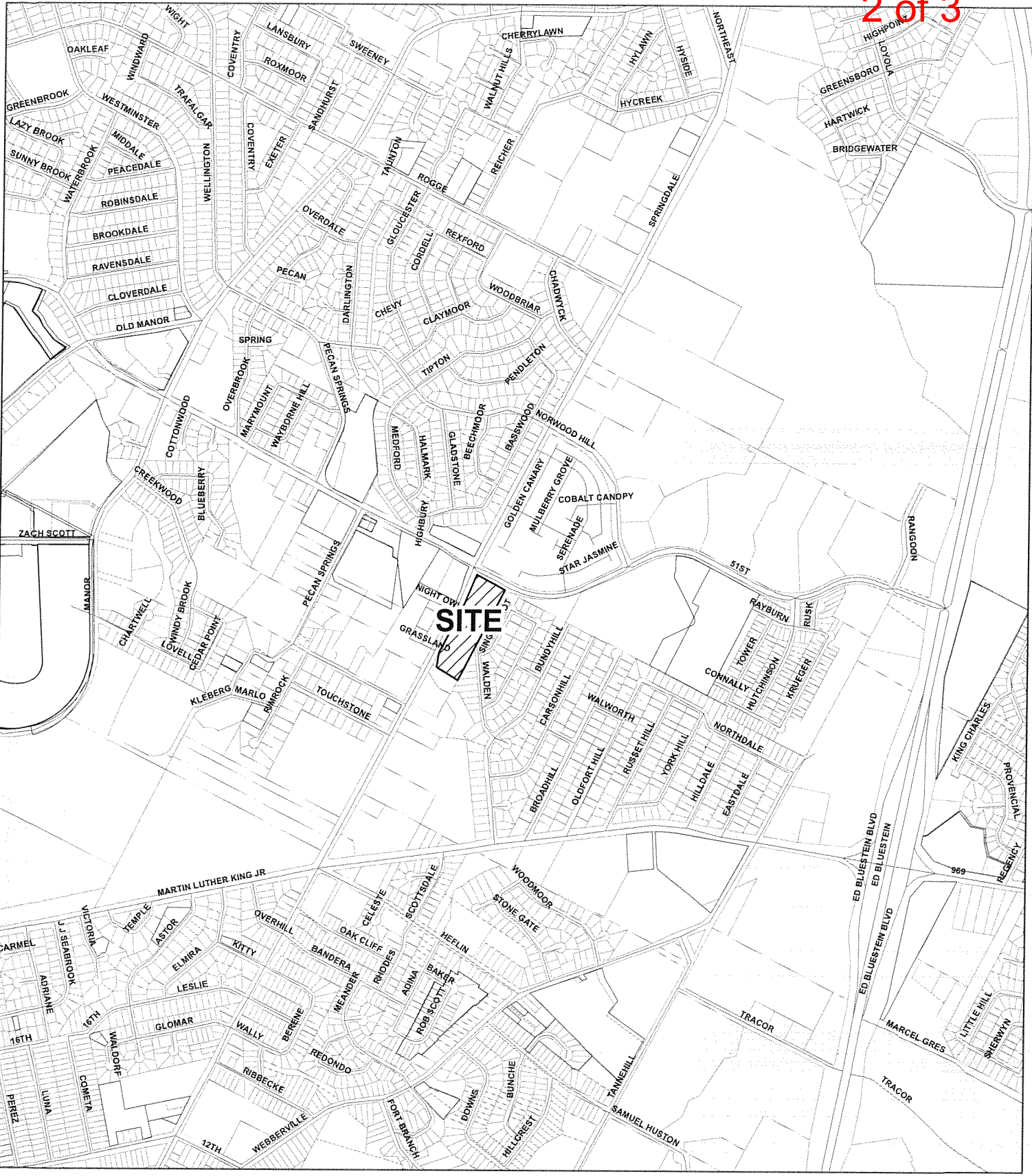


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0108**P.C. DATE:** December 11, 2018**SUBDIVISION NAME:** Mount Moriah**AREA:** 6.378 acres**LOTS:** 5**APPLICANT:** Greater Mount Moriah Primitive
Baptist Church**AGENT:** LJA Engineering, Inc.
(Danny Miller, P.E.)**ADDRESS OF SUBDIVISION:** 4907 Springdale Rd.**WATERSHED:** Fort Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** GR-CO-NP**NEIGHBORHOOD PLAN:** Pecan Springs - Springdale**PROPOSED LAND USE:** Civic / Commercial / Open Space**DEPARTMENT COMMENTS:** The request is for the approval of the Mount Moriah Preliminary Plan consisting of 5 lots on 6.378 acres. The applicant proposes to subdivide the property into a 5 lot subdivision for civic and commercial uses.**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan, the subdivision meets 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#: C8-2018-0108
 ADDRESS: 4907 SPRINGDALE RD.
 PROJECT: MOUNT MORIAH
 CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

MOUNT MORIAH SUBDIVISION
4807 SPRINGDALE ROAD
PRELIMINARY PLAN

Curve Table			
Curve #	Length	Radius	Delta
C1	173.93	612.96	016°15'30"

Line Table		
Line #	Length	Direction
L1	18.39'	S27° 00' 35.00"W
L2	31.19'	N89° 51' 25.00"E
L3	6.56'	N74° 49' 37.93"E
L4	28.72'	S24° 32' 31.63"E
L5	25.00'	S62° 41' 43.75"E
L6	16.22'	S27° 17' 02.53"W
L7	26.71'	N27° 18' 16.25"E
L8	16.35'	S27° 22' 43.58"W
L9	13.50'	S62° 41' 43.76"E
L10	26.45'	N27° 18' 16.24"E
L11	13.50'	S62° 41' 43.76"E
L12	2.83'	N72° 18' 16.24"E
L13	31.47'	N27° 18' 16.24"E
L14	2.83'	N17° 41' 43.75"W
L15	13.50'	N62° 41' 43.75"W
L16	19.43'	N89° 35' 40.54"W
L17	18.09'	N79° 37' 45.12"W
L18	15.58'	S27° 18' 16.24"E
L19	15.50'	N27° 18' 16.24"E
L20	2.83'	N17° 41' 43.76"W

Line Table		
Line #	Length	Direction
L21	16.25'	N62° 41' 43.75"W
L22	9.19'	N74° 21' 37.17"W

AUSTIN (SPRINGDALE) DTP III, LLC
ADDITION
CB-2011-0035 DA
DOLLAR GENERAL
SP-2011-0023C

SPRINGDALE CONDOMINIUMS
SP-2014-0070C
ZONING: GR-MU-CO-NP

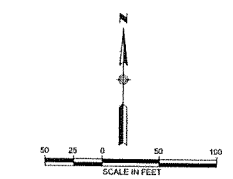
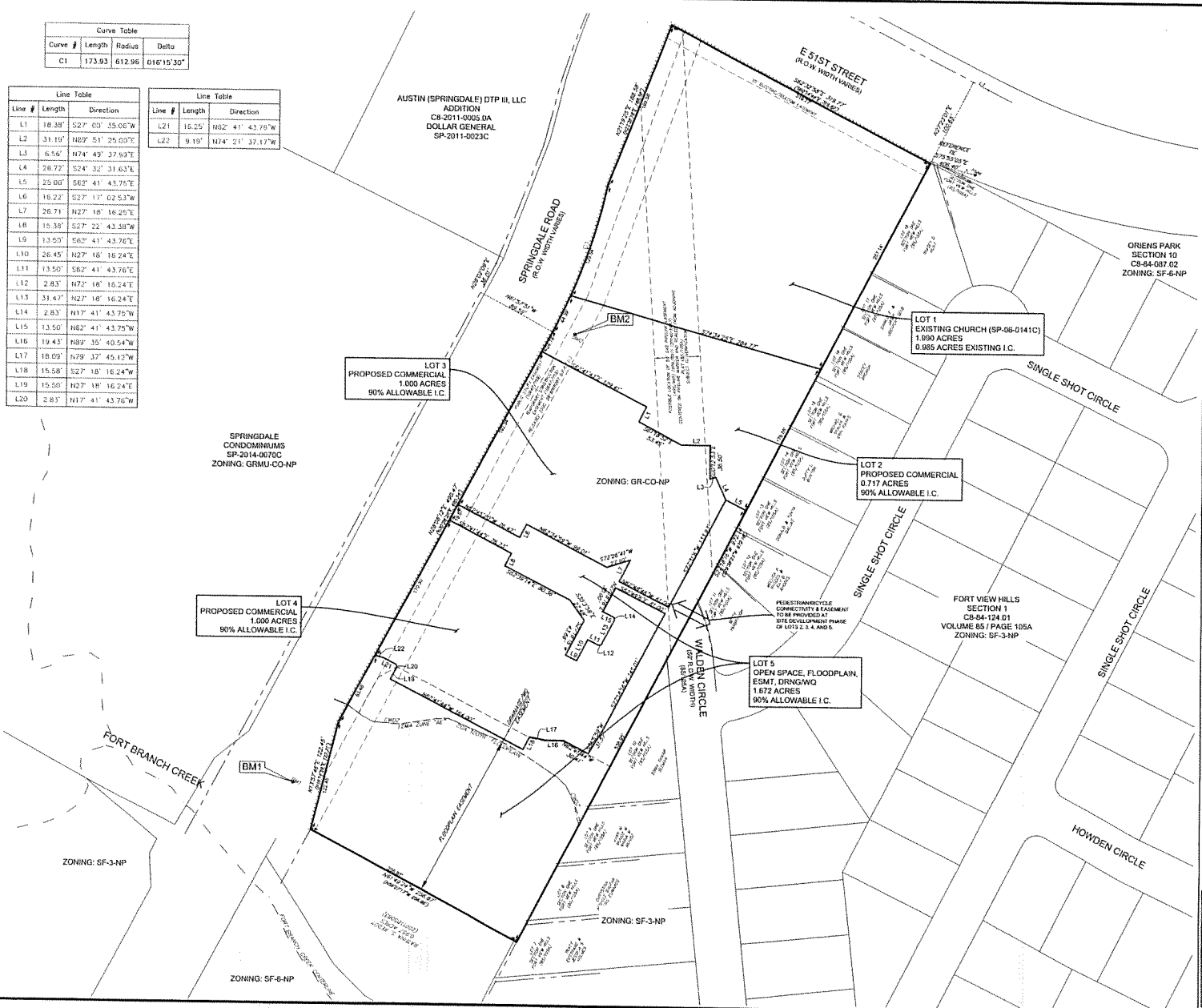
LOT 4
PROPOSED COMMERCIAL
1.000 ACRES
90% ALLOWABLE I.C.

LOT 3
PROPOSED COMMERCIAL
1.000 ACRES
90% ALLOWABLE I.C.

LOT 2
PROPOSED COMMERCIAL
0.717 ACRES
90% ALLOWABLE I.C.

LOT 1
EXISTING CHURCH (SP-05-0141C)
1.550 ACRES
0.985 ACRES EXISTING I.C.

LOT 5
OPEN SPACE, FLOODPLAIN,
ES&T, DRAINAGE
1.672 ACRES
90% ALLOWABLE I.C.



LEGEND

PROPOSED	EXISTING	DESCRIPTION
[Symbol]	[Symbol]	CONCRETE SIDEWALK
[Symbol]	[Symbol]	DECOMMISSIONED GRANITE PAVEMENT
[Symbol]	[Symbol]	PROPERTY BOUNDARY
[Symbol]	[Symbol]	FINE LINE
[Symbol]	[Symbol]	ACCESSIBLE ROUTE
[Symbol]	[Symbol]	SEWALK RAMP
[Symbol]	[Symbol]	HANDICAPPED PARKING SPACE & SEWALK RAMP
[Symbol]	[Symbol]	CROSSWALK
[Symbol]	[Symbol]	STORM SEWER LINE
[Symbol]	[Symbol]	WASTE WATER LINE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	WASTEWATER MANHOLE
[Symbol]	[Symbol]	STORMWATER MANHOLE
[Symbol]	[Symbol]	LOT REBAR FOUND (OR AS NOTED)
[Symbol]	[Symbol]	1/2" REBAR WITH CAP FOUND
[Symbol]	[Symbol]	1/2" REBAR WITH CHAPARRAL CAP SET
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	OVERHEAD UTILITIES
[Symbol]	[Symbol]	ELEC. UTILITY
[Symbol]	[Symbol]	ELEC. MANHOLE
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	TELEPHONE UTILITY
[Symbol]	[Symbol]	UNDERGROUND FIBER OPTIC MARKER
[Symbol]	[Symbol]	TELEPHONE MANHOLE
[Symbol]	[Symbol]	UNDERGROUND GAS MARKER
[Symbol]	[Symbol]	CHAIN LINK FENCE

BENCHMARK INFORMATION:

BM #1: IRONAGE CUI ON INLET ALONG THE EAST SIDE OF SPRINGDALE ROAD APPROX. 80' SOUTH OF THE INTERSECTION OF SPRINGDALE ROAD AND EAST SIE STREET AND APPROX. 11' WEST OF A 2" AMERICAN TREE (TAG #2301)

ELEVATION = 427.67'

BM #2: STAKE CUI ON CONCRETE DRAINAGE STRUCTURE APPROX. 425' SOUTH OF THE INTERSECTION OF SPRINGDALE ROAD AND EAST SIE STREET, AND APPROX. 40' EAST OF THE BACK OF CURB ALONG THE EAST SIDE OF SPRINGDALE ROAD

ELEVATION = 426.52'

VERTICAL DATUM: NAVD 83 (GEOID 09)

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811
Know what's below. Call before you dig.

PRELIMINARY SUBDIVISION APPROVAL SHEET 3 of 3
FILE NUMBER: CB-2018-0108 APPLICATION DATE: 11 JULY 2018
APPROVED BY PLANNING COMMISSION CH. UNDER SECTION 57, OF CHAPTER 25A, OF THE CITY OF AUSTIN CODE. EXPIRATION DATE (LDC 25-4-42) CASE MANAGER: S

FOR:
J. Rochely Gonzalez, Director, Development Services Department
Final plan must be reviewed by the Assessor's Date. Discontinued Site Plans shall not comply with the Code current at the time of filing, and all require building permits or notice of construction of a building project is not required, must also be approved prior to the Project Expiration Date.

DATE: _____ DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ DRAWING MANAGER: J. P. McMillan

LJA Engineering, Inc.
Professional Seal: S. DANNY WELLS, 82375, 02/23/2018, FRI-1530
1111 Highway 250 West, Suite 100, Austin, Texas 78758

JOB NUMBER: A360-0431
SP01
SHEET NO. 03 OF 03 SHEETS