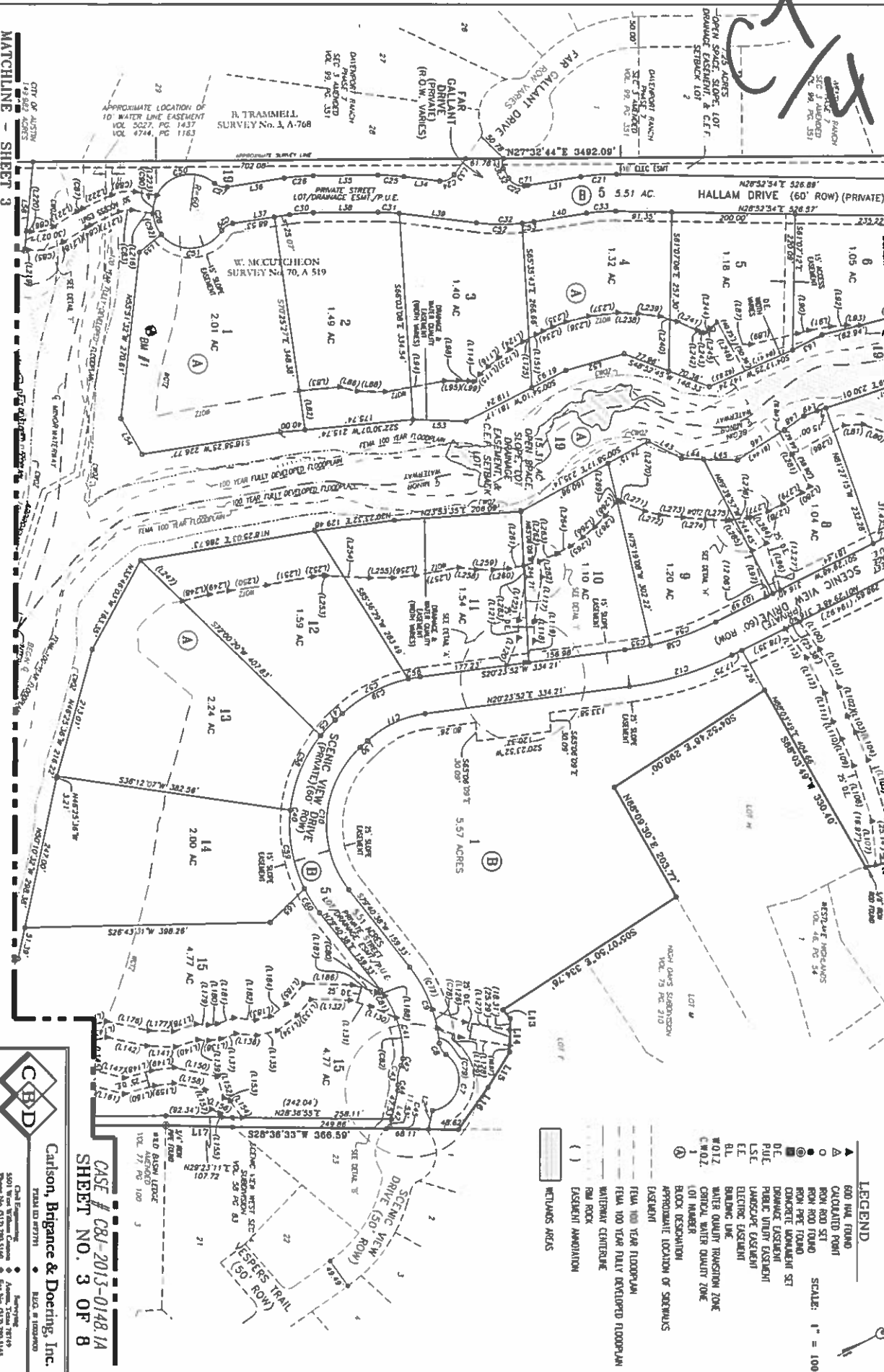
# TIPCO SUBDIVISION

MATCHLINE - SHEET 1

## LEGEND

- ▲ 600 HAZ FLOOD
- △ CALCULATED POINT
- ROW ROD SET
- ROW PPE FOUND
- CONCRETE FOUND
- PUBLIC UTILITY EASIMENT
- LANDSCAPE EASIMENT
- ELECTRIC EASIMENT
- BUILDING LINE
- WATER QUANTITY ZONE
- CENTRAL WATER QUANT ZONE
- LOT NUMBER
- BLOCK DESCRIPTION
- APPROXIMATE LOCATION OF SETBACKS EASIMENT
- FEMA 100 YEAR FLOODPLAIN
- FEMA 100 YEAR FLOOD DEVELOPED FLOODPLAIN
- WATERWAY CENTERLINE
- BAY ROCK
- EASIMENT AMBINATION
- WETLANDS AREAS

SCALE: 1" = 100'



MATCHLINE - SHEET 3

**CB/D**

**Carlson, Brigrace & Doering, Inc.**

1001 West 112nd Street, Suite 100  
 Des Moines, IA 50314  
 Phone: (515) 281-5166 Fax: (515) 281-9114

CASE # CB-2013-0148, 1A  
SHEET NO. 3 OF 8

PATH - J 4594 Preliminary\Survey\PLAT

