C25/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2014-0059.1A **Z.A.P. DATE:** July 7, 2015

SUBDIVISION NAME: Heritage Oaks at Pearson Ranch West Section 1

AREA: 41.54 acres **LOTS:** 89

APPLICANT: Pulte Group (Stephen Ashlock) **AGENT:** Big Red Dog Engineering (Nicholas)

ADDRESS OF SUBDIVISION: 7900 – 8525 Pearson Ranch Rd.

GRIDS: H42 **COUNTY:** Williamson

WATERSHED: South Brushy Creek **JURISDICTION:** 2-Mile ETJ

EXISTING ZONING: n/a

PROPOSED LAND USE: Single Family / Greenbelt / right-of-way

ADMINISTRATIVE WAIVERS: None

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Heritage Oaks at Pearson Ranch West Section 1 preliminary plan composed of 89 lots on 41.54 acres. The applicant proposes to subdivide the property into a 89 lot preliminary plan for residential uses.

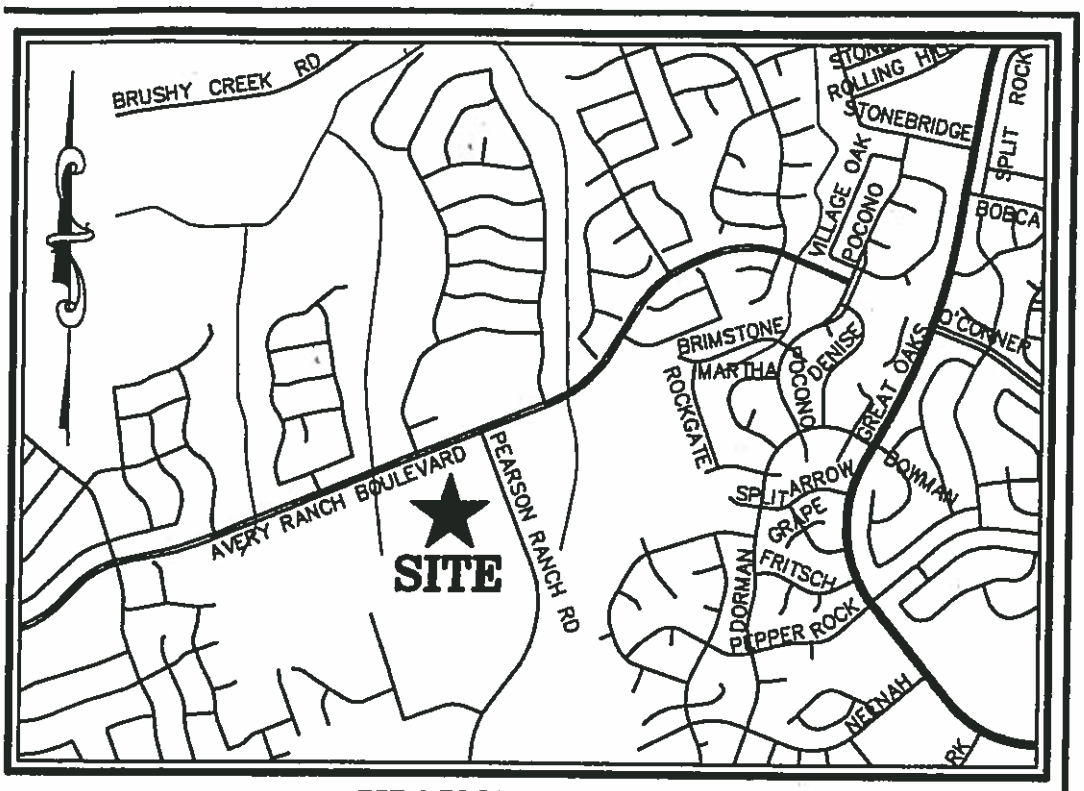
The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the preliminary plan meets all applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala **PHONE:** 512-974-3404
E-mail: Cesar.Zavala@austintexas.gov

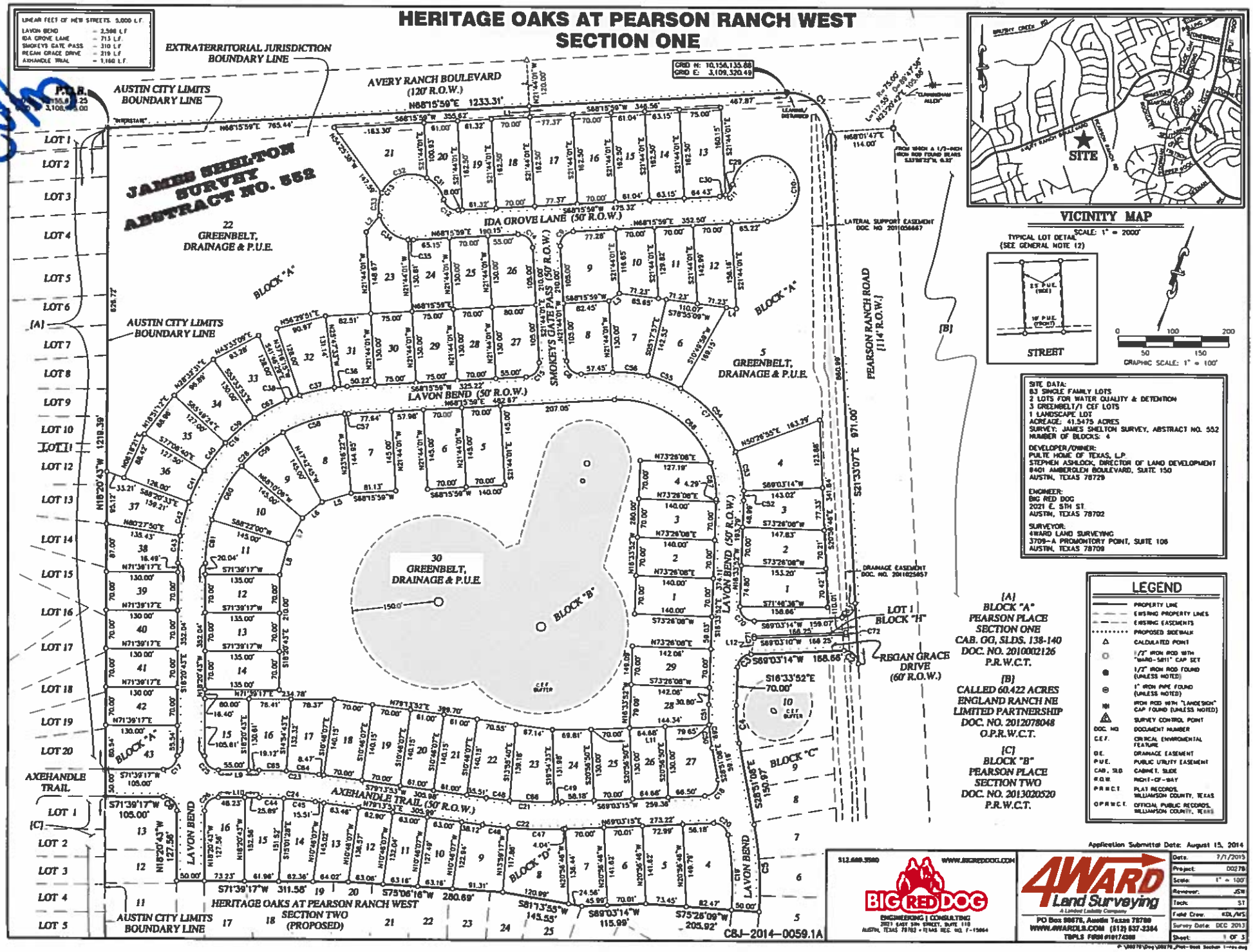
C25/2



VICINITY MAP

HERITAGE OAKS AT PEARSON RANCH WEST
SECTION ONE

LINEAR FEET OF NEW STREETS: 5,000 L.F.	
LAVON BEND	= 2,500 L.F.
IDA GROVE LANE	= 715 L.F.
SMOKEY'S GATE PASS	= 310 L.F.
REGAN GRACE DRIVE	= 310 L.F.
AXHANDLE TRAIL	= 1,160 L.F.



VICINITY MAP
SCALE: 1" = 2000'

TYPICAL LOT DETAIL (SEE GENERAL NOTE 12)

SITE DATA:
83 SINGLE FAMILY LOTS
2 LOTS FOR WATER QUALITY & DETENTION
3 GREENBELT/1 CEF LOTS
1 LANDSCAPE LOT
ACREAGE: 41.5475 ACRES
SURVEY: JAMES SHELTON SURVEY, ABSTRACT NO. 552
NUMBER OF BLOCKS: 4

DEVELOPER/OWNER:
PULTE HOME OF TEXAS, L.P.
STEPHEN ASHLOCK, DIRECTOR OF LAND DEVELOPMENT
9401 AMBERGLEN BOULEVARD, SUITE 150
AUSTIN, TEXAS 78729

ENGINEER:
BIG RED DOG
2021 E. 5TH ST.
AUSTIN, TEXAS 78702

SURVEYOR:
4WARD LAND SURVEYING
3709-A PROMONTORY POINT, SUITE 106
AUSTIN, TEXAS 78709

[A]
BLOCK "A"
PEARSON PLACE
SECTION ONE
CAB. GG, SLDS. 138-140
DOC. NO. 2010002126
P.R.W.C.T.

[B]
CALLED 60.422 ACRES
ENGLAND RANCH NE
LIMITED PARTNERSHIP
DOC. NO. 2012078048
O.P.R.W.C.T.

[C]
BLOCK "B"
PEARSON PLACE
SECTION TWO
DOC. NO. 2013020520
P.R.W.C.T.

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	PROPOSED SIDEWALK
△	CALCULATED POINT
○	1/2" IRON ROD WITH "WARD-5811" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊖	1" IRON PIPE FOUND (UNLESS NOTED)
IRF	IRON ROD WITH "LANDESIGN" CAP FOUND (UNLESS NOTED)
△	SURVEY CONTROL POINT
DOC. NO.	DOCUMENT NUMBER
C.E.F.	CRITICAL ENVIRONMENTAL FEATURE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
CAB., SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

Application Submittal Date: August 15, 2014

512.666.3580 WWW.BIGREDDOG.COM
BIG RED DOG
ENGINEERING | CONSULTING
2021 EAST 5TH STREET, SUITE 110
AUSTIN, TEXAS 78702 • TBPE REG. NO. F-15064

4WARD Land Surveying
A Limited Liability Company
PO Box 90676, Austin Texas 78709
WWW.4WARDLS.COM (512) 637-2384
TBPLS FIRM 10017300

Date:	7/1/2015
Project:	00278
Scale:	1" = 100'
Reviewer:	JSW
Tech:	ST
Field Crew:	KDL/MS
Survey Date:	DEC 2013
Sheet:	1 OF 3