SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0092.01.1A **ZAP DATE:** December 15, 2015

SUBDIVISION NAME: Springfield Section 3

AREA: 18.075 acres **LOT(S):** 87

OWNER/APPLICANT: KB Home Lonestar, Inc. (John Zinsmeyer) **AGENT:** Pape-Dawson Engineers (Britton Thomas)

ADDRESS OF SUBDIVISION: E. William Cannon Drive at Janes Ranch Road

GRIDS: H-15 **COUNTY:** Travis

WATERSHED: Cotton Mouth Creek **JURISDICTION:** Full Purpose

EXISTING ZONING: SF-4A **DISTRICT:** 2

PROPOSED LAND USE: Residential, Open Space, Public ROW

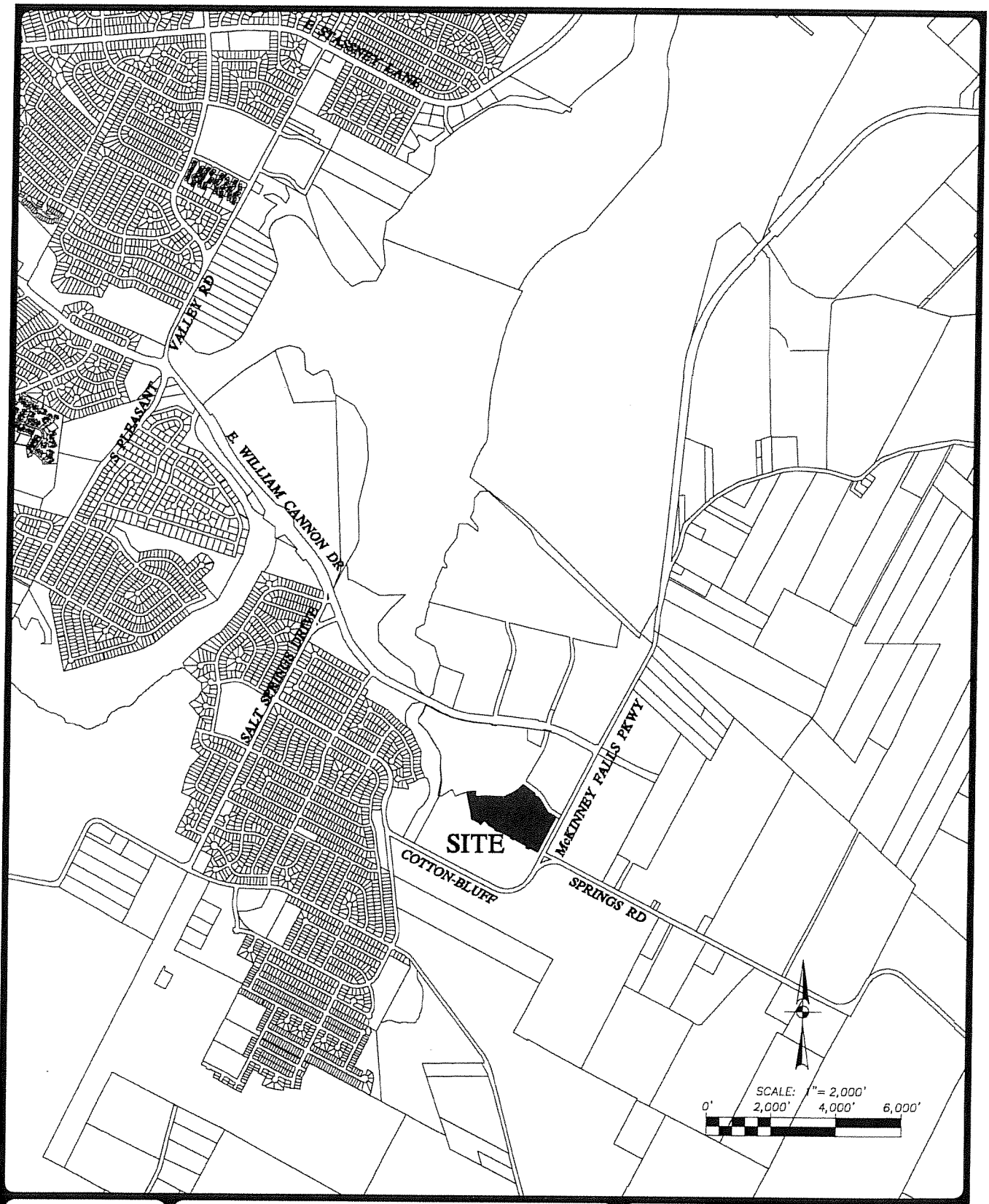
SIDEWALKS: Sidewalks will be provided along Springfield Drive, Janes Ranch Road, Ballydawn Drive, Groundhog Way, Nunsland Drive, Lickeen Court and Pecarry Drive prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the final plat out of an approved preliminary, namely, Springfield Section 3. The proposed plat is composed of 87 lots on 18.075 acres.

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

ZONING AND PLATTING ACTION:

CASE MANAGER: Sylvia Limon **PHONE:** 512-974-2767
E-mail: Sylvia.limon@austintexas.gov



JOB NO. 50782-03
DATE 08/06/2014
DESIGNER
CHECKED DRAWN
SHEET EXHIBIT 11

SPRINGFIELD SECTION 3 SUBDIVISION

VICINITY MAP

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

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Date: Aug 06, 2014, 1:26pm, User ID: MTelle
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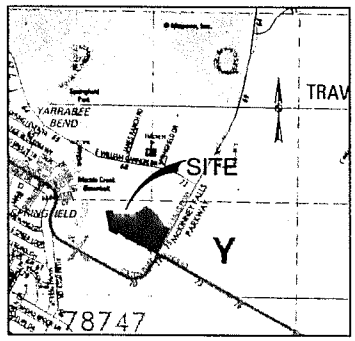
SPRINGFIELD SECTION 3



LOCATION MAP

SCALE: 1" = 100'

0' 100' 200' 300'

SUBDIVISION PLAT OF SPRINGFIELD, SECTION 3

A 18.075 OF AN ACRE, OR 787,363 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF 89.725 ACRE TRACT DESCRIBED IN CONVEYANCE TO KB HOME LONE STAR, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013217029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

LEGEND

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
- SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
- BLOCK LETTER
- FD. I.R. FOUND IRON ROD
- O.P.R. OFFICAL PUBLIC RECORDS
- O.S./D.E./P.U.E. OPEN SPACE/DRAINAGE EASEMENT/PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- SIDEWALK LOCATION

BEARINGS BASED ON N.A.D. 1983 (CORS 1996)

TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE

COMBINED SCALE FACTOR: 0.9999600016

BENCHMARK ELEVATION BASED ON NAVD 88, GEOID 03

MAPSCO MAP GRID 675 X &Y
COA GRID J13 & K13
TCAD PARCEL 814254

LOT SUMMARY

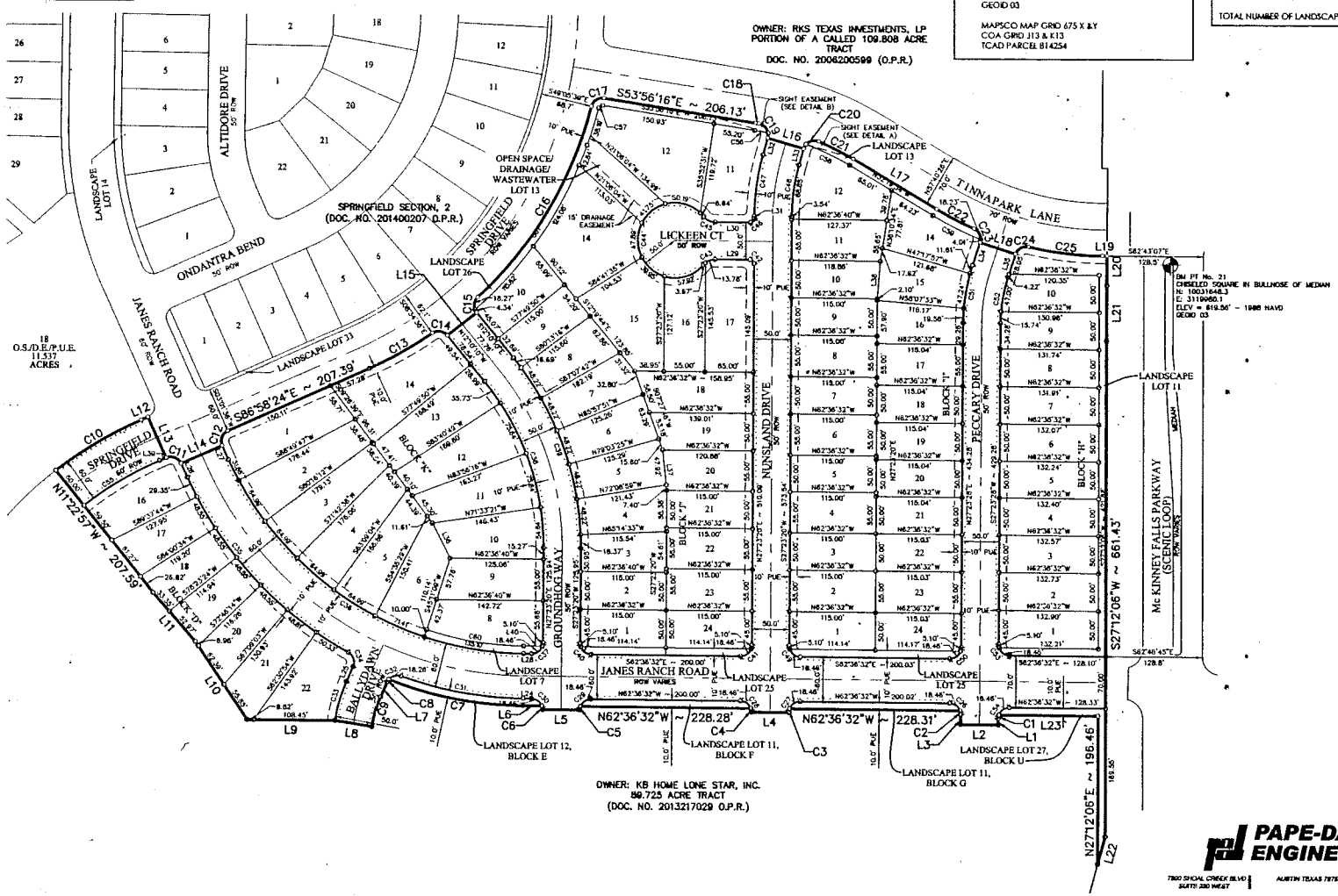
TOTAL LOT ACREAGE: 13.623

TOTAL SUBDIVISION ACREAGE: 18.075

TOTAL NUMBER OF RESIDENTIAL LOTS: 76

TOTAL NUMBER OF OPEN SPACE/DRAINAGE/WASTEWATER LOTS: 1

TOTAL NUMBER OF LANDSCAPE LOTS: 10



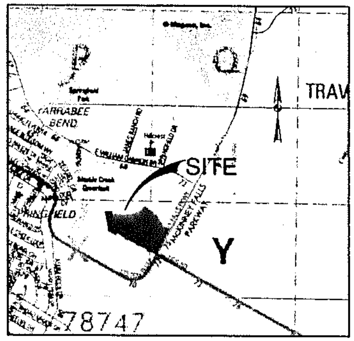
PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100280-00

SHEET 1 OF 3

C8-2013-0092.01.1A



LOCATION MAP

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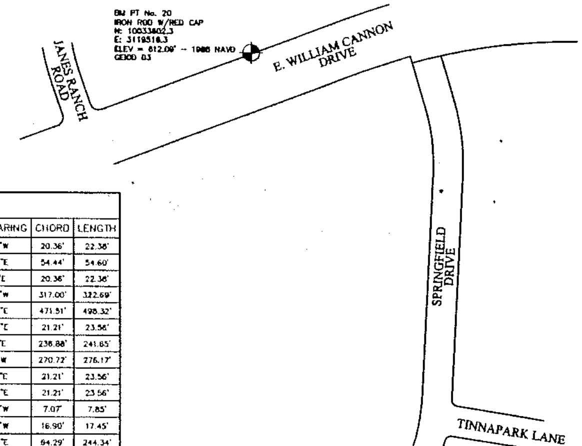
DETAIL C
NOT TO SCALE



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	19°28'16"	S37°07'37"W	5.07'	5.10'
C2	15.00'	19°28'16"	N17°39'20"E	5.07'	5.10'
C3	15.00'	19°28'25"	S37°07'32"W	5.07'	5.10'
C4	15.00'	19°28'08"	N17°39'16"E	5.07'	5.10'
C5	15.00'	19°28'25"	S37°07'32"W	5.07'	5.10'
C6	15.00'	19°28'08"	N17°39'16"E	5.07'	5.10'
C7	505.00'	20°53'04"	N52°09'58"W	183.06'	184.07'
C8	15.00'	15°46'09"	S59°03'44"W	4.12'	4.13'
C9	155.00'	15°15'37"	S43°32'50"W	41.16'	41.28'
C10	530.00'	14°24'09"	N85°49'31"E	132.88'	133.23'
C11	15.00'	90°00'00"	S41°58'24"E	21.21'	23.56'
C12	15.00'	90°00'00"	N48°01'36"E	21.21'	23.56'
C13	530.00'	10°25'43"	N87°48'44"E	96.33'	96.47'
C14	15.00'	85°13'57"	S54°47'09"E	20.31'	22.31'
C15	15.00'	86°20'57"	N31°00'18"E	20.53'	22.61'
C16	530.00'	32°32'15"	N57°54'40"E	296.95'	300.98'
C17	15.00'	84°25'12"	N83°51'08"E	20.16'	22.10'
C18	369.93'	0°38'14"	S53°37'09"E	4.11'	4.11'
C19	15.00'	98°23'06"	S5°06'29"E	22.36'	25.23'
C20	15.00'	96°28'11"	S88°35'48"E	22.38'	25.26'
C21	370.00'	8°02'07"	S38°20'38"E	51.85'	51.89'
C22	440.00'	7°16'05"	S35°57'37"E	55.78'	55.81'
C23	15.00'	84°57'23"	S2°53'02"W	20.26'	22.24'
C24	15.00'	84°57'23"	N87°50'26"E	20.26'	22.24'
C25	440.00'	12°55'39"	S56°08'42"E	99.07'	99.28'
C26	15.00'	90°00'00"	N17°36'32"W	21.21'	23.56'
C27	15.00'	90°00'09"	S72°23'24"W	21.21'	23.56'
C28	15.00'	89°59'51"	N17°36'38"W	21.21'	23.54'
C29	15.00'	90°00'09"	S72°23'24"W	21.21'	23.58'
C30	15.00'	89°59'51"	N17°36'36"W	21.21'	23.56'
C31	495.00'	19°17'16"	N52°57'53"W	165.85'	166.64'

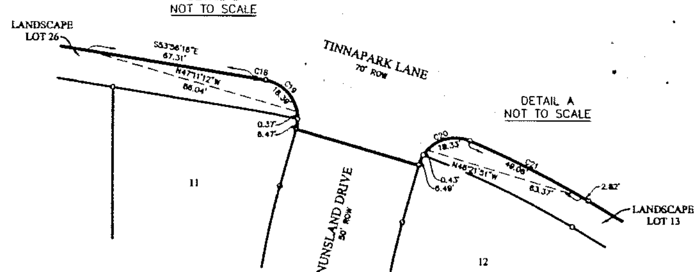
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C32	15.00'	85°30'06"	N86°04'18"W	20.36'	22.38'
C33	205.00'	15°15'37"	N43°32'50"E	54.44'	54.60'
C34	15.00'	85°30'06"	N8°25'36"E	20.36'	22.38'
C35	495.00'	37°21'02"	N15°38'54"W	317.00'	322.69'
C36	435.00'	65°38'07"	S29°47'28"E	471.51'	498.32'
C37	15.00'	90°00'09"	N72°23'24"E	21.21'	23.56'
C38	350.00'	39°33'30"	N7°36'35"E	236.88'	241.65'
C39	400.00'	39°33'30"	S7°36'35"W	270.72'	276.17'
C40	15.00'	89°59'51"	S17°36'36"E	21.21'	23.56'
C41	15.00'	90°00'09"	N72°23'24"E	21.21'	23.56'
C42	5.00'	90°00'00"	N17°36'40"W	7.07'	7.85'
C43	20.00'	49°59'41"	N87°36'31"W	16.90'	17.45'
C44	50.00'	279°59'23"	N27°23'20"E	64.29'	244.34'
C45	20.00'	49°59'41"	S37°36'49"E	16.90'	17.45'
C46	5.00'	90°00'00"	N72°23'20"E	7.07'	7.85'
C47	300.00'	15°46'48"	N35°16'44"E	82.36'	82.62'
C48	250.00'	15°46'48"	S35°16'44"W	68.64'	68.85'
C49	15.00'	89°59'51"	S17°38'36"E	21.21'	23.56'
C50	15.00'	90°00'00"	N72°23'28"E	21.21'	23.56'
C51	250.00'	17°58'16"	N38°22'36"E	78.09'	78.41'
C52	200.00'	17°58'16"	S38°22'36"W	62.47'	62.73'
C53	15.00'	90°00'00"	S17°36'32"E	21.21'	23.56'
C54	15.00'	90°00'00"	S72°23'28"W	21.21'	23.56'
C55	470.00'	14°24'07"	S85°49'32"W	117.83'	118.14'
C56	359.93'	2°54'16"	S52°29'08"E	18.24'	18.24'
C57	5.00'	84°25'12"	N83°51'07"E	6.72'	7.37'
C58	360.00'	10°18'07"	S37°28'38"E	64.64'	64.73'
C59	450.00'	9°03'32"	S38°51'20"E	71.07'	71.15'
C60	425.00'	17°47'41"	N53°42'41"W	131.46'	131.99'
C61	540.00'	34°01'52"	N58°39'28"E	316.04'	320.74'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S27°23'28"W	8.28'
L2	N62°36'32"W	50.00'
L3	N27°23'28"E	13.28'
L4	N62°36'26"W	50.00'
L5	N62°36'26"W	50.00'
L6	N62°36'32"W	24.93'
L7	S51°10'39"W	21.97'
L8	N54°04'58"W	50.00'
L9	N62°36'40"W	117.27'
L10	N6°27'40"W	125.19'
L11	N14°02'05"W	86.32'
L12	S86°58'24"E	9.76'
L13	S3°01'36"W	60.00'
L14	S86°58'24"E	60.00'
L15	N78°43'28"E	50.01'
L16	S46°48'20"E	50.00'
L17	S32°19'34"E	129.24'
L18	S44°38'16"E	50.00'
L19	S62°36'32"E	6.02'
L20	S27°33'20"W	38.97'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	S27°22'43"W	74.67'
L22	S42°22'15"W	38.22'
L23	N62°36'32"W	132.50'
L24	N62°36'32"W	10.79'
L25	N51°10'39"E	21.97'
L26	N3°01'36"E	20.48'
L27	S3°01'36"W	20.48'
L28	S62°36'32"E	10.78'
L29	N62°36'40"W	47.29'
L30	S62°36'40"E	47.29'
L31	N27°23'20"E	3.44'
L32	N43°10'08"E	23.24'
L33	S43°10'08"W	23.22'
L34	N45°21'44"E	32.27'
L35	S45°21'44"W	32.27'
L36	S0°27'02"W	52.63'
L37	S21°16'34"W	55.31'
L38	N31°48'30"E	50.15'
L39	N86°58'24"W	9.76'
L40	N62°36'32"W	24.92'

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE



PLAT NOTES:

1. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF AUSTIN.
2. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING BY PONDING OR OTHER APPROVED METHODS.
6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
7. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: SPRINGFIELD DRIVE, JANES RANCH ROAD, BALLYDAWN DRIVE, GROUNDHOG WAY, NUNSLAND DRIVE, LICKEEN COURT AND PECCARY DRIVE . THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
8. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED __________, 20___, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. ____________________, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY, AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
11. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
12. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
13. 10 FOOT WIDE PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED ON ALL LOTS ADJACENT TO ALL STREET RIGHT OF WAYS, EXCEPT ON LOT 25, BLOCK J ADJACENT TO LOT 1 AND ADJACENT TO JANES RANCH ROAD; LOT 25, BLOCK I ADJACENT TO LOT 1 AND ADJACENT TO JANES RANCH ROAD; LOT 11, BLOCK H ADJACENT TO LOT 1 AND ADJACENT TO JANES RANCH ROAD AND LOT 26, BLOCK J ADJACENT TO LOT 10 AND ADJACENT TO SPRINGFIELD DRIVE.
14. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC, AND THE ENVIRONMENTAL CRITERIA MANUAL.
15. RESIDENTIAL DEVELOPMENT IS PROHIBITED ON LOT 11, BLOCK H; LOTS 13 AND 25, BLOCK I; LOTS 13, 25 AND 26, BLOCK J; LOT 12, BLOCK E; LOT 11, BLOCK F; LOT 11, BLOCK G; LOT 27, BLOCK U AND LOT 7, BLOCK K. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF THE LOTS IN THIS SUBDIVISION AND/OR A HOMEOWNERS' ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. ______________ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
16. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
17. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
18. ALL DRAINAGE FACILITIES ARE TO BE LOCATED WITHIN DRAINAGE EASEMENTS AND MUST COMPLY WITH APPLICABLE RULES AND REGULATIONS.
19. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
20. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
21. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.
22. PARKLAND DEDICATION FOR THESE 76 UNITS WAS SATISFIED IN 2011 VIA THE DEEDING OF PARKLAND TO THE CITY OF AUSTIN FOR 503 UNITS SHOWN ON THE PRELIMINARY PLAN, C8-2013-0092.
23. STREET SUMMARY:

NAME	ROAD WIDTH	LENGTH
BALLYDAWN DRIVE	50'	113'
PECCARY DRIVE	50'	640'
JANES RANCH ROAD	60'/70'	1332'
GROUNDHOG WAY	50'	553'
NUNSLAND DRIVE	50'	763'
SPRINGFIELD DRIVE	60'	135'
LICKEEN COURT	50'	131'

24. ORIGINAL TRACT ACREAGE 89.725 ACRES
    SECTION 2 ACREAGE = 39.784 ACRES
    SECTION 3 ACREAGE 18.075 ACRES
    UNPLATTED PORTION = 31.866 ACRES

PAPE-DAWSON ENGINEERS