

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0153.0A**P.C. DATE:** April 11, 2017**SUBDIVISION NAME:** Silveredge Creek Subdivision**AREA:** 8.04 acres**LOTS:** 14**APPLICANT:** Dessau Silveredge, LP**AGENT:** Cuatro Consultants, LTD
(Hugo Elizondo, Jr, P.E.)**ADDRESS OF SUBDIVISION:** 1400 E. Applegate Dr.**JURISDICTION:** Full Purpose**COUNTY:** Travis**WATERSHED:** Walnut Creek**EXISTING ZONING:** SF-2-NP**NEIGHBORHOOD PLAN:** Windsor Hills**PROPOSED LAND USE:** Residential

DEPARTMENT COMMENTS: The request is for the approval of the Silveredge Creek Subdivision composed of 14 lots on 8.04 acres. The applicant proposes to subdivide unplatted property into a 14 lot subdivision for residential use.

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

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



CASE#: C8-2016-0153.0A
ADDRESS: 1400 E. APPLGATE DR.
PROJECT: SILVEREDGE CREEK SUBDIVISION
CASE MANAGER: CESAR ZAVALA

SILVEREDGE CREEK SUBDIVISION

LAND USE SUMMARY

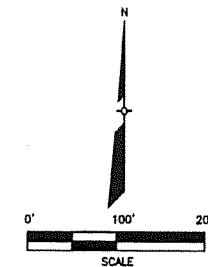
RESIDENTIAL LOTS :	13 LOTS	6.103 ACRES
DRAINAGE/ CEF LOTS :	1 LOT	1.936 ACRES
TOTAL :	14 LOTS	8.04 ACRES

LOT TABLE

LOT #	AREA SF	AREA AC
LOT 1	28,798 SF	0.661 ACRES
LOT 2	14,847 SF	0.341 ACRES
LOT 3	17,257 SF	0.396 ACRES
LOT 4	18,888 SF	0.434 ACRES
LOT 5	15,633 SF	0.359 ACRES
LOT 6	18,170 SF	0.417 ACRES
LOT 7	20,894 SF	0.480 ACRES
LOT 8	16,752 SF	0.385 ACRES
LOT 9	18,701 SF	0.429 ACRES
LOT 10	17,522 SF	0.402 ACRES
LOT 11	20,995 SF	0.482 ACRES
LOT 12	39,260 SF	0.901 ACRES
LOT 13	84,320 SF	1.936 ACRES
LOT 14	18,111 SF	0.416 ACRES

LEGEND

●	DENOTES BENCHMARK (SEE NOTE)
○	DENOTES 1/2" ST. SK. SET
●	DENOTES 1/2" ST. SK. FND.
△	DENOTES 1/2" ST. SK. SET (ESMT)
D.E.	DRAINAGE EASEMENT
E & TC	ELECTRIC & TELECOMM. EASEMENT
---	100 YEAR FLOODPLAIN
---	CRITICAL WATER QUALITY ZONE
---	WATER QUALITY TRANSITION ZONE
---	PROPOSED SIDEWALK
	JOINT USE ACCESS EASEMENT (JUAE)



LOCATION MAP

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	158.28	411.31	80.65	158.28	N85°3'28"W	21°18'53"
C2	186.35	282.53	85.67	183.86	S79°38'51"E	33°73'80"

BOUNDARY LINE TABLE

LINE	LENGTH	BEARING
L1	28.84'	S88°20'12"W
L2	80.77'	N84°58'05"W
L3	44.92'	N74°58'35"W
L4	60.03'	S83°32'47"W
L5	129.86'	N28°28'14"E
L6	49.74'	S80°42'33"E
L7	19.24'	N27°58'43"E
L8	132.96'	N67°37'58"E
L9	130.87'	N43°08'09"E
L10	81.73'	N78°38'10"E
L11	95.38'	N53°00'27"E
L12	77.51'	S71°07'16"E
L13	113.71'	N79°53'25"E
L14	62.15'	N69°44'33"W

LOT CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C101	4.838	422.09'	2.42'	4.84'	N75°24'42"W	0°39'24"
C102	50.474	411.185	25.27'	50.47'	N79°09'57"W	6°51'05"
C103	50.511	422.080	25.29'	50.48'	N88°01'11"W	6°51'24"
C104	53.408	422.080	26.74'	53.37'	S88°58'38"W	7°14'58"
C105	33.116	282.530	16.58'	33.16'	S88°52'53"W	6°42'57"
C106	50.704	282.530	25.42'	50.84'	N84°36'41"W	10°16'57"
C107	52.380	282.530	26.27'	52.31'	N74°09'32"W	10°37'21"
C108	30.087	282.530	15.06'	30.07'	N65°47'49"W	8°08'05"

LOT LINE TABLE

LINE	LENGTH	BEARING
L100	27.60'	S00°43'36"W
L101	9.31'	S03°55'57"E
L102	10.22'	N28°32'36"E
L103	9.28'	S38°24'33"E
L104	16.91'	S19°06'13"E
L105	28.48'	N70°53'47"E
L106	24.00'	N19°06'13"W
L107	22.41'	N70°53'47"E

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L107	15.00'	N29°25'39"E
L108	63.59'	N42°14'28"W
L109	98.65'	N28°21'32"E
L110	85.68'	N42°40'45"E
L111	48.94'	N67°49'40"E
L112	42.21'	N69°02'18"E
L113	46.73'	N77°38'29"E
L114	36.71'	N66°34'47"E
L115	31.36'	N56°16'50"E
L116	258.58'	N83°18'28"E
L117	154.10'	N87°22'58"E
L118	148.61'	N41°43'20"E
L119	44.26'	N82°15'30"E
L120	16.84'	N30°30'02"E

25' DRAINAGE EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L201	71.31'	N45°12'18"E
L202	62.08'	N82°18'01"E
L203	148.28'	S79°18'32"E
L204	130.06'	N79°48'45"E
L205	138.88'	N84°22'10"E
L206	108.22'	N84°39'57"E
L207	0.51'	N47°33'53"E
L208	39.79'	S25°21'39"E
L209	10.82'	S06°13'30"W
L210	10.70'	S73°42'47"E
L211	15.04'	S15°48'34"E
L212	102.21'	N64°39'57"E
L213	154.78'	S84°22'10"W
L214	126.84'	S78°48'44"W
L215	138.08'	N79°19'32"W
L216	54.93'	S62°19'01"W
L217	30.47'	N45°12'18"E
L218	39.79'	S86°00'03"W

