SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2016-0093.0A **ZAP DATE:** July 18, 2017

SUBDIVISION NAME: Pearson Place Section 7

AREA: 29.76 acres **LOT(S):** 9

OWNER/APPLICANT: Century Land Holdings II, LLC

AGENT: CSF Civil Group, LLC

ADDRESS OF SUBDIVISION: 144424 Iveans Way

COUNTY: Williamson

WATERSHED: Lake Creek

JURISDICTION: Full

EXISTING ZONING: MF-2

PROPOSED LAND USE: 7 Single family lots, 1 multi-family lot, and 1 Open space/Landscape lot.

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 Pearson Place Section 7 Final Plat. The proposed plat is a request to resubdivide 1 lot into 9 lots on 29.76 acres.

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

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren **PHONE:** 974-6455
Email address: david.wahlgren@austintexas.com

N

Subject Tract

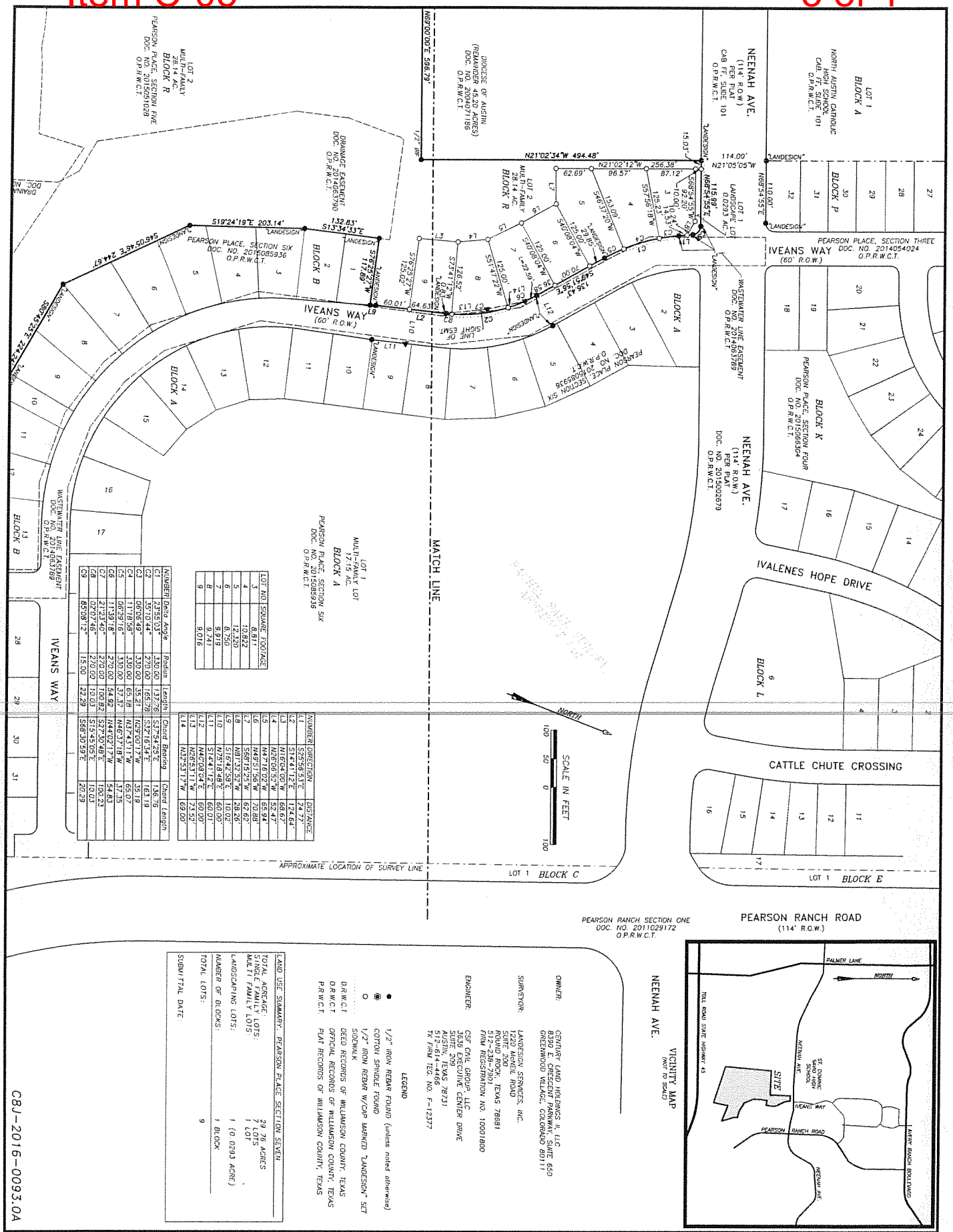
Base Map

CASE#: C8J-2016-0093.0A

LOCATION: 14424 Iveans Way

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.



LOT NO.	SQUARE FOOTAGE
3	8,811
4	10,822
5	12,320
6	9,719
7	8,750
8	9,719
9	9,016

NUMBER	Delta Angle	Radius	Length	Chord Bearing	Chord Length
C1	23°55'03"	330.00	137.76	S37°54'25"E	136.76
C2	35°10'44"	270.00	165.78	S32°16'34"E	163.19
C3	06°06'49"	330.00	35.21	N29°00'17"W	35.18
C4	11°18'58"	330.00	65.18	N37°43'11"W	65.07
C5	06°39'16"	330.00	37.37	N46°37'18"W	37.35
C6	11°39'18"	270.00	54.92	N44°02'17"W	54.83
C7	21°23'40"	270.00	100.82	S27°30'48"E	100.23
C8	02°07'46"	270.00	10.03	S15°45'05"E	10.03
C9	85°08'12"	15.00	22.29	S68°30'59"E	20.29

NUMBER	DIRECTION	DISTANCE
L1	S75°56'53"E	24.77
L2	S14°41'12"E	124.64
L3	N16°04'00"W	68.67
L4	N26°06'05"W	32.47
L5	N48°51'56"W	65.94
L6	S68°15'25"W	69.60
L7	N81°32'57"W	28.06
L8	S16°42'58"E	10.02
L9	N75°10'48"E	60.01'
L10	S14°41'12"E	60.01'
L11	N75°10'48"E	60.00'
L12	N40°08'04"E	60.00'
L13	N26°51'11"W	73.52'
L14	N37°53'17"W	69.00'

LAND USE SUMMARY: PEARSON PLACE SECTION SEVEN

TOTAL ACREAGE:	29.76 ACRES
SINGLE FAMILY LOTS:	21 LOTS
MULTI FAMILY LOTS:	1 LOTS
LANDSCAPING LOTS:	1 (0.0293 ACRE)
NUMBER OF BLOCKS:	1 BLOCK
TOTAL LOTS:	9
SUBMITTAL DATE:	

OWNER: CENTURY LAND HOLDINGS II, LLC
8390 E. CRESCENT PARKWAY, SUITE 650
GREENWOOD VILLAGE, COLORADO 80111

SURVEYOR: LANDESIGN SERVICES, INC.
1220 McNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
512-238-7901
FIRM REGISTRATION NO. 10001800

ENGINEER: CSF CIVIL GROUP, LLC
3205 EXECUTIVE CENTER DRIVE
SUITE 250
AUSTIN, TEXAS 78731
512-614-4466
TX FIRM REG. NO. F-12377

LEGEND

- 1/2" IRON REBAR FOUND (unless noted otherwise)
- COTTON SPINDLE FOUND
- 1/2" IRON REBAR W/CAP MARKED "LANDESIGN" SET
- SIDEWALK
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

C8J-2016-0093.0A

PROJECT NAME: PEARSON PLACE
JOB NUMBER: 154-11-1
DATE: 06/05/2017 | SCALE: 1"= 100'
DRAWING FILE PATH: L:\PEARSON PLACE\DWGS\Final Plats\
FIELDNOTE FILE PATH: L:\PEARSON PLACE\FNOTES\PP SECT 7.DOC
RPLS: JB | TECH: HAS | PARTYCHIEF: AG
CHECKED BY: JB | FIELDBOOKS:

DRAWING NAME: PEARSON PL 7

SHEET 1 of 3

PEARSON PLACE SECTION SEVEN

LANDESIGN SERVICES, INC.
512-238-7901
1220 McNEIL ROAD
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ROUND ROCK, TEXAS 78681
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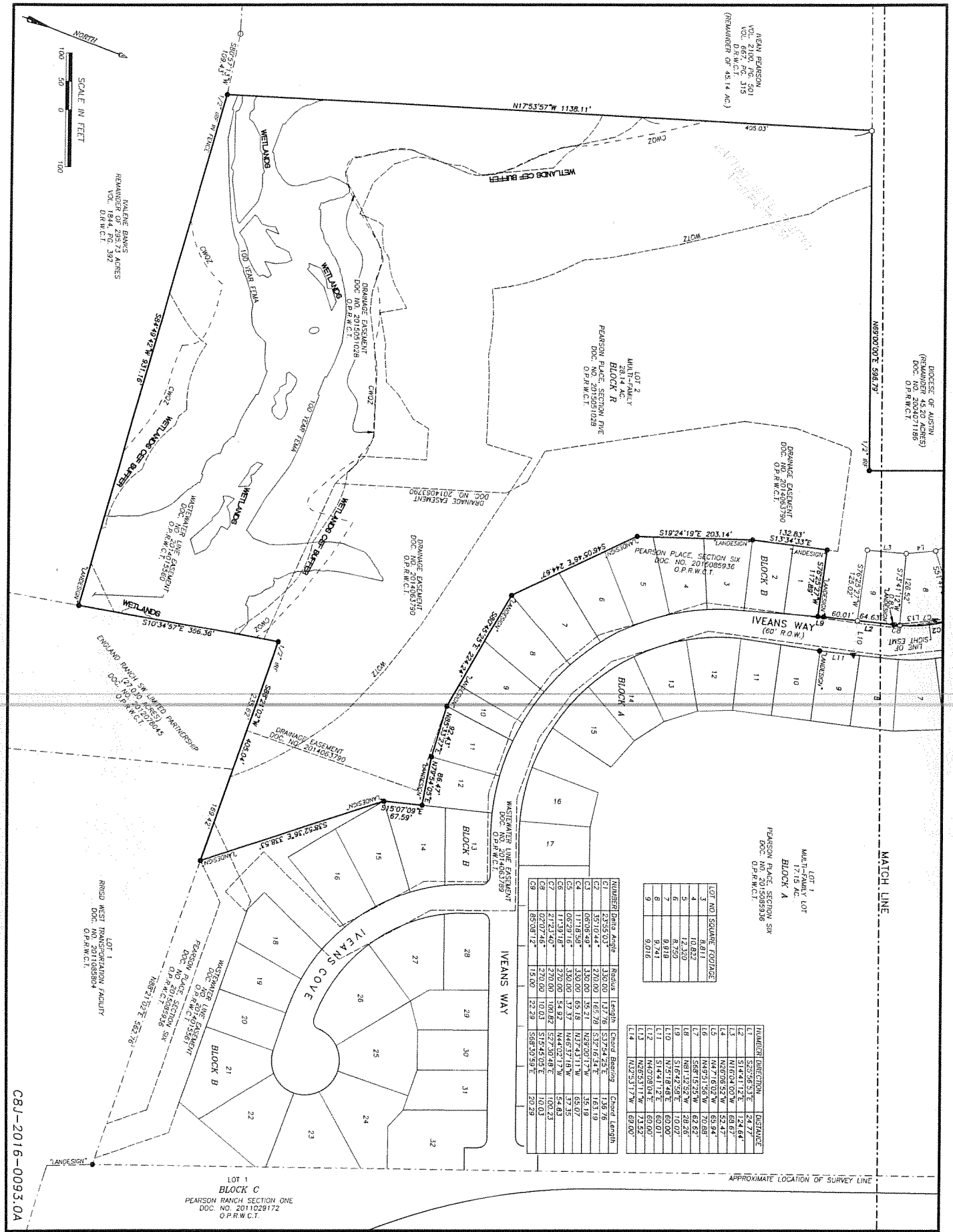

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