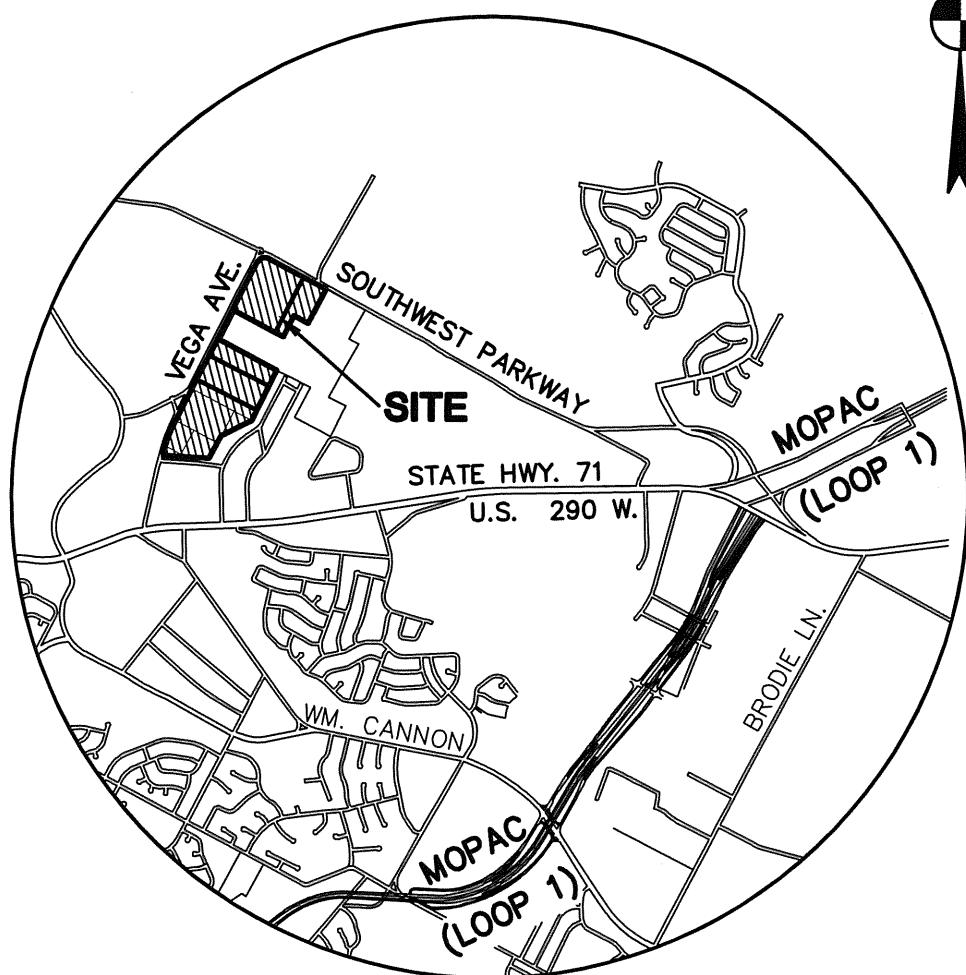
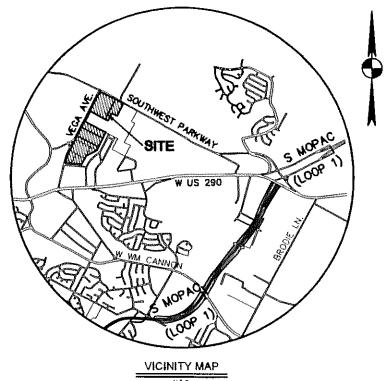


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0042**PC DATE:** April 12, 2016**SUBDIVISION NAME:** St. Andrew's School**AREA:** 93.34 acres**LOTS:** 5**APPLICANT:** St. Andrew's Episcopal School
(Jeff Howard)**AGENT:** Bury, Inc.
(Troy Moore)**ADDRESS OF SUBDIVISION:** 5613 Patton Ranch Rd.**GRIDS:** MC20**COUNTY:** Travis**WATERSHED:** Barton Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** LR-MU-NP, MF-1-NP**DISTRICT:** 8**LAND USE:** multi-family residential, neighborhood commercial**NEIGHBORHOOD PLAN:** East Oak Hill**SIDEWALKS:** Sidewalks will be constructed along the frontages of Patton Ranch Road, Vega Avenue, and Southwest Parkway**DEPARTMENT COMMENTS:** The request is for approval of the preliminary plan of St. Andrews School. The preliminary plan is comprised of 5 lots on 93.34 acres. The proposed lots comply with zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



BURY 221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel. (512) 328-0011 Fax (512) 328-0325 TBPE # F-1048 TBPLS # F-10107500 Copyright © 2015	ST. ANDREW'S SCHOOL - MILLER TRACT 5613 PATTON RANCH ROAD	SITE LOCATION MAP	
		ST. ANDREW'S EPISCOPAL SCHOOL, INC.	
DATE: 02/24/2015	SCALE: NTS	DRAWN BY: GJK	FILE: G:\103375\10012\EXHIBITS\BSITE LOCATION MAP
			PROJECT No. 103375.10012



ST. ANDREW'S SCHOOL MILLER TRACT PRELIMINARY PLAN

SHEET No.	SHEET INDEX DESCRIPTION
01	COVER SHEET
02	PRELIMINARY PLAN
03	PRELIMINARY PLAN "A"
04	PRELIMINARY PLAN "B"
05	PRELIMINARY PLAN GENERAL NOTES
EX-A	EROSION & SEDIMENTATION PLAN A
EX-B	EROSION & SEDIMENTATION PLAN B
EX-C	EXISTING TREE PLAN A
EX-D	EXISTING TREE PLAN B
EX-E	SERVICE EXTENSION REQUEST
EX-F	MASTER WATER & WASTEWATER PLAN A
EX-G	MASTER WATER & WASTEWATER PLAN B
EX-H	STORM SEWER PLAN A
EX-I	STORM SEWER PLAN B
EX-J	EXISTING DRAINAGE AREA MAP
EX-K	PROPOSED DRAINAGE AREA MAP
EX-L	SLOPE MAP A
EX-M	SLOPE MAP B

NOTES:

1. IT IS TO BE NOTED THAT THE PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY OF AUSTIN AND TRAVIS COUNTY PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY OF AUSTIN AND TRAVIS COUNTY ENGINEERS. THE DESIGNER IS RESPONSIBLE FOR MODIFYING THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY OR COUNTY LAND DEVELOPMENT REGULATIONS, IF IT IS SUBSEQUENTLY DETERMINED THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER AND SURVEYOR. IN APPROVING THESE PLANS, THE CITY OF AUSTIN AND TRAVIS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. DEFERRAL OF SIDEWALK LOCATION IS REQUESTED UNTIL SUCH TIME A SUBDIVISION OR SITE PERMIT IS REQUESTED.

FLOODPLAIN INFORMATION:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE MAP, AS SHOWN ON MAP NO. 48453C0500H, DATED SEPTEMBER 24, 2009.

LEGAL DESCRIPTION:

OF A .8334 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, TRAVIS COUNTY, TEXAS, BEING THE REMAINING PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO GEORGE LEE MILLER BY DEED OF RECORD IN VOLUME 2412, PAGE 283 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

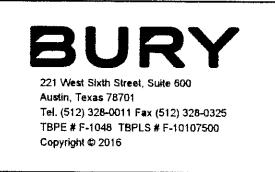
BEING ALL OF THOSE 6 CERTAIN TRACTS OR PARCELS OF LAND CONTAINING 5 ACRES OR LESS, 1/2 ACRES OR LESS, 1/4 ACRES OR LESS, 1/8 ACRES OR LESS, SITUATED IN THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, ABSTRACT NO. 2, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: AND ALSO THE CERTAIN TRACTS OF LAND, VOLUME 1412, PAGE 283, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THEREFROM, THOSE TWO CERTAIN TRACTS OR PARCELS OF LAND CONTAINING 2.032 ACRES, 1/2 ACRES, 1/4 ACRES, 1/8 ACRES, CONVEYED TO ROBERT COOPER, JR., TRAVIS COUNTY, TEXAS, BY DEEDS RECORDED IN VOLUME 1848, PAGE 100, AND VOLUME 1448, PAGE 113, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND FURTHER SAVE AND EXCEPT THE CERTAIN TRACTS OR PARCELS OF LAND CONVEYED TO AUSTIN INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 4428, PAGE 1434, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

TITLE COMMITMENT NOTE:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN HERITAGE TITLE COMPANY OF AUSTIN, INC., TITLE COMMITMENT G.F. NO. 201201832, EFFECTIVE DATE JUNE 8, 2012, ARE SHOWN.

RESTRICTIVE COVENANTS: NONE OF RECORD

10A) ELECTRIC AND TELEPHONE EASEMENT GRANTED TO THE CITY OF AUSTIN BY INSTRUMENT DATED JANUARY 1, 1985, RECORDED IN VOLUME 7465, PAGE 890 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS - SUBJECT TO, AS SHOWN.



BURY INC.
OAGC REVIEW APPROVAL

CASE No.: C6-2015-0042

ADDRESS: 5613 PATTON RANCH ROAD
AUSTIN, TEXAS 78735

SUBMITTAL DATE: March 31, 2015

SUBMITTED BY:

03/11/16

TROY L. MOORE III, P.E.
BURY, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011



I, TROY L. MOORE III, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PRELIMINARY PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND CONFORMS WITH THE STANDARDS OF PRACTICE ESTABLISHED BY THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN 2011 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE APPROPRIATE AND ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING FUTURE CONSTRUCTION REQUIREMENTS AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FOR CITY USE ONLY
PRELIMINARY SUBDIVISION APPROVAL SHEET, OF
FILE NUMBER C6-2015-0042, APPLICATION DATE MARCH 2, 2015
APPROVED FOR PLANNING COMMISSION _____ OF THE CITY OF
AUSTIN, TEXAS, BY STEVE HOPKINS, _____
EXPIRATION DATE (LOC 25-44)
LAND SURVEYOR STEVE HOPKINS
PROJECT EXPIRATION DATE (LOC 25-44)

J. Ramsey Gandy, Director
Development Services Department
FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____ APPROVED ON _____
PRELIMINARY EXTENDED ON _____ UNTIL _____

SHEET
01
OF 05

FILE: G:\103375\10012\PRELIMINARY PLAN\103375012CVR01.dwg

