

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0032.3A

Z.A.P. DATE: October 6, 2015

SUBDIVISION NAME: Retreat at Tech Ridge, Section Three

AREA: 12.741 Acres

LOT(S): 76

OWNER/APPLICANT: KB Home

AGENT: Longaro and Clarke
(Alex Clarke)

ADDRESS OF SUBDIVISION: 12422 DESSAU RD

GRIDS: MN33

COUNTY: Travis

WATERSHED: Harris Branch

JURISDICTION: Full-Purpose

EXISTING ZONING: PUD

MUD: N/A

DISTRICT: 7

PROPOSED LAND USE: single family, open space, right-of-way

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 Retreat at Tech Ridge, Section Three. The proposed plat is composed of 76 lots on 12.741 acres. The applicant proposes construction of 73 small lot, detached single-family lots, 1 water quality/detention lot, 2 drainage open-space lots and associated right-of-way. Water and wastewater service will be provided by the City of Austin. Austin Energy will provide electric service. Parkland dedication requirements have been satisfied by the dedication of land with a previous subdivision. The developer will be responsible for all costs with and required improvements.

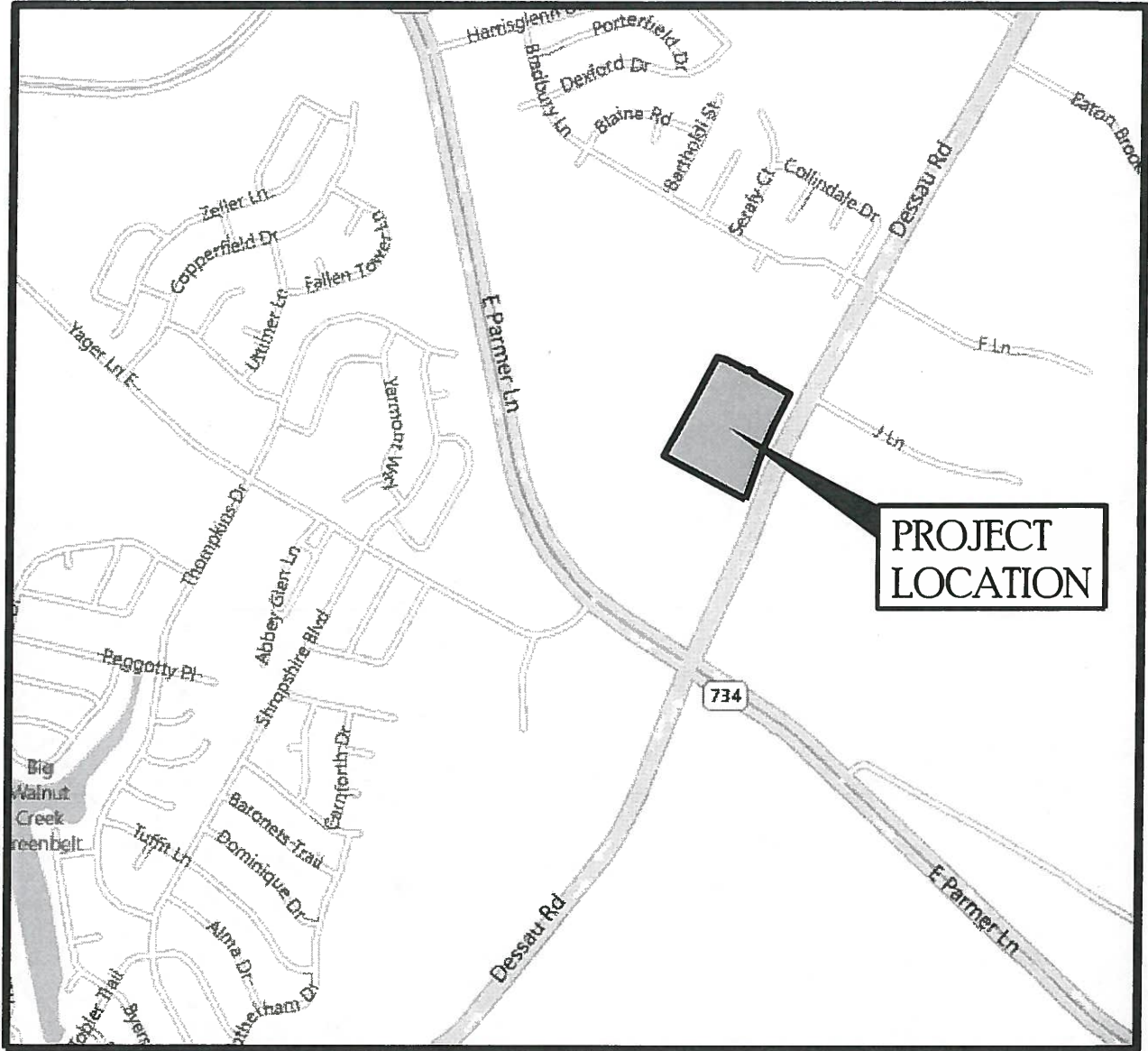
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

e-mail: don.perryman@austintexas.gov



RETREAT AT TECH RIDGE
SECTION THREE
LOCATION MAP

LC LONGARO & CLARKE
Consulting Engineers

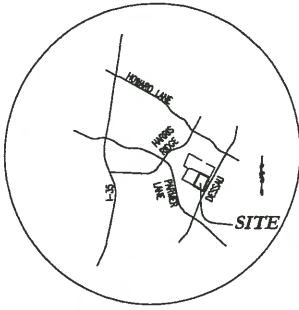
Land Development • Stormwater Management • Water Resources

3839 Bee Cave Road • Suite 150 • Austin, Texas 78746

(512) 306-0228 ~ www.LongaroClarke.com ~ TBPE Reg. No. F-544



RETREAT AT TECH RIDGE, SECTION THREE



VICINITY MAP
N.T.S.

DATE: AUGUST 19, 2015

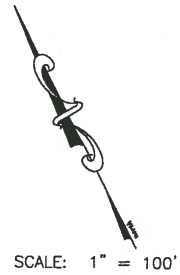
OWNER:
KB HOME LONE STAR, INC.
10800 PECAN PARK BLVD. STE. 200
AUSTIN, TEXAS 78750
Phone: (512) 651-8100 phone
(512) 795-6181 fax

ENGINEER:
LONGARO & CLARKE CONSULTING ENGINEERS
3839 BEE CAVE ROAD, STE. 150
AUSTIN, TEXAS 78746
Phone: (512) 306-0228
Fax: (512) 306-0338
TBPE REG. NO. F-544

SURVEYOR:
SETSTONE SURVEYING
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
Phone: (512) 282-0170
Fax: (512) 280-5165

LEGEND

- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- DE DRAINAGE EASEMENT
- DET DETENTION EASEMENT
- LS LANDSCAPE EASEMENT
- OS OPEN SPACE EASEMENT
- WQ WATER QUALITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- WL WATER LINE
- LOT NUMBER
- BLOCK NUMBER
- BENCHMARK
- SIDEWALK
- EASEMENT LINE



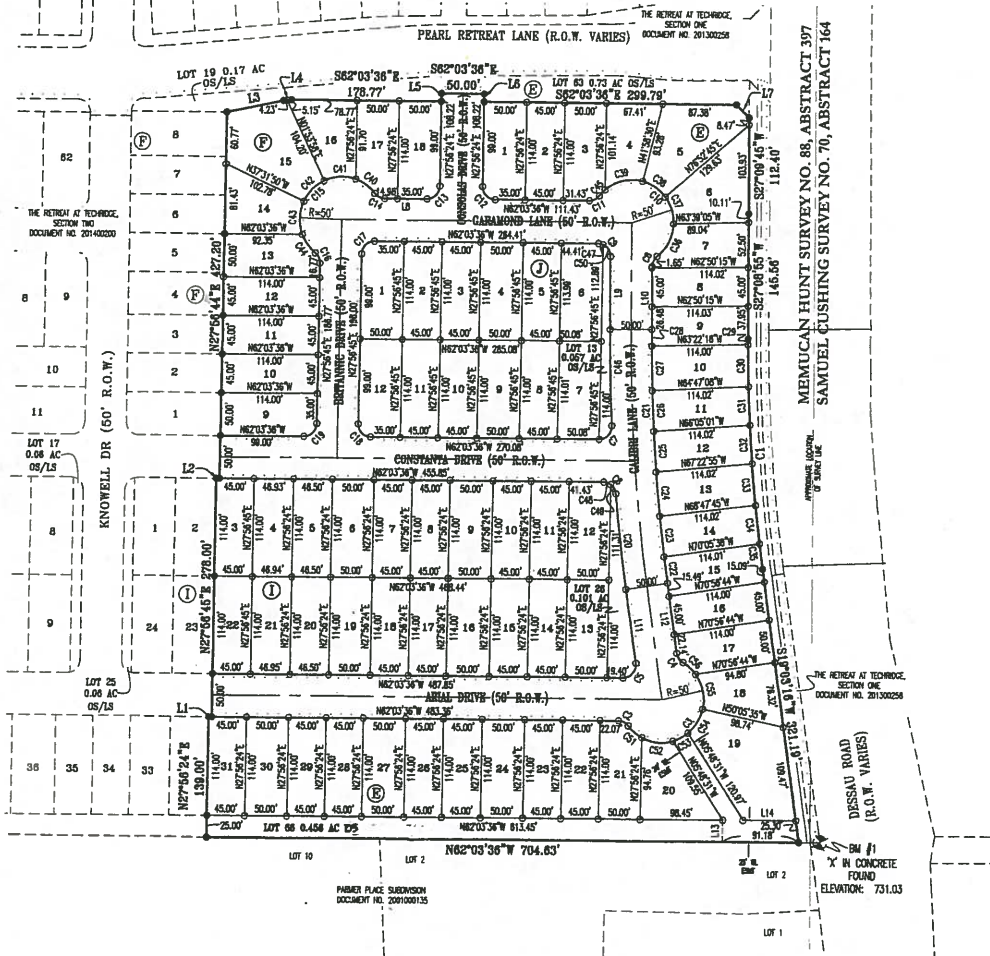
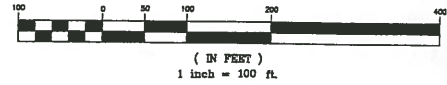
SCALE: 1" = 100'

TOTAL OF LOTS:	76
NO. OF SINGLE FAMILY LOTS:	73 9.297 ACRES
NO. OF WATER QUALITY, DETENTION, DRAINAGE, OPEN SPACE AND LANDSCAPE LOTS:	1 0.456 ACRES
NO. OF OPEN SPACE AND LANDSCAPE LOTS:	2 0.158 ACRES
RIGHT-OF-WAY	2.830 ACRES
TOTAL	12.741 ACRES

TOTAL ACREAGE: 12.741 ACRES
SURVEY: MEMUCAN HUNT, SURVEY NO. 88, ABSTRACT 397

F.E.M.A. MAP NO. 48453C 0270J
TRANS COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: AUGUST 18, 2014
JURISDICTION: CITY OF AUSTIN FULL PURPOSE

GRAPHIC SCALE



RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT WIDTH	DESIGN SPEED
ARIAL DRIVE	50' ROW	535'	0.740 ACRES	LOCAL	30' FF	30
CALIBRI LN	50' ROW	559'	0.724 ACRES	LOCAL	30' FF	30
CONSTANTA DRIVE	50' ROW	492'	0.539 ACRES	LOCAL	30' FF	30
BRITANNIC DR	50' ROW	278'	0.393 ACRES	LOCAL	30' FF	30
GARAMOND LN	50' ROW	344'	0.310 ACRES	LOCAL	30' FF	30
CONSOLAS DR	50' ROW	148'	0.124 ACRES	LOCAL	30' FF	30

SHEET NO. 1 OF 4



5501 West William Cannon Drive
Austin, Texas 78749
Phone No. (512) 282-0170
Fax No. (512) 280-5165

SETSTONE SURVEYING

PATH-J:\4752-003\DWG\PLAT-SEC THREE.dwg

C8-2013-0032.3A