

SUBDIVISION REVIEW SHEET

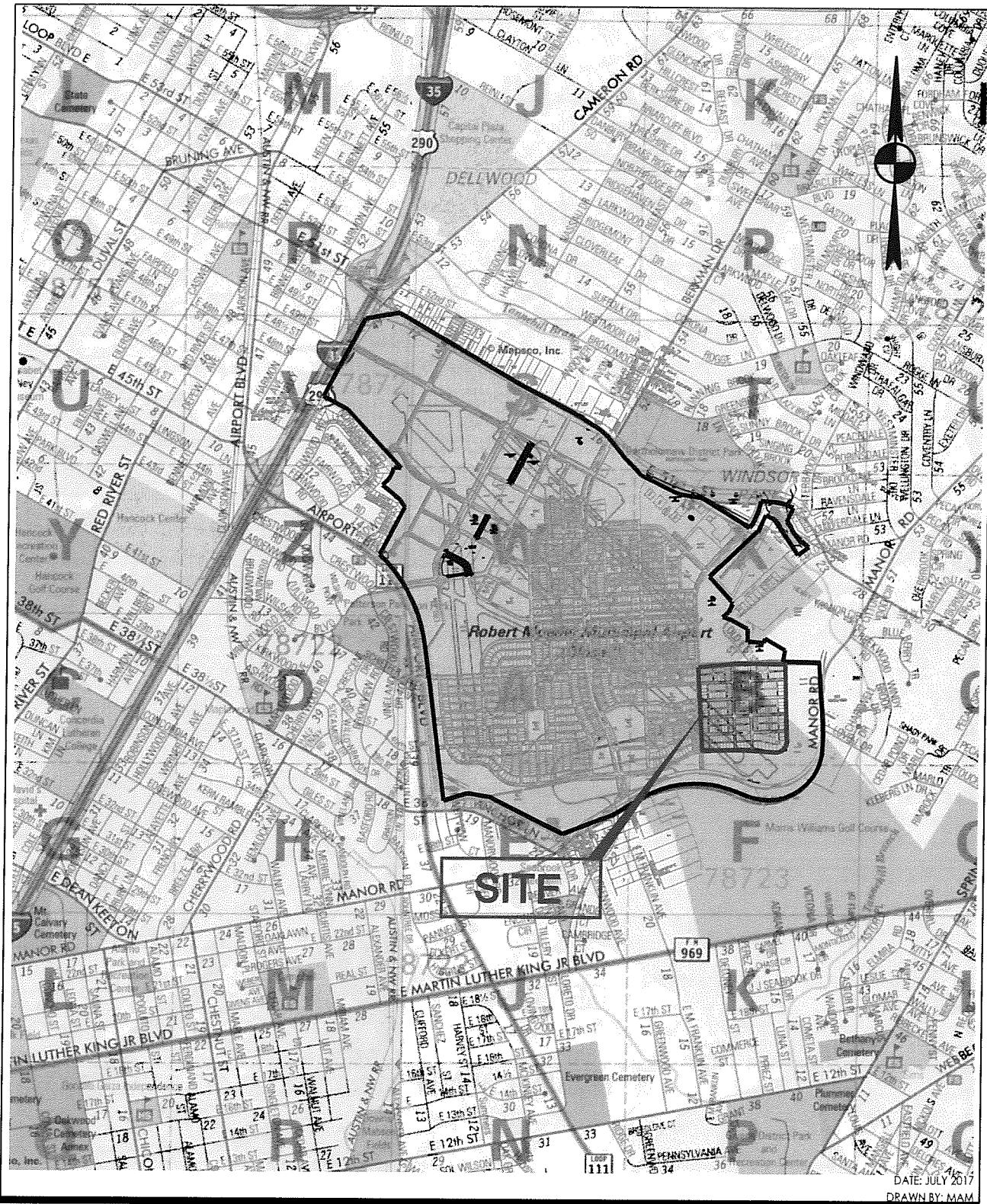
CASE NO.: C8-04-0043.10.1A.SHP.C. DATE: 11-13-18SUBDIVISION NAME: Mueller Section11 Final PlatAREA: 36.74 acresLOT(S): 398OWNER/APPLICANT: COA-Redevelopment Services Office (Pam Hefner)AGENT: Stantec Consulting Services Inc (Hillary Paris)ADDRESS OF SUBDIVISION: 3600 Manor RdDISTRICT # 9GRIDS: ML24COUNTY: TravisWATERSHED: Boggy CreekJURISDICTION: Full purposeEXISTING ZONING: PUDNEIGHBORHOOD PLAN: RMMAPROPOSED LAND USE: residentialADMINISTRATIVE WAIVERS: NoneVARIANCES: 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 Mueller Section 11 final plat out of an approved preliminary plan. The applicant proposes to final plat 382 residential lots and 16 open space lots and associated right-of-way on 36.7 acres. Water, wastewater and electric will be provided by the City of Austin. The developer will be responsible for all costs associated with any required improvements.

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

PLANNING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-mail:** don.perryman@austintexas.gov



221 West Sixth Street, Suite 600

Austin, TX 78701

TBPE # F-6324 TBPLS # 10194230
www.stantec.com

Client/Project

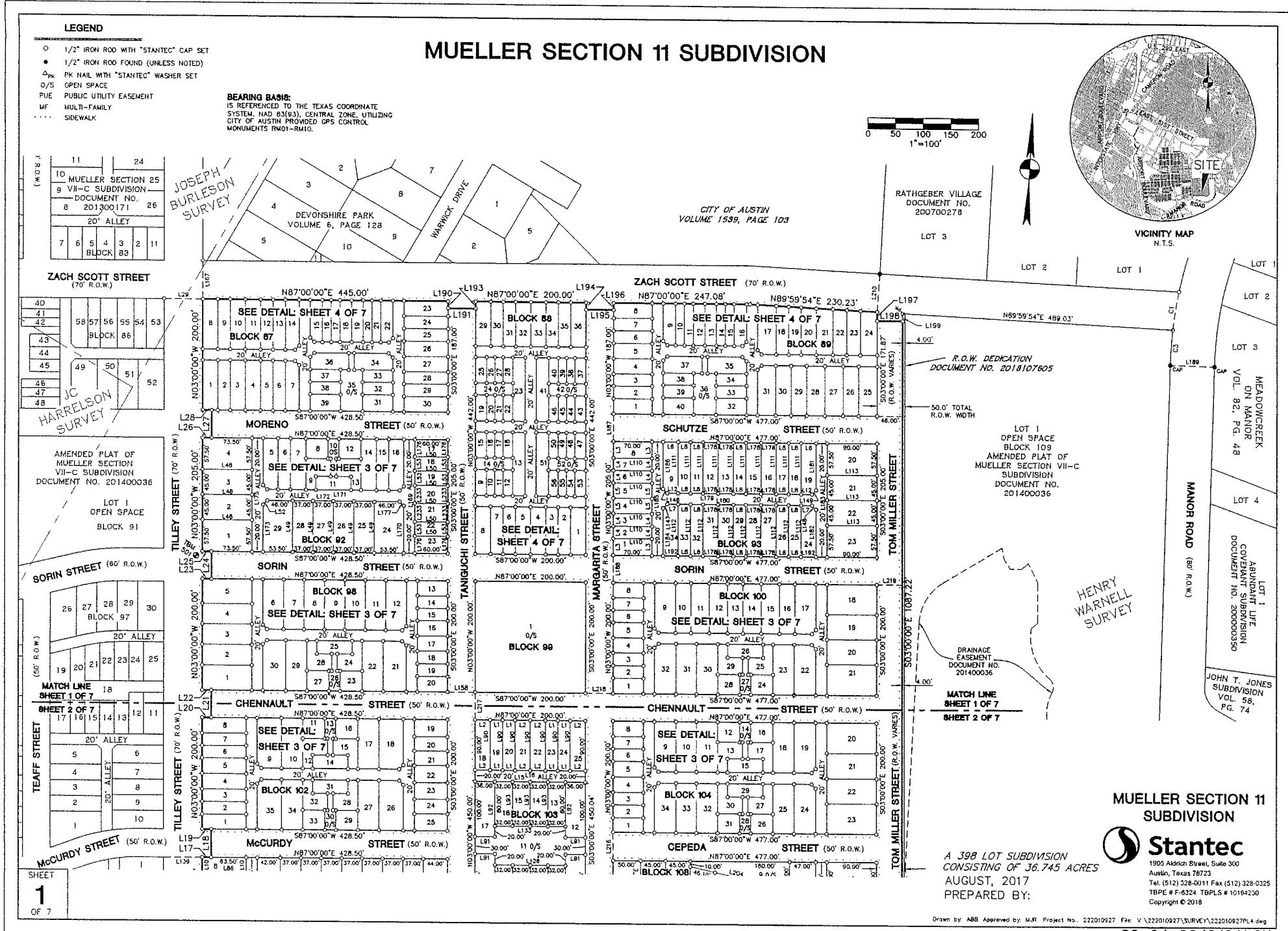
CATELLUS AUSTIN, LLC
MUELLER SECTION 11
222010927

Figure No.

1.0

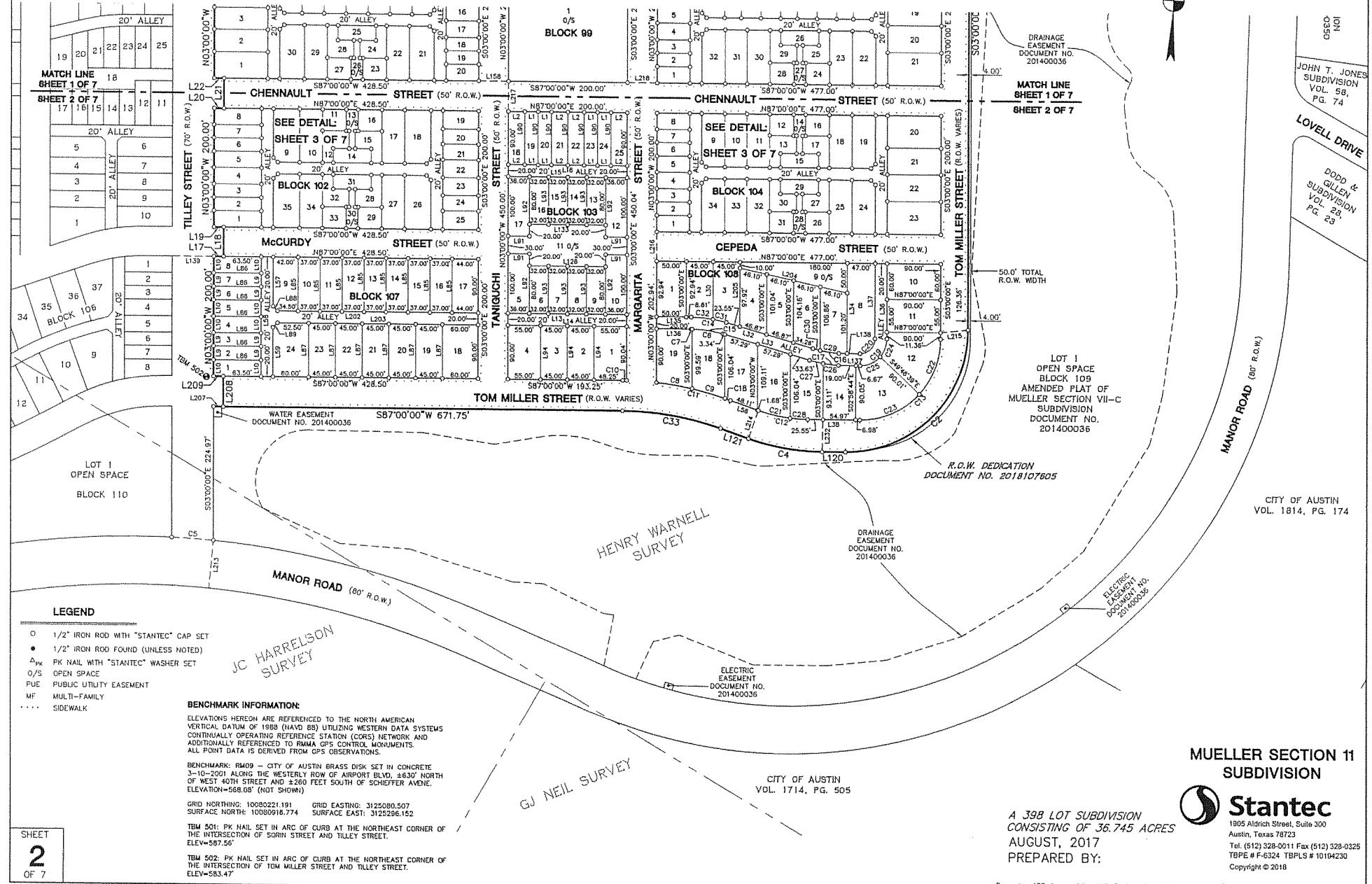
Title

SITE LOCATION MAP



MUELLER SECTION 11 SUBDIVISION

BEARING BASIS:
IS REFERENCED TO THE TEXAS COORDINATE
SYSTEM, NAD 83(93), CENTRAL ZONE, UTILIZING
CITY OF AUSTIN PROVIDED GPS CONTROL
MONUMENTS RM01-RM10.



A 398 LOT SUBDIVISION
CONSISTING OF 36.745 ACRES
AUGUST, 2017
PREPARED BY:

 **Stantec**
 1905 Aldrich Street, Suite 300
 Austin, Texas 78723
 Tel: (512) 328-0011 Fax: (512) 328-0328
 TBPE # F-6324 TBPLS # 10104230
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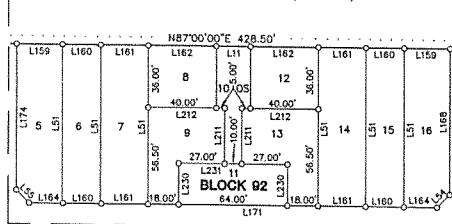
MUELLER SECTION 11 SUBDIVISION

DETAIL BLOCK 92: (SEE SHEET 1)

MORENO STREET (50' R.O.W.)

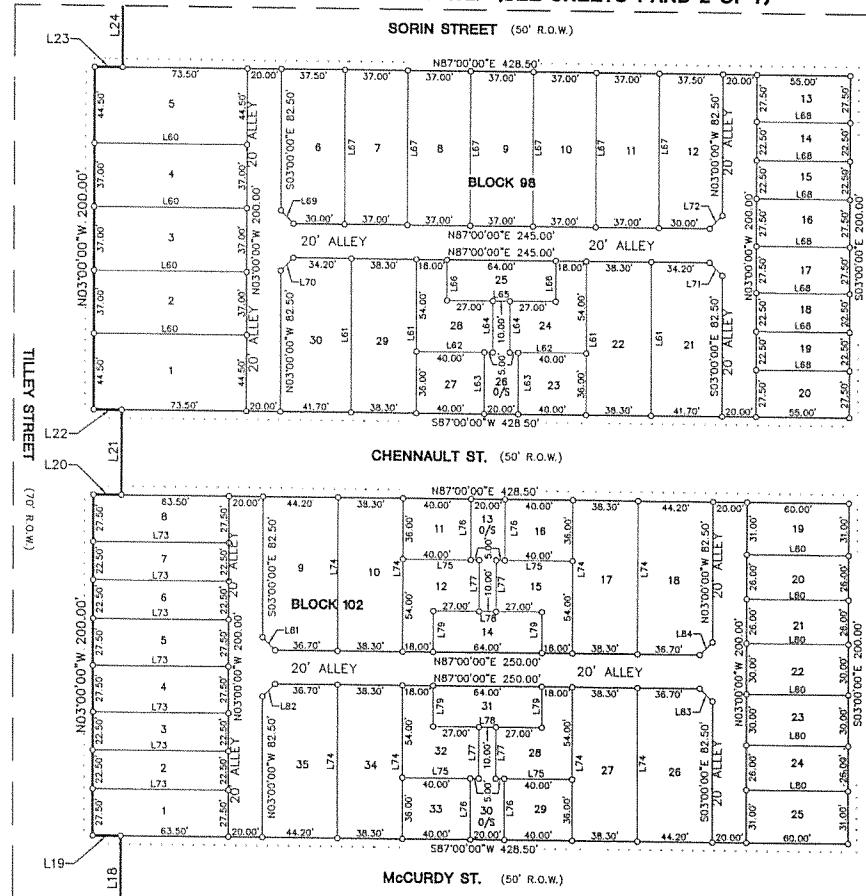
LEGEND

- 1/2" IRON ROD WITH "STANTEC" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- △ PK NAIL WITH "STANTEC" WASHER SET
- O/S OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- MF MULTI-FAMILY
- SIDEWALK



DETAIL BLOCK 98 AND 102: (SEE SHEETS 1 AND 2 OF 7)

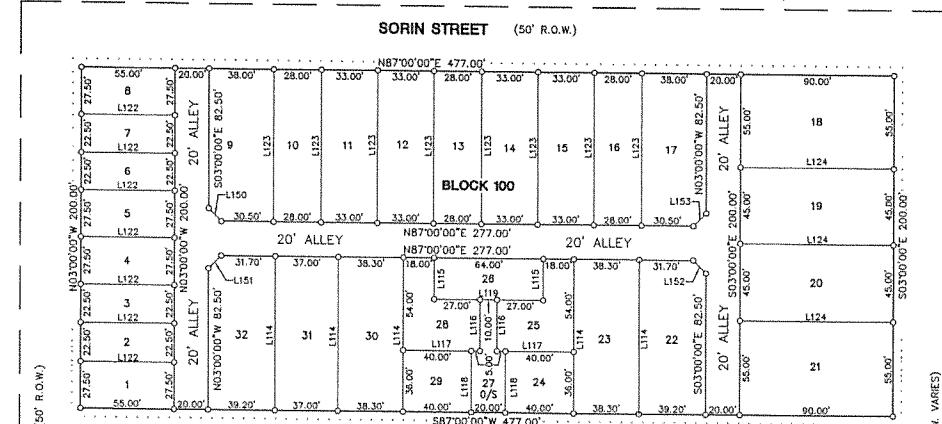
SORIN STREET (50' R.O.W.)

SHEET
3
OF 7

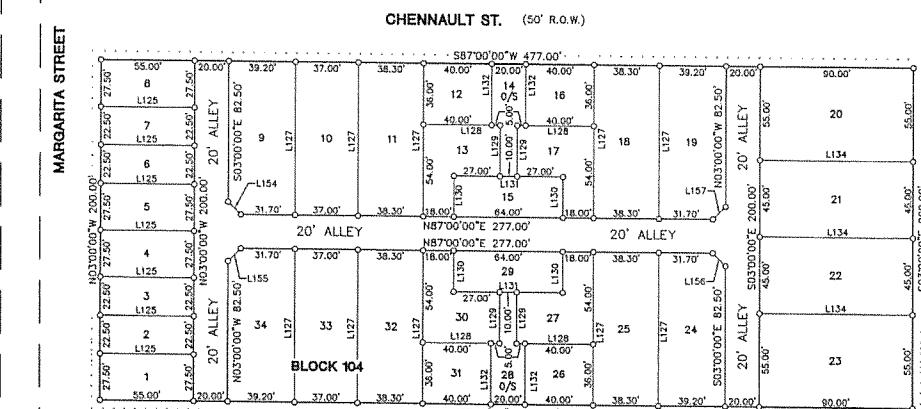
McCURDY ST. (50' R.O.W.)

DETAIL BLOCK 100 AND 104: (SEE SHEETS 1 AND 2 OF 7)

SORIN STREET (50' R.O.W.)



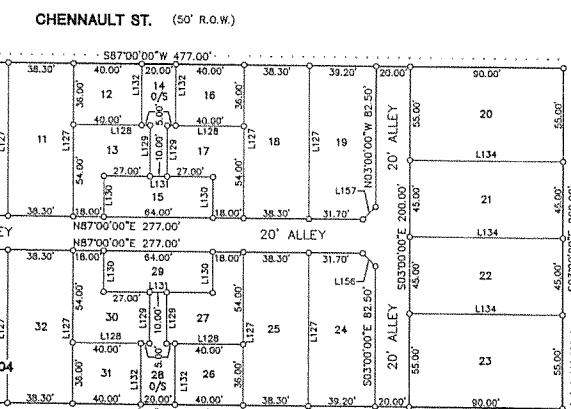
MARGARITA STREET (50' R.O.W.)



TANIGUCHI STREET

(50' R.O.W.)

CHENNAULT ST. (50' R.O.W.)

MUELLER SECTION 11
SUBDIVISION

Stantec

A 398 LOT SUBDIVISION
CONSISTING OF 36.745 ACRES
AUGUST, 2017
PREPARED BY:

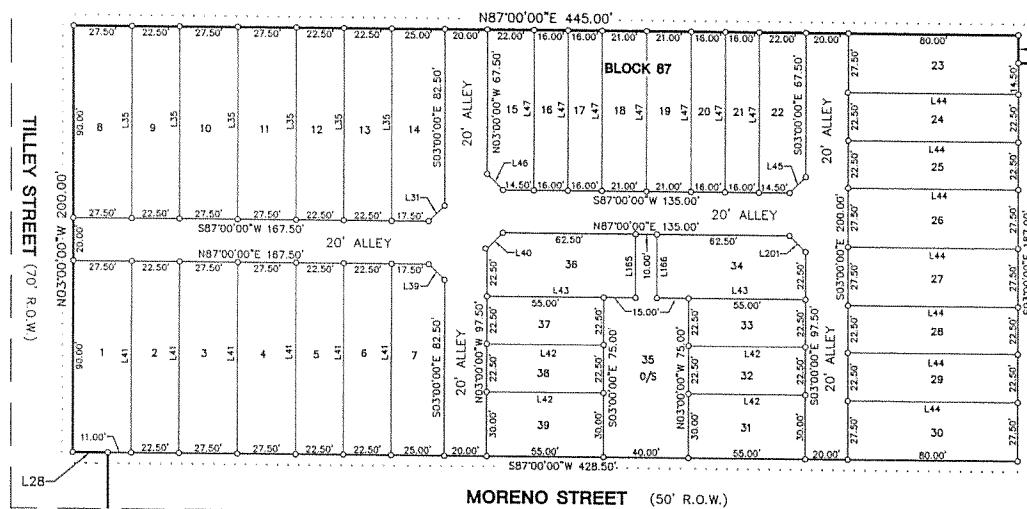
1205 Ashlock Street, Suite 300
Austin, Texas 78723
Tel: (512) 328-0017 Fax: (512) 328-0325
TBPE # F-6324 TBPLS # 10194230
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MUELLER SECTION 11 SUBDIVISION

DETAIL BLOCK 87: (SEE SHEET 1 OF 7)

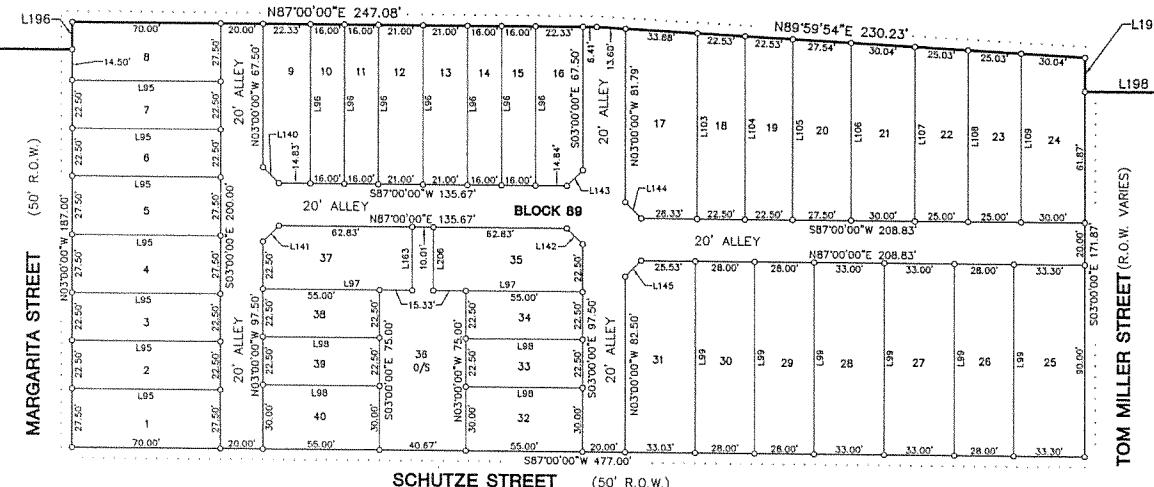
ZACH SCOTT STREET

R.O.W.

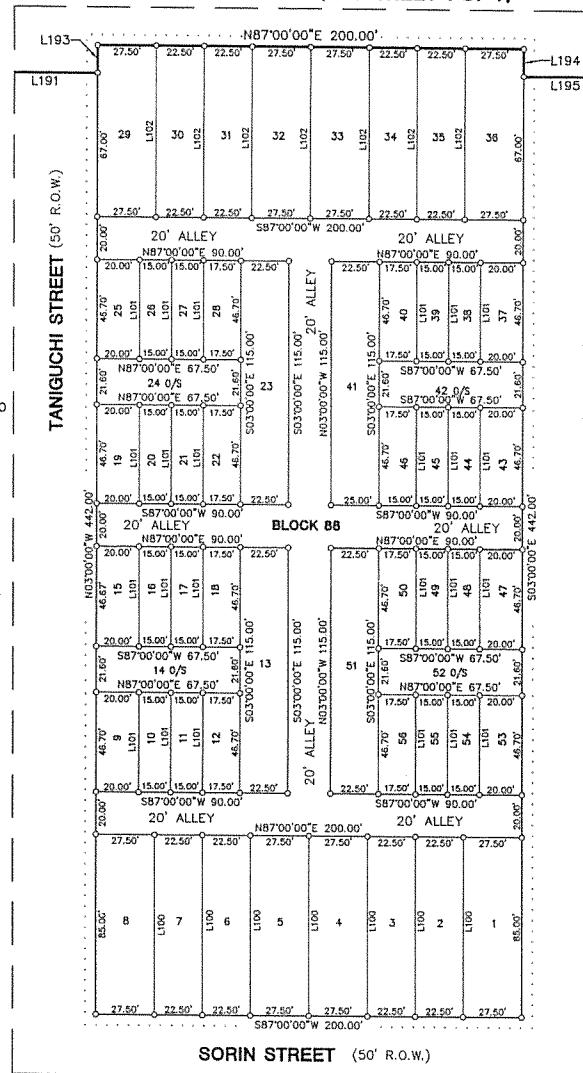


DETAIL BLOCK 89: (SEE SHEET 1 OF 7)

ZACH SCOTT STREET



DETAIL BLOCK 88: (SEE SHEET 1 OF 7)



MUELLER SECTION 11
SUBDIVISION



Stantec

1905 Aldrich Street, Suite 200

1005 Archer Street, Suite 300
Austin, Texas 78723

Tel (512) 328-0011 Fax (512)

TOPE # F-6324 TBPLS # 101

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A 398 LOT SUBDIVISION
CONSISTING OF 36.745 ACRE

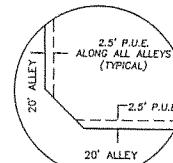
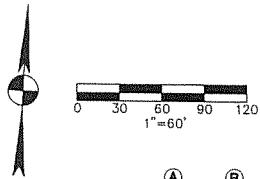
AUGUST, 201

PREPARED BY:

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C8-04-0043 10 1A SH

**MUELLER SECTION 11 SUBDIVISION
EASEMENT DETAIL SHEET**

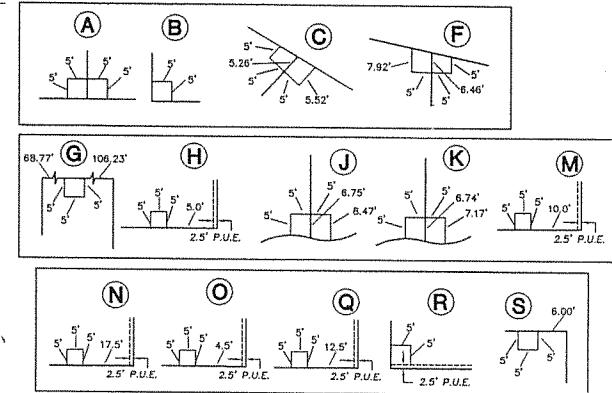


ALLEY P.U.E. DETAIL: (NOT TO SCALE)

EASEMENT NOTES AND DETAILS: (NOT TO SCALE)

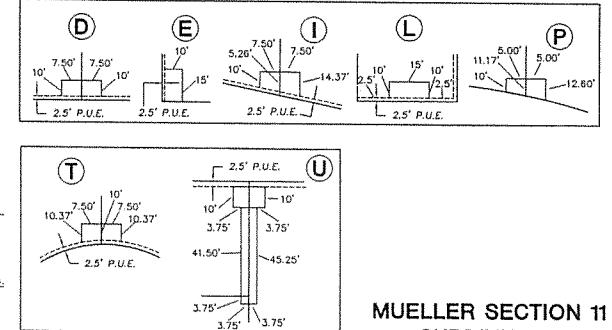
A WATER/WASTEWATER EASEMENT CONFORMING TO THE EXAMPLES BELOW SHALL BE LOCATED
AT THE LOT CORNERS DESIGNATED **(A)**, **(B)**, **(C)**, **(F)**, **(G)**, **(H)**, **(J)**, **(K)**, **(M)**,
(N), **(O)**, **(Q)**, **(R)** AND **(S)** HEREON.

A 2.5' PUBLIC UTILITY EASEMENT IS TO BE LOCATED ALONG ALL ALLEY RIGHT-OF-WAY LINES.



AN ELECTRIC EASEMENT CONFORMING TO THE EXAMPLES BELOW SHALL BE LOCATED
AT THE LOT CORNERS DESIGNATED **D**, **E**, **I**, **L**, **P**, **T** AND **U** HEREON.

A 2.5' PUBLIC UTILITY EASEMENT IS TO BE LOCATED ALONG ALL ALLEY RIGHT-OF-WAY LINES.



MUELLER SECTION 11
SUBDIVISION

A 398 LOT SUBDIVISION
CONSISTING OF 36.745 ACRES
AUGUST, 2017
PREPARED BY:

 Stantec
1000 MARINA DRIVE, SUITE 100

1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # 10194230
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Drawn by: ABB Approved by: MJR Project No.: 222010927 File: V:\222010927\SURVEY\222010927PL4.dwg

MUELLER SECTION 11 SUBDIVISION

LINE TABLE

NO.	BEARING	DISTANCE
L1	N87°00'00"E	22.50'
L2	N87°00'00"W	27.50'
L3	S3°00'00"E	30.00'
L4	S3°00'00"E	22.50'
L5	S3°00'00"E	27.50'
L6	S87°00'00"W	27.25'
L7	N87°00'00"E	19.75'
L8	S87°00'00"W	22.50'
L9	N3°00'00"W	22.50'
L10	N3°00'00"W	27.50'
L11	N87°00'00"E	20.00'
L12	N87°00'00"E	19.75'
L13	S87°00'00"W	20.00'
L14	N87°00'00"E	20.00"
L15	N87°00'00"E	200.00'
L16	N87°00'00"E	200.00'
L17	S87°00'00"W	16.50'
L18	S3°00'00"E	50.00'
L19	N87°00'00"E	16.50'
L20	S87°00'00"W	16.50'
L21	S3°00'00"E	50.00'
L22	N87°00'00"E	16.50'
L23	S87°00'00"W	16.50'
L24	S3°00'00"E	50.00'
L25	N87°00'00"E	16.50'
L26	S87°00'00"W	16.50'
L27	S3°00'00"E	50.00'
L28	N87°00'00"E	16.50'
L29	S87°00'00"W	70.00'
L30	S3°00'00"E	96.11'
L31	S42°00'00"W	10.61'
L32	N76°44'41"E	151.56'
L33	S76°44'41"E	151.56'
L34	S3°00'00"E	151.20'
L35	N3°00'00"W	90.00'
L36	N3°00'00"W	126.36'
L37	S3°00'00"E	126.36'
L38	S87°01'16"W	87.51'
L39	S48°00'00"E	10.61'
L40	S42°00'00"W	10.61'
L41	N3°00'00"W	90.00'
L42	S87°00'00"W	55.00'
L43	N87°00'00"E	70.00'
L44	S87°00'00"W	80.00'
L45	N42°00'00"E	10.61'
L46	S48°00'00"E	10.61'
L47	N3°00'00"W	75.00'
L48	N87°00'00"E	87.52'
L49	N87°00'00"E	86.34'
L50	N3°00'00"W	92.50'
L51	H3°00'00"W	92.50'
L52	N42°00'00"E	10.61'
L53	S3°00'00"E	26.00'
L54	S42°00'00"W	10.61'
L55	N48°00'00"W	10.61'
L56	N73°45'00"W	49.78'

LINE TABLE

NO.	BEARING	DISTANCE
L57	S3°00'00"E	82.50'
L58	N3°00'00"W	200.00'
L59	N3°00'00"W	82.50'
L60	N87°00'00"E	90.00'
L61	N3°00'00"W	90.00'
L62	N87°00'00"E	45.00'
L63	N3°00'00"W	36.00'
L64	S3°00'00"E	30.00'
L65	S87°00'00"W	64.00'
L66	S3°00'00"E	24.00'
L67	S3°00'00"E	90.00'
L68	N87°00'00"E	55.00'
L69	S48°00'00"E	10.61'
L70	N42°00'00"E	10.61'
L71	S48°00'00"E	10.61'
L72	N42°00'00"E	10.61'
L73	N87°00'00"E	80.00'
L74	N3°00'00"W	90.00'
L75	N87°00'00"E	45.00'
L76	N3°00'00"W	36.00'
L77	S3°00'00"E	30.00'
L78	S87°00'00"W	64.00'
L79	S3°00'00"E	24.00'
L80	S87°00'00"E	60.00'
L81	S48°00'00"E	10.61'
L82	N42°00'00"E	10.61'
L83	S48°00'00"E	10.61'
L84	N42°00'00"E	10.61'
L85	N3°00'00"W	90.00'
L86	N87°00'00"E	45.00'
L87	N3°00'00"W	36.00'
L88	N87°00'00"E	45.00'
L89	N3°00'00"E	30.00'
L90	N87°00'00"E	20.00'
L91	N3°00'00"E	18.00'
L92	N87°00'00"E	12.00'
L93	N3°00'00"W	12.00'
L94	N87°00'00"E	70.00'
L95	N87°00'00"E	58.61'
L96	N3°00'00"W	58.61'
L97	N87°00'00"E	58.61'
L98	N3°00'00"W	58.61'
L99	N87°00'00"E	58.61'
L100	N3°00'00"E	58.61'
L101	N87°00'00"E	46.70'
L102	N3°00'00"W	80.00'
L103	S3°00'00"E	87.52'
L104	N87°00'00"E	86.34'
L105	S3°00'00"E	85.16'
L106	S3°00'00"E	83.72'
L107	S3°00'00"E	82.15'
L108	S3°00'00"E	80.84'
L109	S3°00'00"E	79.53'
L110	N87°00'00"E	70.00'
L111	H3°00'00"W	92.50'
L112	N3°00'00"W	92.50'

LINE TABLE

NO.	BEARING	DISTANCE
L113	N87°00'00"E	90.00'
L114	N3°00'00"W	90.00'
L115	S3°00'00"E	24.00'
L116	S3°00'00"E	30.00'
L117	N87°00'00"E	45.00'
L118	S3°00'00"E	36.00'
L119	S87°00'00"W	64.00'
L120	S87°01'16"W	39.33'
L121	N73°45'00"W	49.78'
L122	N87°00'00"E	55.00'
L123	N3°00'00"W	90.00'
L124	N87°00'00"E	90.00'
L125	N87°00'00"E	55.00'
L126	N87°00'00"E	128.00'
L127	N3°00'00"W	90.00'
L128	N87°00'00"E	45.00'
L129	S3°00'00"E	30.00'
L130	S3°00'00"E	24.00'
L131	S87°00'00"W	64.00'
L132	S3°00'00"E	36.00'
L133	N87°00'00"E	128.00'
L134	N87°00'00"E	90.00'
L135	S87°00'00"W	58.61'
L136	N87°00'00"E	58.61'
L137	N87°25'00"E	35.91'
L138	S87°25'00"E	35.49'
L139	S87°00'00"W	70.00'
L140	N48°00'00"W	10.61'
L141	S42°00'00"E	10.61'
L142	N48°00'00"W	10.61'
L143	S42°00'00"E	10.61'
L144	N48°00'00"W	10.61'
L145	S42°00'00"E	10.61'
L146	S48°00'00"E	10.61'
L147	N42°00'00"E	10.61'
L148	S48°00'00"E	10.61'
L149	N42°00'00"E	10.61'
L150	S48°00'00"E	10.61'
L151	N42°00'00"E	10.61'
L152	S48°00'00"E	10.61'
L153	N42°00'00"E	10.61'
L154	S48°00'00"E	10.61'
L155	N42°00'00"E	10.61'
L156	S48°00'00"E	10.61'
L157	N42°00'00"E	10.61'
L158	S87°00'00"E	50.00'
L159	N87°00'00"E	27.00'
L160	N87°00'00"E	22.50'
L161	N87°00'00"E	28.00'
L162	N87°00'00"E	40.00'
L163	S3°00'00"E	30.00'
L164	N87°00'00"E	19.50'
L165	S3°00'00"E	30.00'
L166	S3°00'00"E	30.00'
L167	S3°00'00"E	70.00'
L168	S3°00'00"E	85.00'

LINE TABLE

NO.	BEARING	DISTANCE
L169	S3°00'00"E	205.00'
L170	S3°00'00"E	85.00'
L171	S87°00'00"W	240.00'
L172	N87°00'00"E	240.00'
L173	N3°00'00"W	85.00'
L174	N3°00'00"W	85.00'
L175	N3°00'00"W	205.00'
L176	S3°00'00"E	31.00'
L177	S48°00'00"E	10.61'
L178	S87°00'00"W	27.50'
L179	N87°00'00"E	262.00'
L180	N87°00'00"E	262.00'
L181	N3°00'00"W	85.00'
L182	S3°00'00"E	85.00'
L183	S3°00'00"E	205.00'
L184	N3°00'00"W	85.00'
L185	N3°00'00"W	205.00'
L186	S3°00'00"E	85.00'
L187	N3°00'00"W	50.00'
L188	N3°00'00"W	50.00'
L189	N87°31'14"E	80.05'
L190	N3°00'00"W	13.00'
L191	N87°00'00"E	50.00'
L192	N87°00'00"E	27.25'
L193	N3°00'00"W	13.00'
L194	N3°00'00"W	13.00'
L195	N87°00'00"E	50.00'
L196	N3°00'00"W	13.00'
L197	S3°00'00"E	16.09'
L198	N87°00'00"E	46.00'
L199	N3°00'00"W	13.68'
L200	N48°00'00"W	10.61'
L201	N87°00'00"E	337.50'
L202	N87°00'00"E	337.50'
L203	N87°00'00"E	337.50'
L204	S87°28'14"E	184.39'
L205	S3°00'00"E	107.69'
L206	S3°00'00"E	30.00'
L207	S87°00'00"W	16.50'
L208	S3°00'00"E	50.00'
L209	N87°00'00"E	16.50'
L210	N3°00'31"E	70.08'
L211	S3°00'00"E	32.50'
L212	N87°00'00"E	45.00'
L213	S21°11'18"W	79.99'
L214	S16°15'00"W	50.00'
L215	N81°13'42"E	46.23'
L216	N3°00'00"W	50.00'
L217	S3°00'00"E	50.00'
L218	N87°00'00"E	50.00'
L219	N87°00'00"E	46.00'
L220	S87°00'00"W	194.50'
L221	N3°00'00"W	41.67'
L222	S3°00'00"E	15.37'
L223	S3°00'00"E	38.33'
L224	S87°00'00"W	15.00'
L225	S87°00'00"W	75.00'

LINE TABLE

NO.	BEARING	DISTANCE
L226	N3°00'00"W	21.67'
L227	S80°28'16"E	15.37'
L228	S3°00'00"E	16.00'
L229	S87°00'00"W	15.00'
L230	N3°00'00"W	24.00'
L231	N87°00'00"E	64.00'
L232	S130°42'E	54.02'
L233	S3°00'00"E	32.50'

AREA AND LOT SUMMARY

BLOCK 87	-	1.630 ACRES	-	38 LOTS
OS ALLEY	-	0.076 ACRES	-	1 LOT
BLOCK 88	-	1.574 ACRES	-	52 LOTS
OS ALLEY	-	0.134 ACRES	-	4 LOTS
BLOCK 89	-	1.725 ACRES	-	39 LOTS
OS ALLEY	-	0.077 ACRES	-	1 LOT
BLOCK 90	-	1.762 ACRES	-	28 LOTS
OS ALLEY	-	0.024 ACRES	-	1 LOT
BLOCK 91	-	1.927 ACRES	-	34 LOTS
OS ALLEY	-	0.318 ACRES	-	
BLOCK 92	-	1.762 ACRES	-	28 LOTS
OS ALLEY	-	0.024 ACRES	-	1 LOT
BLOCK 93	-	1.927 ACRES	-	34 LOTS
OS ALLEY	-	0.318 ACRES	-	
BLOCK 94	-	1.715 ACRES	-	29 LOTS
OS ALLEY	-	0.023 ACRES	-	1 LOT
BLOCK 95	-	0.918 ACRES	-	1 LOT
OS ALLEY	-	0.023 ACRES	-	
BLOCK 100	-	1.847 ACRES	-	31 LOTS
OS ALLEY	-	0.023 ACRES	-	1 LOT
BLOCK 102	-	1.688 ACRES	-	33 LOTS
OS ALLEY	-	0.046 ACRES	-	2 LOTS
BLOCK 103	-	1.627 ACRES	-	24 LOTS
OS ALLEY	-	0.285 ACRES	-	1 LOT
BLOCK 104	-	1.824 ACRES	-	32 LOTS
OS ALLEY	-	0.046 ACRES	-	2 LOTS
BLOCK 107	-	1.791 ACRES	-	24 LOTS
OS ALLEY	-	0.252 ACRES	-	
BLOCK 108	-	2.237 ACRES	-	18 LOTS
OS ALLEY	-	0.124 ACRES</		