

C 17

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2007-0135.01.2A

Z.A.P. DATE: 06.02.2015

SUBDIVISION NAME: Stoney Ridge Phase C, Section 2A

AREA: 9.7 Acres

LOT(S): 56 Total Lots

OWNER/APPLICANT: SR Development, Inc.
(Bill Gurasich)

AGENT: Doucet & Assoc.
(Davood Salek)

ADDRESS OF SUBDIVISION: Stoney Ridge Bend

GRIDS: P-13

COUNTY: Travis

WATERSHED: Dry Creek

JURISDICTION: Limited Purpose

EXISTING ZONING: SF-4A

MUD: Moore Crossing MUD

PROPOSED LAND USE: Single-Family Residential-Small Lot

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal and boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a final plat located in the county and in the City of Austin's limited purpose. It is classified as a small lot subdivision. The plat is composed of 56 lots on 9.7 acres. The proposed subdivision includes 56 single-family lots. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

ISSUES:

This final plat was last approved by the Zoning and Platting Commission on November 18, 2014 but the plat expired because the applicant did not post fiscal within 90 days. It is being resubmitted for consideration again.

STAFF RECOMMENDATION: The final plat meets all applicable state, county and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

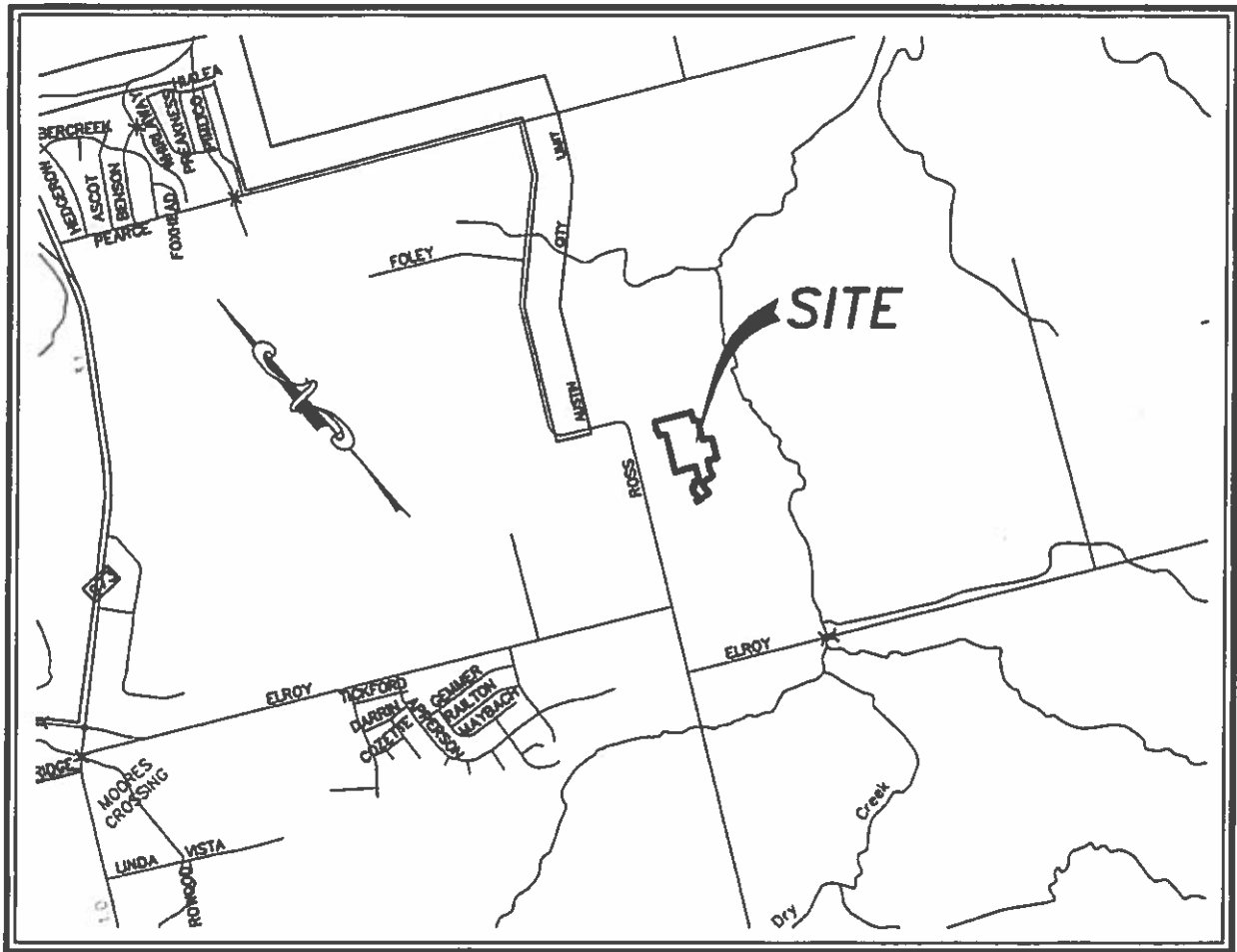
CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@co.travis.tx.us

PHONE: 854-7562

STONE RIDGE PHASE C – SECTION 2-A AUSTIN, TEXAS

C17
1/2

LOCATION MAP



DA DOUCET & ASSOCIATES

City Engineering Planning Surveying
 7401 E. Highway 71 W, Suite 140
 Austin, Texas 78735 Phone: (512) 483-3400
 www.austindoucetassociates.com

Date: 05/11/2015
 Scale: 1" = 200'
 Drawn by: SHS/OSP
 Reviewed by: SBE
 Drawing: E3-05a plat map
 Project No.: 539-005A

ENGINEERS:
 SHS DEVELOPMENT, INC.
 405 E. SPANISH AVENUE
 AUSTIN, TX 78702
 512-483-3400
 CONTACT: WILLIAM A. CRANON

SURVEYOR:
 SHS DEVELOPMENT, INC.
 405 E. SPANISH AVENUE
 AUSTIN, TX 78702
 512-483-3400
 CONTACT: WILLIAM A. CRANON

OWNER/DEVELOPER:
 SHS DEVELOPMENT, INC.
 405 E. SPANISH AVENUE
 AUSTIN, TX 78702
 512-483-3400
 CONTACT: WILLIAM A. CRANON

BENCHMARKS:
 THE GP AND THE FUTURE APPROXIMATELY 20' NORTHWEST CORNER OF THE SURVEYED PROPERTY AND COMPASS BEARING FROM BENCHMARK TO CORNER TO BE BENCHMARK ONLY

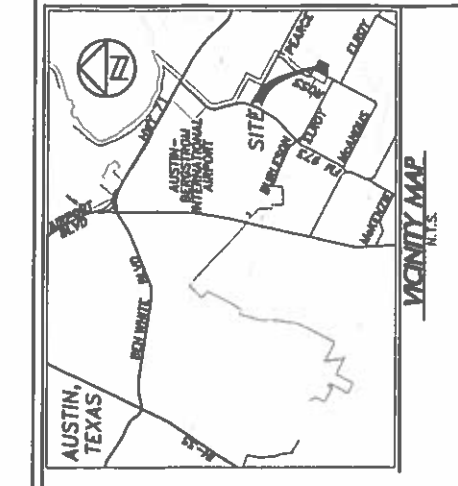
SURVEY CONTROLS:
 THIS PROJECT IS NOT LOCATED OVER THE EXISTING ALBERTSON'S ZONE

MINIMUM E.P.C. NOTE:
 ALL FINISHED FLOOR ELEVATIONS IN THIS SURVEY SHALL BE TO FOOT MILLIMAN ABOVE THE 100 YEAR FREQUENT FLOOD LEVEL.

ELEVATION NOTE:
 FINISHED ELEVATIONS ARE BASED ON LOMA MONUMENT Aerial, WHICH IS PUBLISHED ELEVATION OF 568.7617 (NAVD 83)

PRELIMINARY NOTE:
 THIS PROJECT IS NOT LOCATED OVER THE EXISTING ALBERTSON'S ZONE

UTILITY INFORMATION:
 ALL UTILITY INFORMATION IS BASED ON THE FLOODPLAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.
 LUTERAN CHURCH OF CHRIST, 1422 WEST STREET, AUSTIN, TX 78702
 CITY OF AUSTIN, TEXAS, UTILITY DEPARTMENT, 300 EAST BRIDGES BLVD, AUSTIN, TX 78724
 WATERWORKS, CITY OF AUSTIN, TEXAS, UTILITY DEPARTMENT, 300 EAST BRIDGES BLVD, AUSTIN, TX 78724

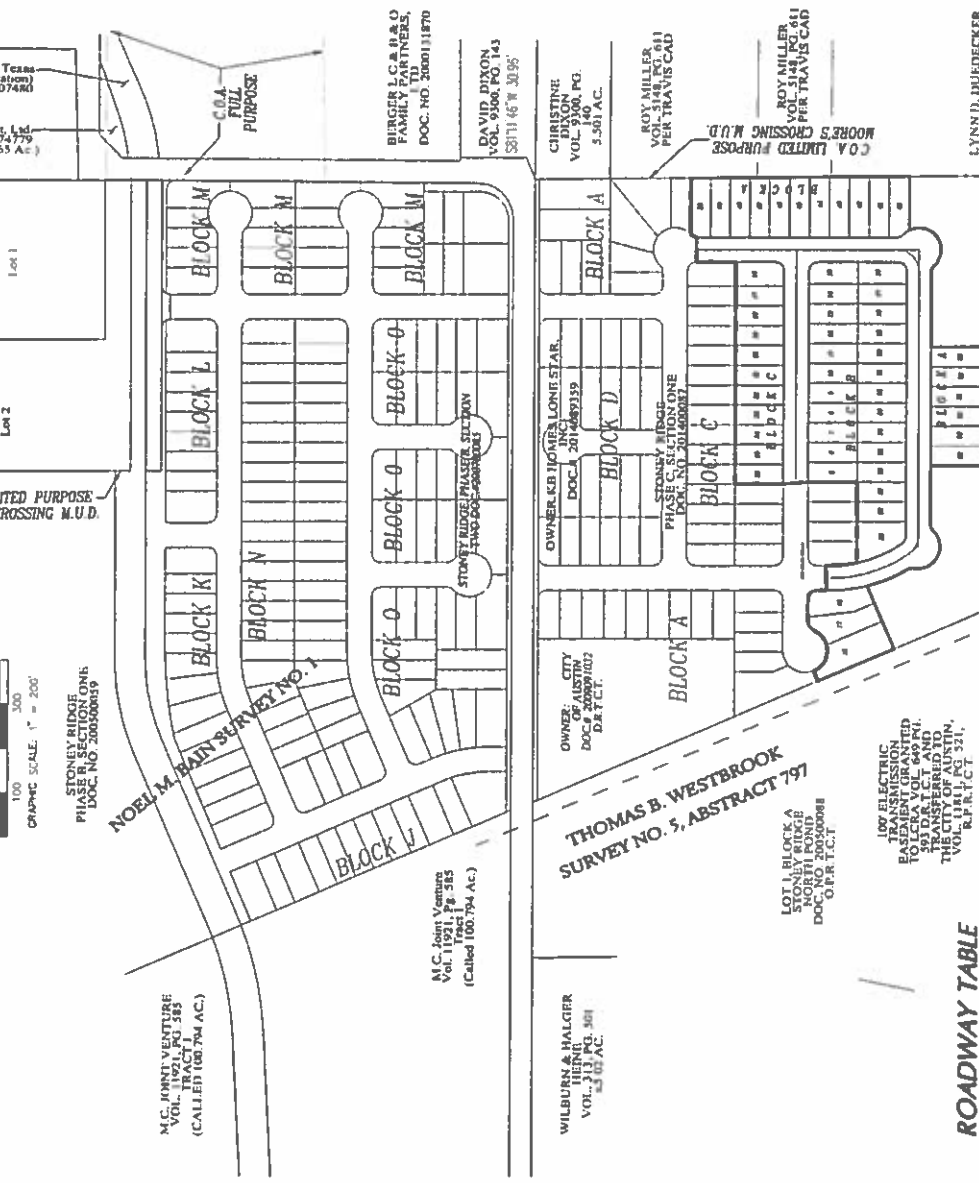


JOSE ANTONIO MARRASO SURVEY, ABSTRACT NO. 18, PER T.C.A.D.
 AVRES MOODY SURVEY NO. 168, PER G.L.O. MAP

Authentic R. & M. Hildred L. Hervey
 Vol. 11742, Pg. 4772
 Travis County Texas
 (R.O.W. Dedication)
 Doc. No. 200467481
 0.46 AC.

SR Development, Ltd.
 Doc. No. 200467479
 (Remainder of 0.63 AC.)

Authentic
 Vol. 11742, Pg. 4772



Travis County Texas
 (R.O.W. Dedication)
 Doc. No. 200467481
 0.46 AC.

SR Development, Ltd.
 Doc. No. 200467479
 (Remainder of 0.63 AC.)

Authentic
 Vol. 11742, Pg. 4772

Authentic R. & M. Hildred L. Hervey
 Vol. 11742, Pg. 4772
 Travis County Texas
 (R.O.W. Dedication)
 Doc. No. 200467481
 0.46 AC.

SR Development, Ltd.
 Doc. No. 200467479
 (Remainder of 0.63 AC.)

Authentic
 Vol. 11742, Pg. 4772

STONEY RIDGE PHASE C, SECTION ONE
 DOC. NO. 2005006519

GRAPHIC SCALE: 1" = 200'

0 100 200 300 400

ROADWAY TABLE

STREET NAME	CLASSIFICATION	R.O.W. AND PAVED WIDTH (CURB AND GUTTER)	LENGTH (FEET)	SOB/WALK
STONEY RIDGE ROAD	LOCAL (PUBLIC STREET)	55' R.O.W. 36' E-F	YES	180
HORSESHOE POOL DRIVE	LOCAL (PUBLIC STREET)	55' R.O.W. 36' E-F	YES	320

BLOCK 'A' LOT AREA		BLOCK 'B' LOT AREA		BLOCK 'C' LOT AREA	
NO.	SQUARE FEET	NO.	SQUARE FEET	NO.	SQUARE FEET
17	11,079	5	4,950	15	4,919
18	7,937	6	4,950	17	4,950
19	5,638	7	4,950	18	4,950
20	5,638	8	4,950	19	4,950
21	5,637	9	4,950	20	4,950
22	5,637	10	4,950	21	4,950
23	5,637	11	4,950	22	4,950
24	5,637	12	4,950	23	4,950
25	5,637	13	4,950	24	4,950
26	5,637	14	4,950	25	4,950
27	5,637	15	4,950	26	4,950
28	5,637	16	4,950	27	4,950
29	5,637	17	4,950	28	4,950
30	5,637	18	4,950	29	4,950
31	5,637	19	4,950	30	4,950
32	5,637	20	4,950	31	4,950
33	5,637	21	4,950	32	4,950
34	5,637	22	4,950	33	4,950
35	5,637	23	4,950	34	4,950
36	5,637	24	4,950	35	4,950
37	5,637	25	4,950	36	4,950
38	5,637	26	4,950	37	4,950
39	5,637	27	4,950	38	4,950
40	5,637	28	4,950	39	4,950
41	5,637	29	4,950	40	4,950
42	5,637	30	4,950	41	4,950
43	5,637	31	4,950	42	4,950
44	5,637	32	4,950	43	4,950
45	5,637	33	4,950	44	4,950
46	5,637	34	4,950	45	4,950
47	5,637	35	4,950	46	4,950
48	5,637	36	4,950	47	4,950
49	5,637	37	4,950	48	4,950
50	5,637	38	4,950	49	4,950
51	5,637	39	4,950	50	4,950
52	5,637	40	4,950	51	4,950
53	5,637	41	4,950	52	4,950
54	5,637	42	4,950	53	4,950
55	5,637	43	4,950	54	4,950
56	5,637	44	4,950	55	4,950
57	5,637	45	4,950	56	4,950
58	5,637	46	4,950	57	4,950
59	5,637	47	4,950	58	4,950
60	5,637	48	4,950	59	4,950
61	5,637	49	4,950	60	4,950
62	5,637	50	4,950	61	4,950
63	5,637	51	4,950	62	4,950
64	5,637	52	4,950	63	4,950
65	5,637	53	4,950	64	4,950
66	5,637	54	4,950	65	4,950
67	5,637	55	4,950	66	4,950
68	5,637	56	4,950	67	4,950
69	5,637	57	4,950	68	4,950
70	5,637	58	4,950	69	4,950
71	5,637	59	4,950	70	4,950
72	5,637	60	4,950	71	4,950
73	5,637	61	4,950	72	4,950
74	5,637	62	4,950	73	4,950

WILBURN & HALGER
 VOL. 313 PG. 501
 2.89 AC.

M.C. JOINT VENTURE
 VOL. 11921, PG. 285
 (CALLED 100,794 AC.)

M.C. JOINT VENTURE
 VOL. 11921, PG. 285
 (CALLED 100,794 AC.)

OWEN S. & HALGER
 VOL. 313 PG. 501
 2.89 AC.

CHRISTINE DIXON
 VOL. 5390, PG. 146
 5.56 AC.

ROY MILLER
 VOL. 3148, PG. 611
 PER TRAVIS CAD

ROY MILLER
 VOL. 3148, PG. 611
 PER TRAVIS CAD

LYNN L. DUREBECKER
 VOL. 1394, PG. 274
 PER TRAVIS CAD

OVERVIEW OF SUBDIVISION

