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SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8-2017-0092.0A <u>ZAP/PC DATE</u>: Jan 9, 2018

SUBDIVISION NAME: Bouldin Court

<u>AREA</u> 3.64 ac <u>LOT(S)</u>: 2

OWNER: PSW Homes, LLC

AGENT/APPLICANT: Jarred Corbell, P.E.

ADDRESS OF SUBDIVISION: 900 South 2nd Street

WATERSHED: East Bouldin Creek

EXISTING ZONING: SF-6-CO-NP

NEIGHBORHOOD PLAN: Bouldin Creek

PROPOSED LAND USE: Single Family/Townhouse

<u>DEPARTMENT COMMENTS</u>: The request is for approval of the Bouldin Court Subdivision, composed of 2 lots on 3.64 acres.

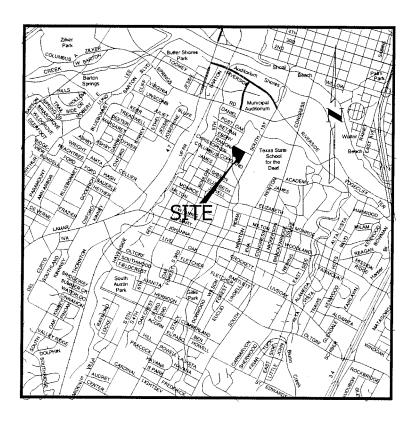
STAFF RECOMMENDATION: The staff recommends approval of the plat as it meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Jeremy Siltala **PHONE:** 512-974-2945

EMAIL: jeremy.siltala@austintexas.gov

A RESUBDIVISION OF LOTS 2-7, BLOCK 2 AND 10, ABE WILLIAMS SUBDIVISION M00'03'32"W CURVE TABL AND LOTS 1, 2, 5, AND THE NORTH PORTION OF LOT 3, BLOCK 3, OAK CLIFF Ole ADDITION, AND LOT 1A, 'AMENDED PLAT OF LOTS 9 AND 10, ABE WILLIAMS LOT 10 SUBDIVISION AND LOT 1, BLOCK 2, OAK CLIFF ADDITION' GRAPHIC SCALE BOULDIN CREEK CONDOMINIUMS PHASE II VOL. 8443 PG. 1, AMENDED IN VOL. 8552, PG. 209 & VOL. 8574 PG. 582 Surveyor's Note: N65'06'58"E Bearings shown hereon are based on Texas State Plane Coordinate System, (NAD83), ROLLDIN STAND DOC NO. 200700290 TXSP-CENTRAL GRID Central Zone (GRID). BOULDIN CREEK APPROXIMATE LOCATION CENTERLINE SANITARY SEWER EASEMENT COORDINATE CONDOMINIUMS VOL. 8443 PG. 1 N=10.065.980.99 (EAST BOULDIN =3,111,138.83 %" (IRF) IRON ROD FOUND (CAPPED: "HOLT CARSON, INC." UNLESS NOTED) (554'04'5 CREEK D.R.T.C.T. N51*12'03"E SEE BLOCK A GREENBELT) DETAIL (1.11 ACRE) X" (IRS) IRON ROD SET "ATS ENGINEER -13.48 TIE: /TIE: S61'41'04"E S62'07'29"E 189.66 L12 S62'07'29"E 259.93' TIE: S61'52'54"E X* (IPF) IRON PIPE FOUND (UNLESS NOTES) 258.09 101.60 NO CAP 18' P.U.E. DOC. NO. 2015175772 (249.79') 15' WASTEWATER EASEMENT (S61°53'01"E CALCULATED POINT "X" OR PUNCHOLE FOUND IN CONCRETE EUGENE ARVID 102.0') PLAT RECORDS TRANS COUNTY IF YAS JOHNSON N42:0 DOC. NO 2001172116 15' PERMANENT ACCESS FEIGHT OF WAY EASEMENT D.E. DRAMAGE EASEMENT (TRACT FOUR-PART (1 323 ACRES) 200.04 (0.086 ACRE) DOC. NOS. OF SIX ACRE TRACT) P.R.E. PUBLIC RECREATION EASEMEN
-CMG2- CRITICAL WATER QUALITY ZONE 32 2008058559 & 2010190511 900 SOUTH 1ST PLAT CITY OF AUDIN FULLY DEVELOPED TOO YEAR PLING PLAN TO CENTERLINE DOC NO 201500266 O P.R.T.C T C.E.F. CRITICAL ENVIRONMENTAL FEATURE (N 2819'34 E 1076.89' VOL. 11133, PG. 525) CREEKBED ≥ TIE: S28'22'18' DOC. NO. 201500263 PERMANANT PUBLIC LINE DATA TAR ACCESS EASEMENT NO. 2: 1ST ST. WILLIAM APPROXIMATE PERMANANT PUBLIC BURKHARDT LOCATION (3,872 SQUARE FEET) LOT 1C ACCESS EASEMENT PER DOC. NO. 2015175773 ω, O, CENTERLINE DOC. NO. 2015175773 VOL 12407 PG 148 SANITARY SEWER 3.372 ACRES 'YELLOW' & 15' WIDE WATERLINE 4 EASEMENT CAP EASEMENT DOC. NO. (0.49 ACRE) 109.991) VOL. 448, PG. 588 VOL. 450, PG. 547 VOL. 450, PG. 548 6 2015144518 CAPPED: L2 ó 'MACIAS'; NO CAP TIE: SEE DETAIL L1 LESLIE M. MOORE DOC: NO. LESLIF M. MOORE AND 20,(40,) "A" MAGDALENA ROOD 2005113342 (LOT DOC: NO. 2001210518 LOT 6 BLOCK 1 (LOT 1, BLOCK 1) ₹ LINSCOMB & 8,7° LINSCOMB 58. VIOLA STREET 0.119 ACRE SUBDIVISION VOL. 3 PG DOC. NO. REET L40 LOT 2 C4 2ND STF **CHRISTOPHER STREET** LOT 3 (50' R.O.W.) (VOL. 3 PG. 157 P.R.T.C.T.) LOI 1D -L10 0.275 APPROXIMATE . v ACRE CENTERLINE OAK CLIFF ADDITION ≥ VOL. 3, FG. 81 102.30 4LOT 7 P.R \$28.20,08 BLOCK 4 LINSCOME & TXSP-CENTRAL GRIE (ي COORDINATE LINSCOM 4.79 N=10.065.571.71 SUBDIVISION: VOL. 3 PG. 157° 1-10.0 BOLT LOT 9 LOT 6 LOT 6 82.08 DETAIL 380 ROBERT L MEILWAIN III DOC. NO. 2008067576 (LOT 4 AND PORTION OF LOT 3) **6** S28.20'09"W ψħ N28.22'08" LOT R PLAT PREPARATION PLAT SUBMITTAL LOT 5 (69.9') 4/14/2017 **COPELAND STREET** LOT 4 Engineers Inspectors N61*34'34"W 122.28 CAPPED: 107.6 LOT 1, BLOCK 4 VICINITY MAP 'M&S' BLOC OAK CLIFF ADDITION & Surveyors OAK CLIFF ADDITION VOL. 3. PG 81. VOL. 3, PG. 81, PR.T.C.T SCALE: Not To Scale 4910 West Hwy 290 AUSTIN, TEXAS 78736 (512) 328-0995 FAX: (512) 328-0990 ATS .kb. / _170119288 Projects\REEK\1stSt9902-Bouldin\Production\Dags\PLAT-RESUB-OAKQLFTADON_178217.deg PAGE 1 of 2 Case # C8Item C-19 3 of 3



BOULDIN COURT

LOCATION MAP



PRINT DATE: 6/24/2016

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SCALE: NTS

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PROJECT NUMBER: 1603