

SUBDIVISION REVIEW SHEET



CASE NO.: C8J-2013-0226

Z.A.P. DATE: April 7, 2015

SUBDIVISION NAME: Ring Tract-Preliminary Plan

AREA: 87.04 Acres

LOT(S): 231 Total Lots

OWNER/APPLICANT: Randolph Company

AGENT: Gray Engineering
(Steve Bertke)

ADDRESS OF SUBDIVISION: Bob Johnson Road at West FM 1626 Road

GRIDS: D-10-11

COUNTY: Travis

WATERSHED: Bear and Little Bear Creeks

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single-Family Residential, Open Space, Landscape, Drainage and Public ROW

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets within the subdivision.

DEPARTMENT COMMENTS: The request is for approval of a preliminary plan located in the county and in the City of Austin's 2 Mile ETJ. The proposed subdivision includes standard lots for single family residences. The plan is composed of 231 total lots on 87.04 acres. Water and wastewater will be provided by the City of Austin.

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county.

Staff has not received any inquiries from anyone on this preliminary plan.

STAFF RECOMMENDATION: The preliminary plan meets all applicable state, county, and City of Austin Title 30- LDC requirements and staff recommends approval.

CS/12

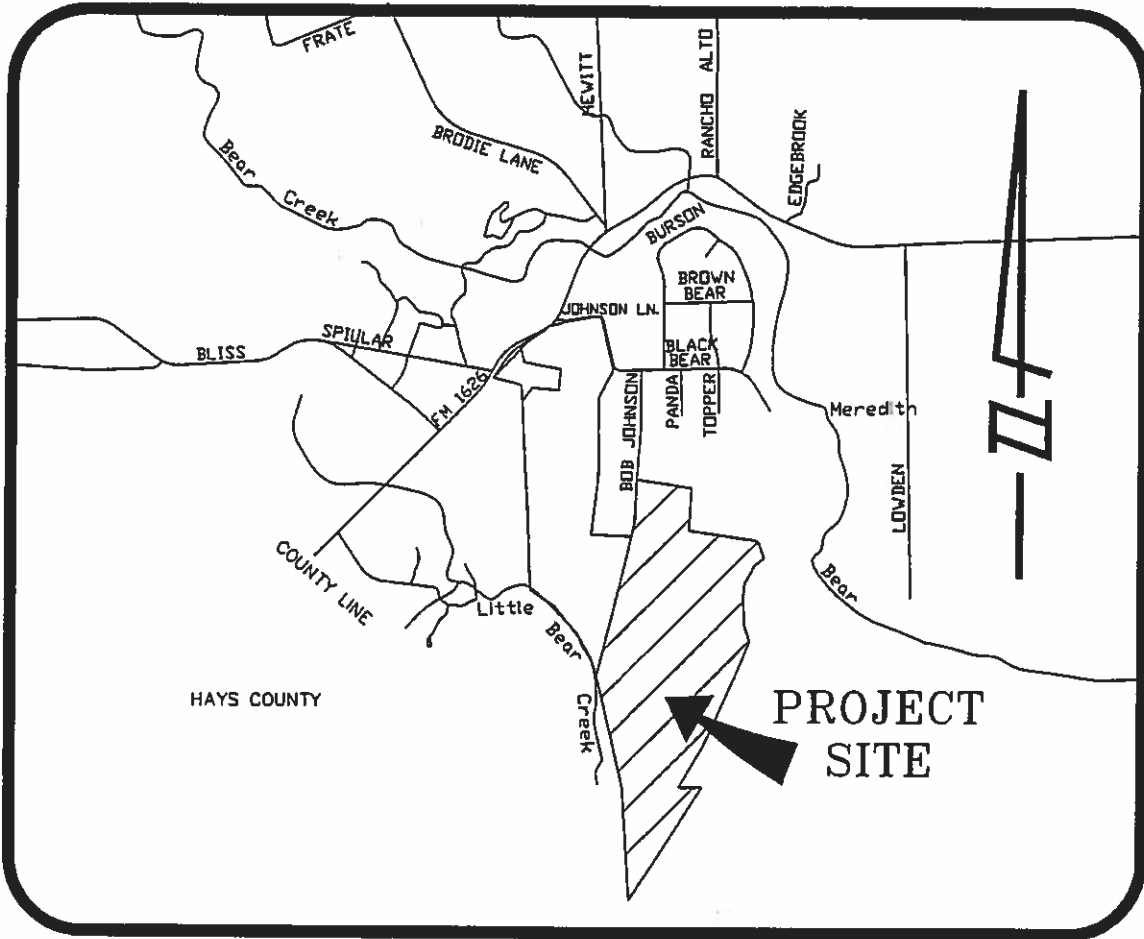
ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@traviscountytexas.gov

PHONE: 854-7562

05/13

RING TRACT SUBDIVISION LOCATION MAP

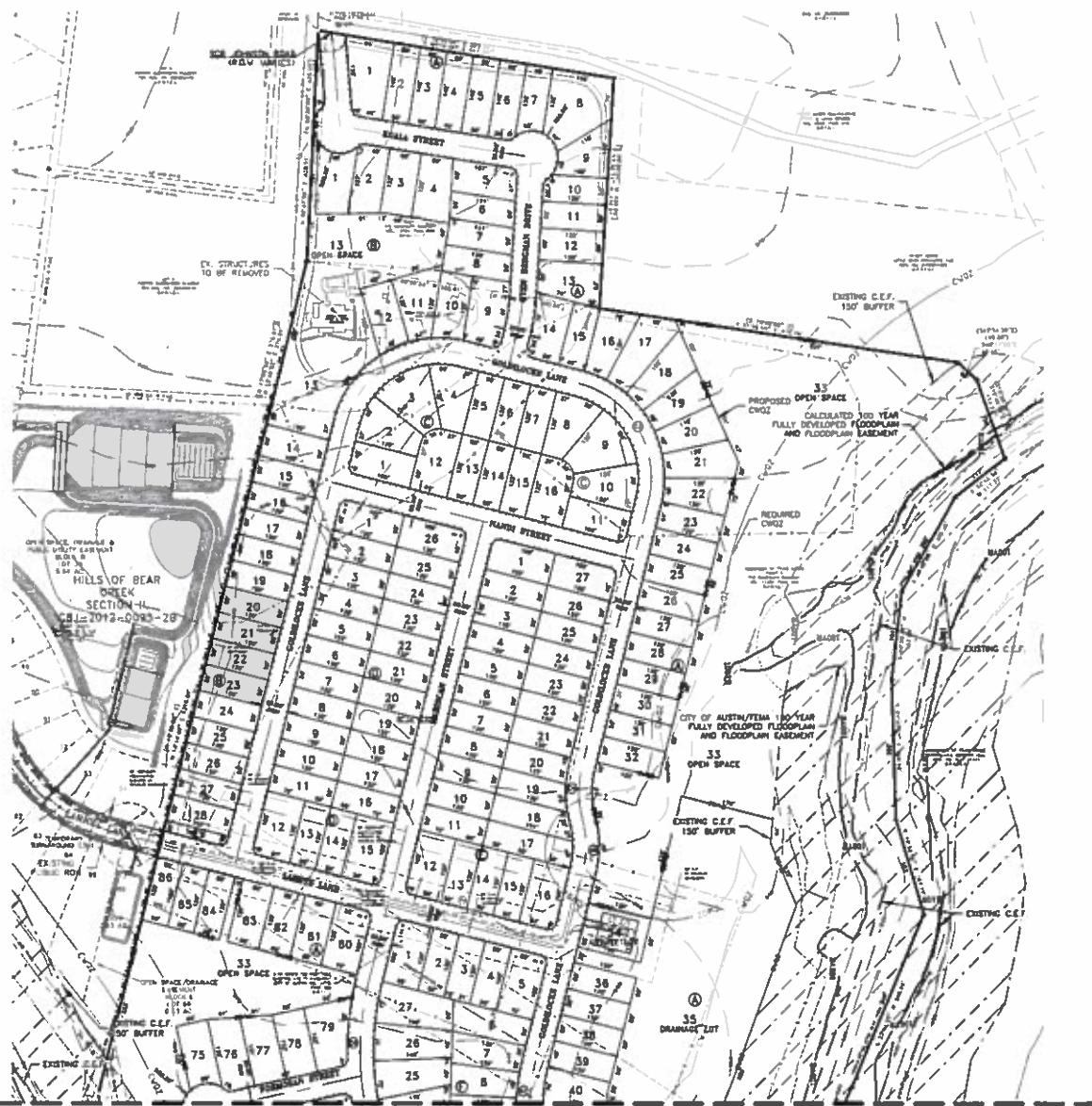


LOCATION MAP

ADDRESS: BEAR CREEK ROAD TEXAS, 78752
 MAPSCO PAGE: #702Y
 CITY GRID: D10 AND D11
 TRAVIS CAD PARCEL (PIN): 352054
 TRAVIS CAD PARCEL (GEOGRAPHIC ID): 0448370217

RING TRACT PRELIMINARY PLAN

CSM
 SCALE: 1"=100'
 GRAPHIC SCALE IN FEET
 0 20 40 60 80 100



MATCH LINE
 SEE NEXT SHEET

CURVE DATA						
NUMBER	DELTA	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C3	89° 53' 30"	176.87	180.00	282.41	254.32	S30° 46' 30.68"E
C4	27° 08' 22"	43.36	180.00	83.10	84.31	S0° 30' 37.28"E
C5	27° 08' 22"	43.36	180.00	83.10	84.31	S0° 30' 37.28"E
C6	28° 41' 18"	124.83	523.00	244.34	242.33	S0° 47' 17.06"E
C7	59° 41' 30"	81.85	348.00	188.74	188.29	S0° 47' 28.00"E

STREET SUMMARY						
STREET NAME (CLASSIFICATION)	ROW WIDTH	RIGHT-OF-WAY WIDTH	RIGHT-OF-WAY OFFSET	RIGHT-OF-WAY AREA	STREET WIDTH	STREET AREA
HILLSIDE LANE (LOCAL)	60'	100'	20'	3600	36'	1296
HANCOCK STREET (LOCAL)	60'	100'	20'	3600	36'	1296
LAMAR STREET (LOCAL)	60'	100'	20'	3600	36'	1296
PROSPER STREET (LOCAL)	60'	100'	20'	3600	36'	1296
STEN BERNARD DRIVE (LOCAL)	60'	100'	20'	3600	36'	1296
SALA STREET (LOCAL)	60'	100'	20'	3600	36'	1296
TOTAL CREEKWAY						6888

CRITICAL WQZ	
REQUIRED OFFSET	100'
PROVIDED OFFSET	VARIABLE
AREA REQUIRED	38.00 AC
PROVIDED AREA	38.11 AC
AREA PROPOSED FOR EXPANSION	4.97 AC
AREA PROPOSED FOR REDUCTION	4.98 AC
LITTLE BEAR CREEK DRAINAGE AREA	14,784.30 AC

- LEGEND**
- 1 LOT NUMBER
 - (A) BLOCK NUMBER
 - BOUNDARY LINE
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - PROPOSED 4' BUFFER
 - C.E.F. - 150' BUFFER
 - EXISTING C.E.F. - ROCK OUTCROPS
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - T.C.E. - TEMPORARY CONSTRUCTION EASEMENT
 - L.S.E. - LANDSCAPE EASEMENT
 - O.P.R.E.C.T. - OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY TEXAS
 - O.P.R.E.C.T. - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
 - D.R.E.C.T. - DEED RECORDED WILLAMSON COUNTY TEXAS
 - D.R.E.C.T. - DEED RECORDS TRAVIS COUNTY TEXAS

RING TRACT

OWNER: RANDOLPH COMPANY
 ACRES: 87.04 ACRES
 SURVEYOR: BASELINE LAND SURVEYORS INC.
 8900 LY
 DECEMBER 12, 2013

LINEAR FEET OF NEW STRUCTIONS:
 MAJOR 10,000'
 BENCHMARK DESCRIPTION AND ELEVATION: BM 538 MAGNETIC NAIL SET IN CENTER OF DRIVEWAY AT THE TERMINATION OF JOHNSON ROAD, 17.3' SOUTHWEST OF THE NORTHWEST CORNER OF THE 5.4 ACRE TRACT CONVEYED TO THE RANDOLPH COMPANY BY DEED OF RECORD IN VOLUME 12381, PAGE 348 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS ELEVATION 890.74

ACREAGE BY LOT TYPE:
 OPEN SPACE: 38.883 AC, ROW: 10.104 AC, EASEMENT: 38.100 AC, LANDSCAPE: 0.023 AC, DRAINAGE: 3.947 AC, UTILITY: 0.234 AC.

ENGINEER: GRAY ENGINEERING, INC.
 8834 NORTH CAPITAL OF TEXAS HIGHWAY, SUITE 140
 AUSTIN, TEXAS 78738
 PHONE: (512)482-0371
 FAX: (512)484-9933

NUMBER OF LOTS BY TYPE:
 226 SINGLE FAMILY RESIDENTIAL LOTS, 2 OPEN SPACE LOTS, 1 LANDSCAPE LOT, 1 DRAINAGE LOT AND 1 UTILITY LOT

PRELIMINARY PLAN APPROVAL SHEET of _____

FILE NUMBER: _____ APPLICATION DATE: _____

APPROVED BY (ADM) (PC) (EAP) OR _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE. EXPIRATION _____

DATE: _____ CASE MANAGER: _____

IF REVISED ORIGINAL APPLICATION DATE: DW22 D02

TYPE OF REVISION: MAJOR _____ MINOR _____ \$01794 YES _____ NO _____

Director, Watershed Protection and Development Review

PRELIMINARY PLAN EXTENDED (under Chapter 38) ON _____

SITE: _____ CASE MANAGER: _____

Plan Plans must be received by the Expiration date unless extended under Chapter 38

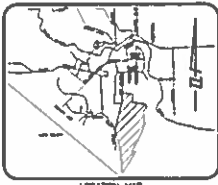
COMMENTS:



PROJECT NO. 1810-10744 DESIGNED BY: JC
 FILE NO. 18744-PREL-PLAN-24 DRAWN BY: JC
 DATE: FEBRUARY 2018 CHECKED BY: SB
 SCALE: AS SHOWN REVIEWED BY: SB

8834 N. Capital of Texas Hwy.
 Austin, Texas 78738
 Suite 140
 (512)482-0371
 (512)484-9933
 FAX: (512)484-9933

GRAY ENGINEERING



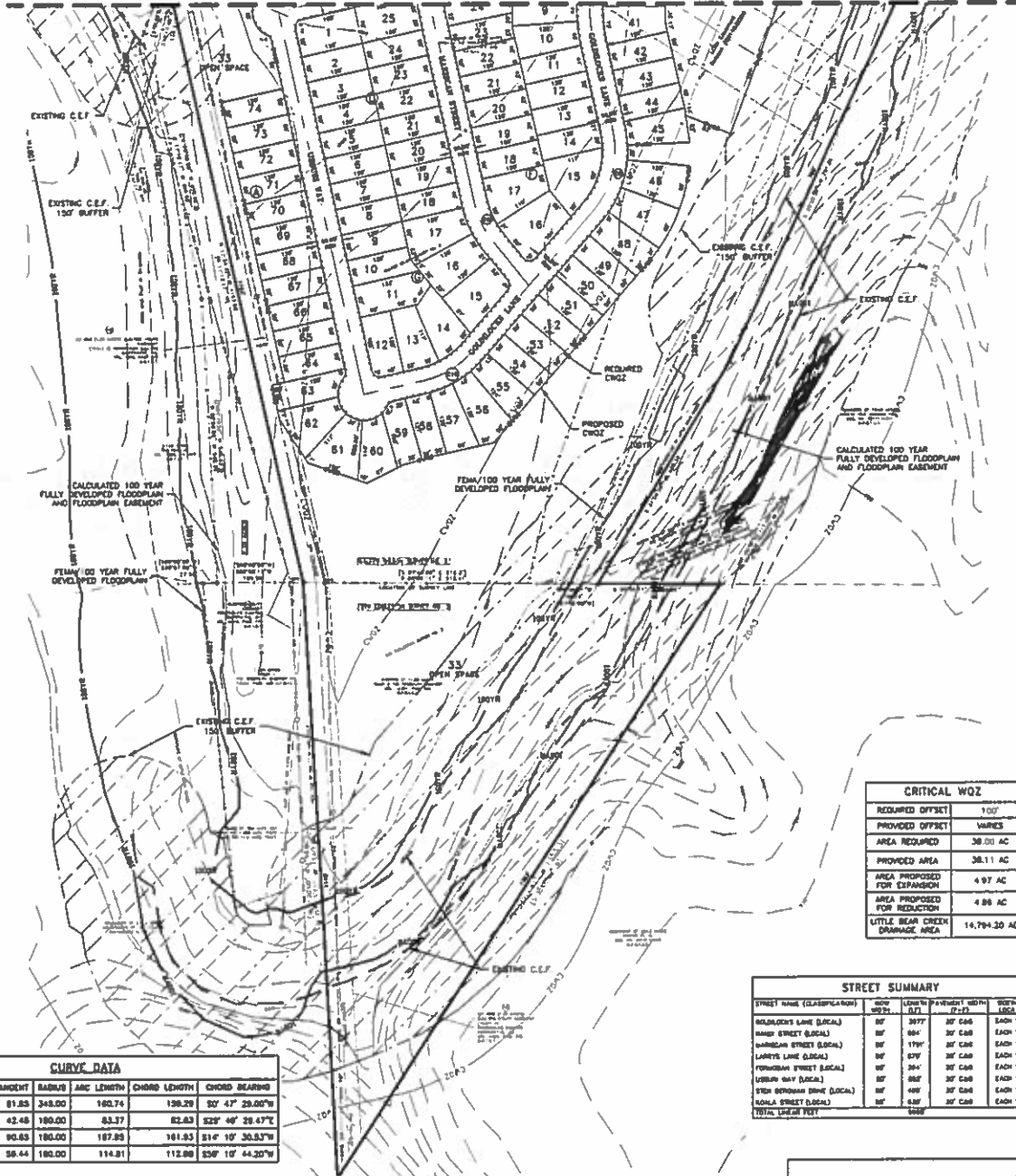
LOCATION MAP
N.T.S.

RING TRACT PRELIMINARY PLAN

Handwritten initials/signature: *CS/K*

SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

MATCH LINE
SEE PREVIOUS SHEET



NUMBER	DELTA	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C7	20° 41' 30"	81.83	348.00	160.74	136.29	S0° 47' 23.00"W
C8	20° 32' 18"	42.46	180.00	83.37	82.83	S29° 46' 28.47"E
C9	53° 27' 43"	90.63	180.00	107.89	161.83	S16° 10' 30.53"W
C10	20° 32' 46"	36.44	180.00	114.81	112.80	S20° 10' 44.30"W

REQUIRED OFFSET	100'
PROVIDED OFFSET	VARIABLE
AREA REQUIRED	38.00 AC
PROVIDED AREA	36.11 AC
AREA PROPOSED FOR EXPANSION	4.97 AC
AREA PROPOSED FOR REDUCTION	4.86 AC
LITTLE BEAR CREEK DRAINAGE AREA	14,794.20 AC

STREET NAME (CLASSIFICATION)	ROW WIDTH (FT)	LEFT OF CENTER (FT)	PAVEMENT WIDTH (FT)	RIGHT OF CENTER (FT)	STANDARD
WOLFE'S LAKE (LOCAL)	80'	30'	30'	30'	EACH SIDE
RAKER STREET (LOCAL)	80'	30'	30'	30'	EACH SIDE
HARRISON STREET (LOCAL)	80'	30'	30'	30'	EACH SIDE
LAWRENCE STREET (LOCAL)	80'	30'	30'	30'	EACH SIDE
PERDUE STREET (LOCAL)	80'	30'	30'	30'	EACH SIDE
USBRAY STREET (LOCAL)	80'	30'	30'	30'	EACH SIDE
STON BROTHERS DRIVE (LOCAL)	80'	30'	30'	30'	EACH SIDE
ROCKA STREET (LOCAL)	80'	30'	30'	30'	EACH SIDE
TOTAL LINEAL FEET	3600'				

RING TRACT
OWNER: RANDOLPH COMPANY
ACREAGE: 87.04 ACRES
SURVEYOR: BARNES AND SURVEYORS INC.
RECORD: 8823, 17
DECEMBER 12, 2013
BENCHMARK DESCRIPTION AND ELEVATION: BM#28 MAGNETIC NAIL SET IN CENTER OF DRIVEWAY AT THE TERMINATION OF JOHNSON ROAD, 17.5' SOUTHWEST OF THE NORTHWEST CORNER OF THE 5.1 ACRE TRACT CONNECTED TO THE RANDOLPH COMPANY BY DEED OF RECORD IN VOLUME 12381, PAGE 348 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
ELEVATION 880.74'
ACREAGE BY LOT TYPE: OPEN SPACE: 38.983 AC, ROW: 10.104 AC, BUILDINGS: 36.108 AC, LANDSCAPE: 0.853 AC, DRAINAGE: 2.867 AC, UTILITY: 0.234 AC
ENGINEER: GRAY ENGINEERING, INC.
8834 NORTH CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78758
PHONE: (512)454-0271
FAX: (512)454-9933
NUMBER OF LOTS BY TYPE: 228 SINGLE FAMILY RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, 1 LANDSCAPE LOT, 1 DRAINAGE LOT AND 1 UTILITY LOT

- LEGEND**
- 1 LOT NUMBER
 - 2 BLOCK NUMBER
 - BOUNDARY LINE
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - PROPOSED 4' SIDEWALK
 - C.E.F. - 150' BUFFER
 - EXISTING C.E.F. - ROCK OUTCROPS
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - T.C.E. - TEMPORARY CONSTRUCTION EASEMENT
 - L.S.E. - LANDSCAPE EASEMENT
 - O.P.R.C.T. - OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY TEXAS
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 - D.R.W.C.T. - DEED RECORDS WILLAMSON COUNTY TEXAS
 - D.R.T.C.T. - DEED RECORDS TRAVIS COUNTY TEXAS

PRELIMINARY PLAN APPROVAL SHEET ___ of ___
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY (SIGN) _____ UNDER SECTION _____
OF CHAPTER _____ OF THE CITY OF AUSTIN CODE. EXPIRATION DATE _____
CASE MANAGER _____
(IF REV) ORIGINAL APPLICATION DATE _____ DWPS _____ DDZ _____
TYPE OF REVISION: MAJOR MINOR 881704 YES NO _____
Director, Watershed Protection and Development Review
PRELIMINARY PLAN EXTENDED (under Chapter 30) ON _____
UNITS _____ CASE MANAGER _____
Plan files must be retained by the Corporation date unless extended under Chapter 30.
COMMENTS _____



FILE: H:\Projects\1910\1910\1910.dwg
PROJECT NO. 1618-18744 DESIGNED BY: JC
FILE NO. 16744-PRELIM PLAN.dwg DRAWN BY: JC
DATE: FEBRUARY 2018 CHECKED BY: SB
SCALE: AS SHOWN REVIEWED BY: SB
GRAY ENGINEERING
8834 N. Capital of Texas Hwy., Suite 140
Austin, Texas 78758
(512)454-0271
FAX: (512)454-9933
TRAVIS COUNTY 02040