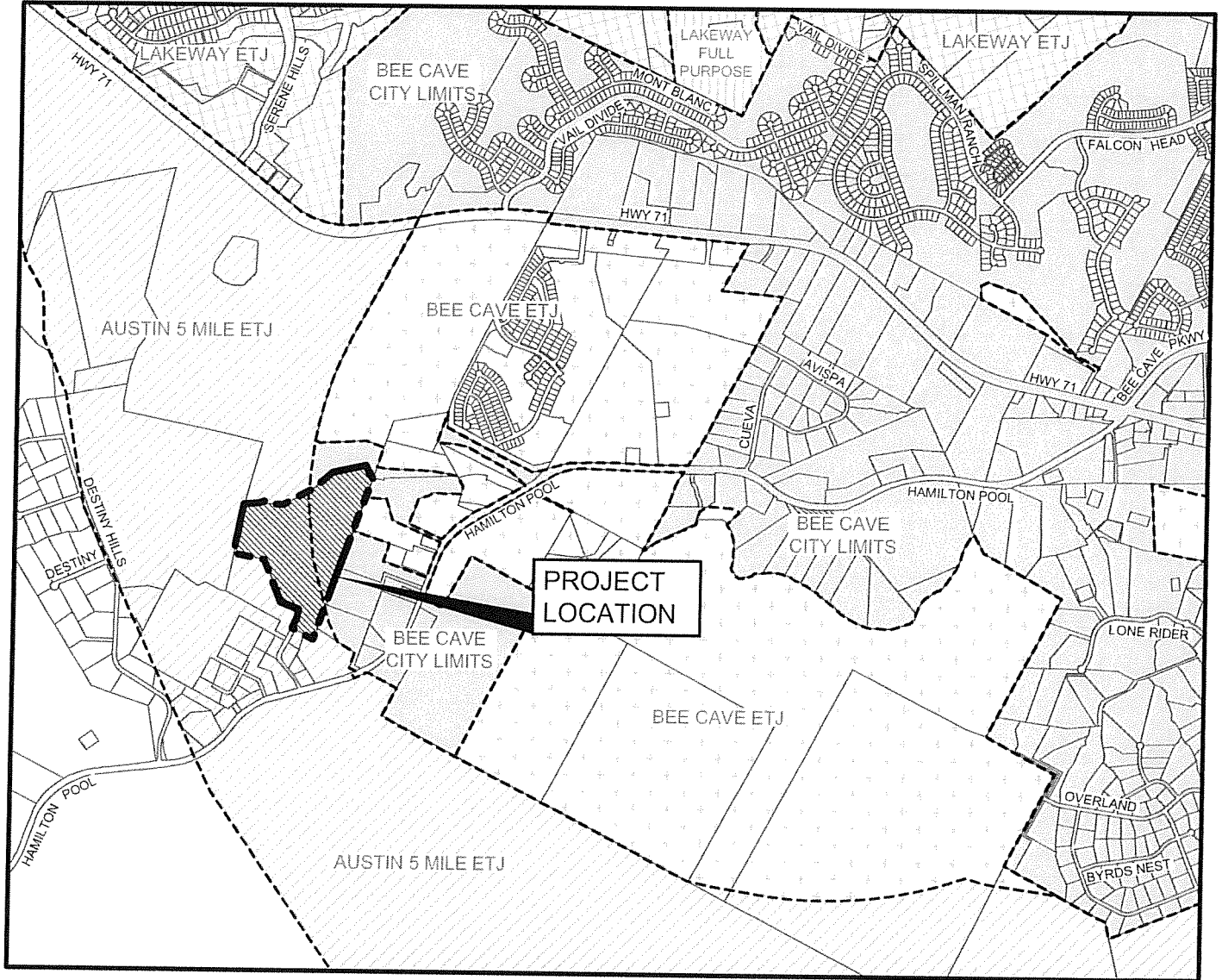


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2015-0228**Z.A.P. DATE:** 12-06-2016**SUBDIVISION NAME:** Creeks Edge Preliminary Plan**AREA:** 58.80**LOT(S):** 38**OWNER/APPLICANT:** Creeks Edge LTD  
(Roger Aufieri)**AGENT:** LJA Engineering & Surveying  
(Daniel Ryan)**ADDRESS OF SUBDIVISION:** 6813 Caudill Ln**GRIDS:** WV25**COUNTY:** Travis**WATERSHED:** Little Barton Creek**JURISDICTION:** 5 Mile ETJ**EXISTING ZONING:** n/a**PROPOSED LAND USE:** SF, GRBLT, ROW**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 Creeks Edge Preliminary Plan. The proposed plat is composed of 38 lots and associated right-of-way on 58.80 acres for proposed single-family residential use. Water service will be provided by the West Travis County Public Utility Agency, wastewater will be provided by private on-site wastewater disposal systems and the PEC will provide electric service.

Portions of this tract lie within the Bee Cave full purpose jurisdiction and the applicant has secured approval from the City of Bee Cave. Traivs County has also reviewed the plan under Title 30 and the plan will go to the Commissioner's Court for consideration after Zoning and Platting approval. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plan 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

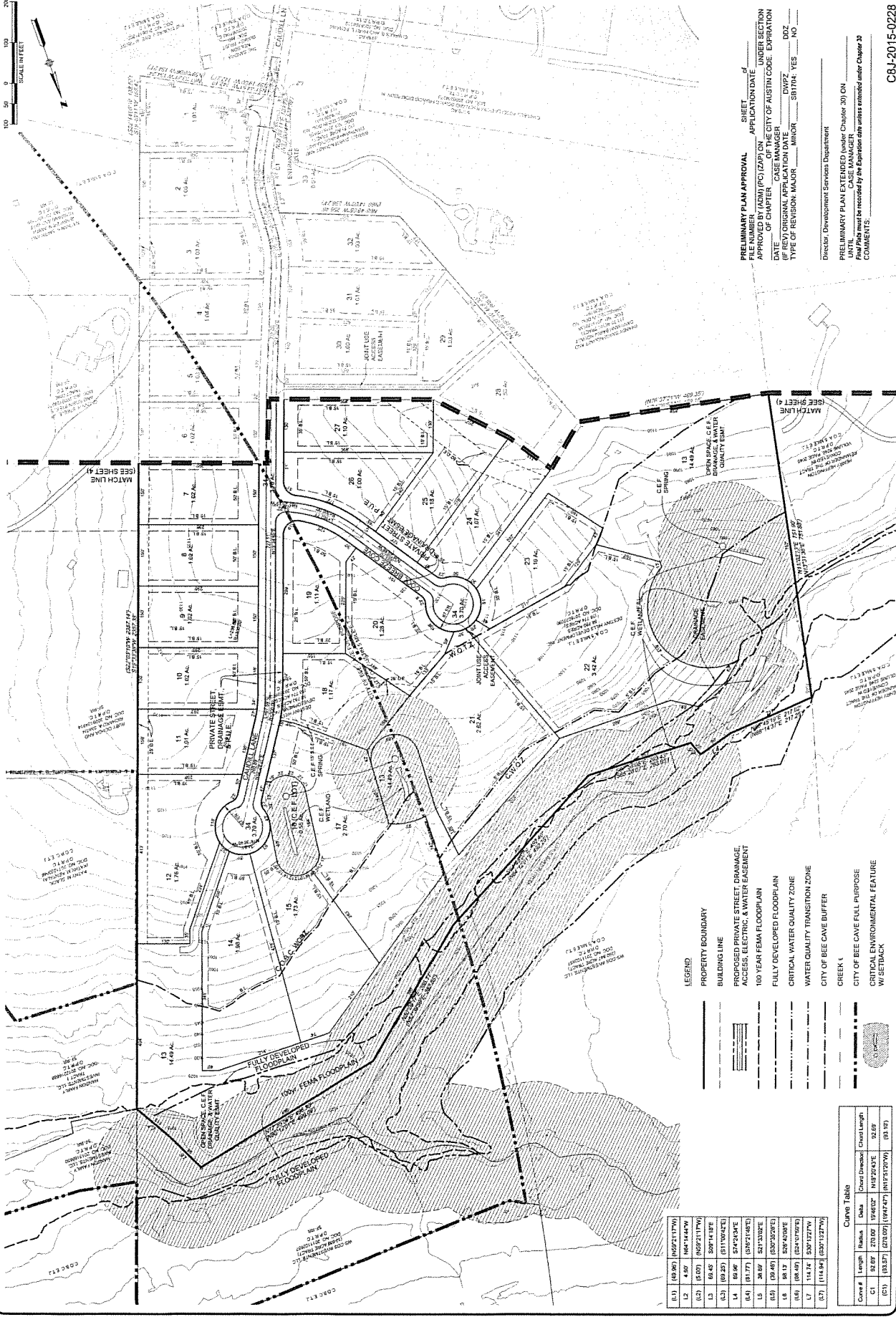


**LOCATION MAP**

SCALE: 1" = 2,000'

MAPSCO GRID 548V, 548Z

PRELIMINARY PLAN SHEET  
CREEKS EDGE PRELIMINARY PLAN



Curve #	Length	Radius	Chord	Chord Distance	Chord Length
C1	82.89'	270.00'	176.63'	N49°24'36"	92.89'
C2	(83.87)'	(273.00)'	(184.74)'	(N49°24'36)"	(93.87)'

- LEGEND**
- PROPERTY BOUNDARY
  - BUILDING LINE
  - PROPOSED PRIVATE STREET DRAINAGE, ACCESS, ELECTRIC, & WATER EASEMENT
  - 100 YEAR FEMA FLOODPLAIN
  - FULLY DEVELOPED FLOODPLAIN
  - CRITICAL WATER QUALITY ZONE
  - WATER QUALITY TRANSITION ZONE
  - CITY OF BEE CAVE BUFFER
  - CREEK 1
  - CITY OF BEE CAVE FULL PURPOSE
  - CRITICAL ENVIRONMENTAL FEATURE
  - W/ SETBACK

Director, Development Services Department  
 UNTIL \_\_\_\_\_  
 CASE MANAGER \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 PRELIMINARY PLAN EXTENDED UNDER CHAPTER 301 ON \_\_\_\_\_  
 (IF REV) ORIGINAL APPLICATION DATE \_\_\_\_\_ DWZ \_\_\_\_\_ DRZ \_\_\_\_\_  
 TYPE OF REVISION: MAJOR \_\_\_\_\_ MINOR \_\_\_\_\_ SB1704 - YES \_\_\_\_\_ NO \_\_\_\_\_



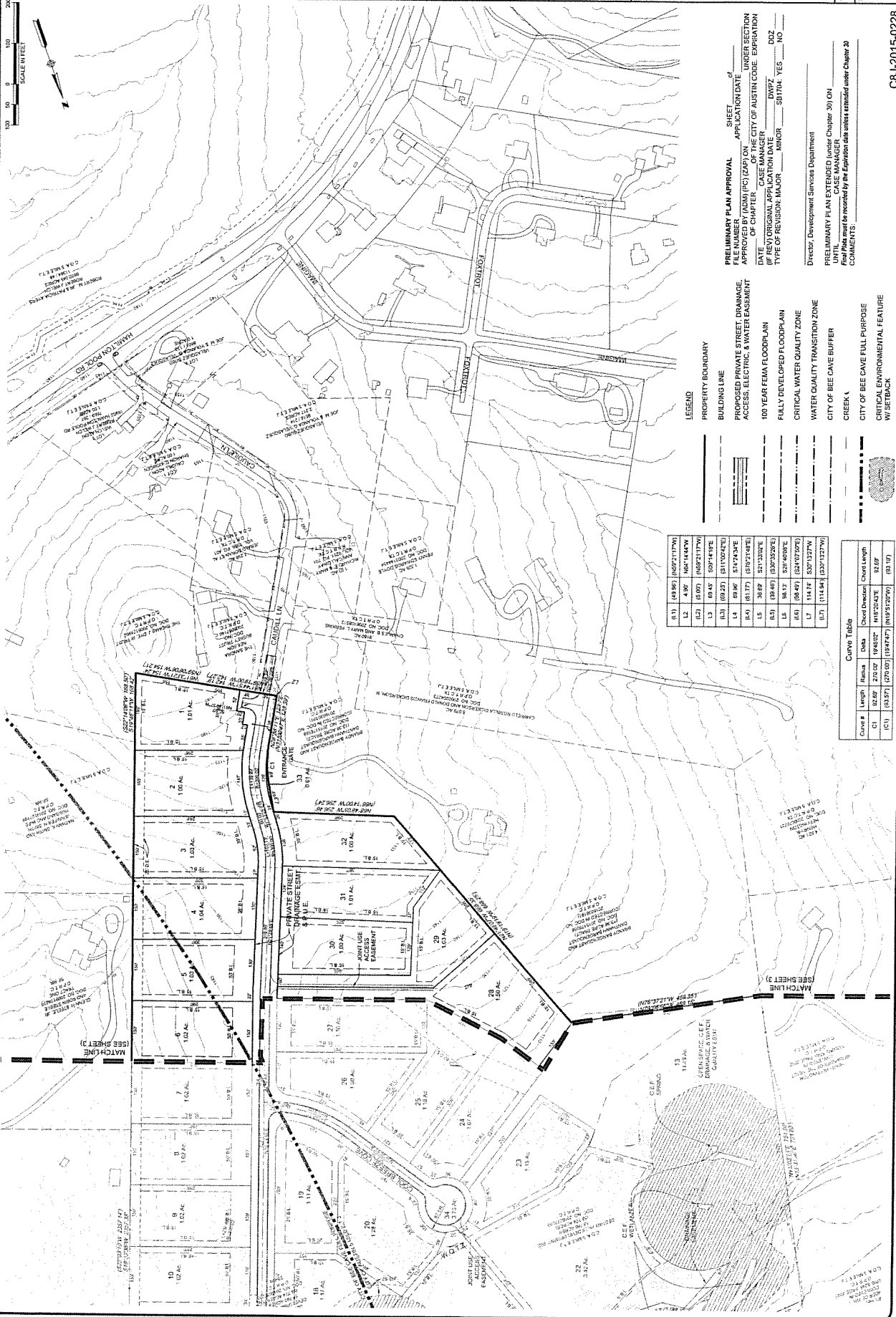
LA Engineering, Inc.  
 5116 Highway 239 West  
 Suite 100  
 Fort Worth, Texas 76176  
 Phone: 817.439.4716  
 Fax: 817.439.4715  
 E-mail: info@laengr.com

NO.	DATE	DESCRIPTION
1	05-15-15	ISSUED FOR PERMITS

CBJ-2015-0228

1516 Highway 239 West  
 Suite 100  
 Fort Worth, Texas 76176  
 Phone: 817.439.4716  
 Fax: 817.439.4715  
 E-mail: info@laengr.com

CREEKS EDGE  
PRELIMINARY PLAN



- LEGEND**
- PROPERTY BOUNDARY
  - BUILDING LINE
  - PROPOSED PRIVATE STREET, DRAINAGE, ACCESS, ELECTRIC, & WATER EASEMENT
  - 100 YEAR FIRM FLOODPLAIN
  - FULLY DEVELOPED FLOODPLAIN
  - CRITICAL WATER QUALITY ZONE
  - WATER QUALITY TRANSITION ZONE
  - CITY OF BEE CAVE BUFFER
  - CREEK
  - CITY OF BEE CAVE FULL PURPOSE
  - CRITICAL ENVIRONMENTAL FEATURE W/ SETBACK

Curve #	Length	Radius	Chord Distance	Chord Length
1.1	49.95	10521.77	10521.77	10521.77
1.2	4.97	10521.77	10521.77	10521.77
1.3	6.97	10521.77	10521.77	10521.77
1.4	8.97	10521.77	10521.77	10521.77
1.5	10.97	10521.77	10521.77	10521.77
1.6	12.97	10521.77	10521.77	10521.77
1.7	14.97	10521.77	10521.77	10521.77
1.8	16.97	10521.77	10521.77	10521.77

**Curve Table**

Curve #	Length	Radius	Chord Distance	Chord Length
C1	52.67	270.02	1842.02	93.67
(C1)	103.37	570.05	1947.77	187.37

**PRELIMINARY PLAN APPROVAL**  
 FILE NUMBER: \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ APPLICATION DATE \_\_\_\_\_  
 OF CHARACTER: \_\_\_\_\_ CASE MANAGER \_\_\_\_\_ UNDER SECTION \_\_\_\_\_  
 DATE: \_\_\_\_\_ CITY OF AUSTIN CODE: EXPIRATION \_\_\_\_\_  
 IF REV ORIGINAL APPLICATION DATE: \_\_\_\_\_ DWPP: \_\_\_\_\_ DDZ: \_\_\_\_\_  
 TYPE OF REVISION: MAJOR MINOR SB704: YES NO

Director, Development Services Department  
 PRELIMINARY PLAN EXTENDED Under Chapter 301 ON \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_ CASE NUMBER: \_\_\_\_\_  
 This Plan must be recorded by the Expired date which is extended under Chapter 30

COMMENTS: \_\_\_\_\_

C81-2015-0228

4 of 4

SHEET NO

JOB NUMBER

LA Engineering, Inc.

5166 Highway 290 West  
 Austin, Texas 78725

Phone 512.424.4700  
 Fax 512.424.4710  
 FPL-1-1303

LA ENGINEERING, INC.

STATE OF TEXAS  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 10426

DATE

BY

DESCRIPTION

REVISIONS

NO.

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

1. All work shall be done in accordance with the Texas State Board of Professional Engineers and Surveyors (TSBPE&S) rules and regulations.  
 2. This plan is based on the information provided by the applicant and is not a warranty of accuracy.  
 3. The engineer is not responsible for the accuracy of the information provided by the applicant.  
 4. The engineer is not responsible for the accuracy of the information provided by the applicant.  
 5. The engineer is not responsible for the accuracy of the information provided by the applicant.  
 6. The engineer is not responsible for the accuracy of the information provided by the applicant.  
 7. The engineer is not responsible for the accuracy of the information provided by the applicant.  
 8. The engineer is not responsible for the accuracy of the information provided by the applicant.  
 9. The engineer is not responsible for the accuracy of the information provided by the applicant.  
 10. The engineer is not responsible for the accuracy of the information provided by the applicant.