

VANTAGE POINT DR.	1509'
WHISPERING TRAIL	1581'
HIGH SUMMIT LN.	482'
ROCKY BLUFF DR.	585'
TURNING TRAIL	718'
EVELINA TRAIL	710'
LOOKOUT CLIFF PASS	144'
OLD CORRAL COVE	240'
TOTAL	5969'

122 SINGLE FAMILY LOTS	28.278 AC.
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6 OPEN SPACE, D.E., P.U.E. & W.D.E. LOTS		
1. BLOCK A	16.401 AC.	
6. BLOCK B	0.157 AC.	
12. BLOCK C	0.107 AC.	
11. BLOCK D	0.512 AC.	
1. BLOCK E	0.060 AC.	
47. BLOCK F	7.829 AC.	
<u>TOTAL</u>		25.146 AC.
128 TOTAL LOTS		53.424 AC.
<u>STREET RIGHT-OF-WAY</u>		7.722 AC.
<u>TOTAL AREA OF PLAT</u>		61.146 AC.

U.S. HIGHWAY NO. 200
(R.O.W. VARIET)

THUNDERBOLT AND

TEMPORARY WATERLINE
CONSTRUCTION EASEMENT
VOL. 12385, PG. 1186
TCRPR

47
7.829 ACRES
OPEN SPACE,
P.U.E., D.E. & W.O.E.

CENTERLINE 30' X 100'
CHANNEL EASEMENT
VOL. 157, PG. 51
TCOR

DETAIL

0.051 ACRE
RIGHT-OF-WAY
HEREBY
DEDICATED

5'R.O.W.
DEDICATION
PER PLAT
DOC. NO. 200000132

OPRTC

ROAD

587
588

1985

Technical drawing detail showing dimension lines and numerical values, including "100.00" and "100.00".

D.047 ACRE
RIGHT-OF-WAY

HEREBY
DEDICATED

● - 1/2" 鋼
■ - CONCRETE

● - 1/2" R
 ▲ - MONUMENT
 ○ - 5/8" R

TCPR - TRAVIS
TCDR - TRAVIS
TCPR - TRAVIS

D.P.T.C. - OFFICIAL
P.U.E. - PUBLIC
S.S.E. - STORM
W.D.E. - WASTEWATER

I.E. - INFILTR
D.E. - DRAIN
P.O.E. - WATER
B.I. - BUILDING

DRAP
CHE
DATT
PRO
ORA
SHE

9001
 NAME
 ET NO.
 NO
 SUBJECT NO
 CKED
 BY

03-1
96
94
10

CAF	CAF
/BA	/BA
9-07	9-07
0-04	0-04
80.01	80.01
DF 4	DF 4
DOM	DOM

LEGEND

- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON PIPE FOUND
- MONUMENT FOUND AS NOTED
- ▲ 3/8" IRON ROD WITH PLASTIC CAP
NAMED "PLS 4532" SET
- PR - TRAVIS COUNTY PLAT RECORDS
- DR - TRAVIS COUNTY DEED RECORDS
- TR - TRAVIS COUNTY REAL PROPERTY
- TC - OFFICIAL PUBLIC RECORDS TRAVIS
- E - PUBLIC UTILITY EASEMENT
- E - STORM SEWER EASEMENT
- E - WASTEWATER EASEMENT
- E - INFILTRATION EASEMENT
- E - DRAINAGE EASEMENT
- E - WATER QUALITY EASEMENT
- L - BUILDING SETBACK LINE

DAVID C. KUGLE &
JOSEPHINE A. KUGLE
7.000 ACRES
VOL. 12868, PG. 2050
TCOR

FOR LINE AND CURVE TABLES SEE SHEET 3.

RAMSEY LAND SURVEYING, L.L.C.

8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
bramsey@rlsurveying.com

RIDGEVIEW PHASE 1

SUBMITTED:

NO	REVISIONS	DRN	CHK	DATE
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FAX (512) 301-9395
bramsey@surveying.com

SUBMITTED:

[illegible]

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-06-0141.1A

PC DATE: December 18, 2007

SUBDIVISION NAME: Ridgeview Phase 1

AREA: 61.146

LOT(S): 128

OWNER/APPLICANT: Centex Homes
(Keith Pearson)

AGENT: LJA Eng. & Surveying Inc.
(J. Keith Collins, P.E.)

ADDRESS OF SUBDIVISION: South View Road at US Highway 290 West

GRIDS: A19

COUNTY: Travis

WATERSHED: Slaughter Creek/Williamson Creek

JURISDICTION: 2 Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single-Family, Open Space, ROW

ADMINISTRATIVE WAIVERS: None

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 Ridgeview Phase 1 final plat out of an approved preliminary plan. The proposed plat is composed on 61.146 acres and 128 lots for proposed single-family use. The project is located in Southwest Austin at the intersection of U.S. Highway 290 East and South View Road. The lots will have access from an internal street network with connections to Highway 290 and South View Rd. All utilities will be provided by the City of Austin. Parkland dedication requirements have been satisfied by payment of fees in lieu of land dedication. 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.

ZONING AND PLATTING COMMISSION:

CITY STAFF: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786