

C9
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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2008-0056.4A

ZAP DATE: December 18, 2012

SUBDIVISION NAME: Pearson Place Section Two

AREA: 20.77

LOT(S): 83

OWNER/APPLICANT: Pearson Place at Avery Ranch
(Gary L. Newman)

AGENT: CSF Civil Group
(Christine Potts)

ADDRESS OF SUBDIVISION: 13115 Avery Ranch Blvd.

GRIDS: H42, H41

COUNTY: Travis

WATERSHED: South Brushy Creek

JURISDICTION: Full

EXISTING ZONING: SF-2

PROPOSED LAND USE: The applicant proposes 81 single-family lots, 1 open space lot, and 1 pedestrian access lot all on 20.77 acres.

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: None

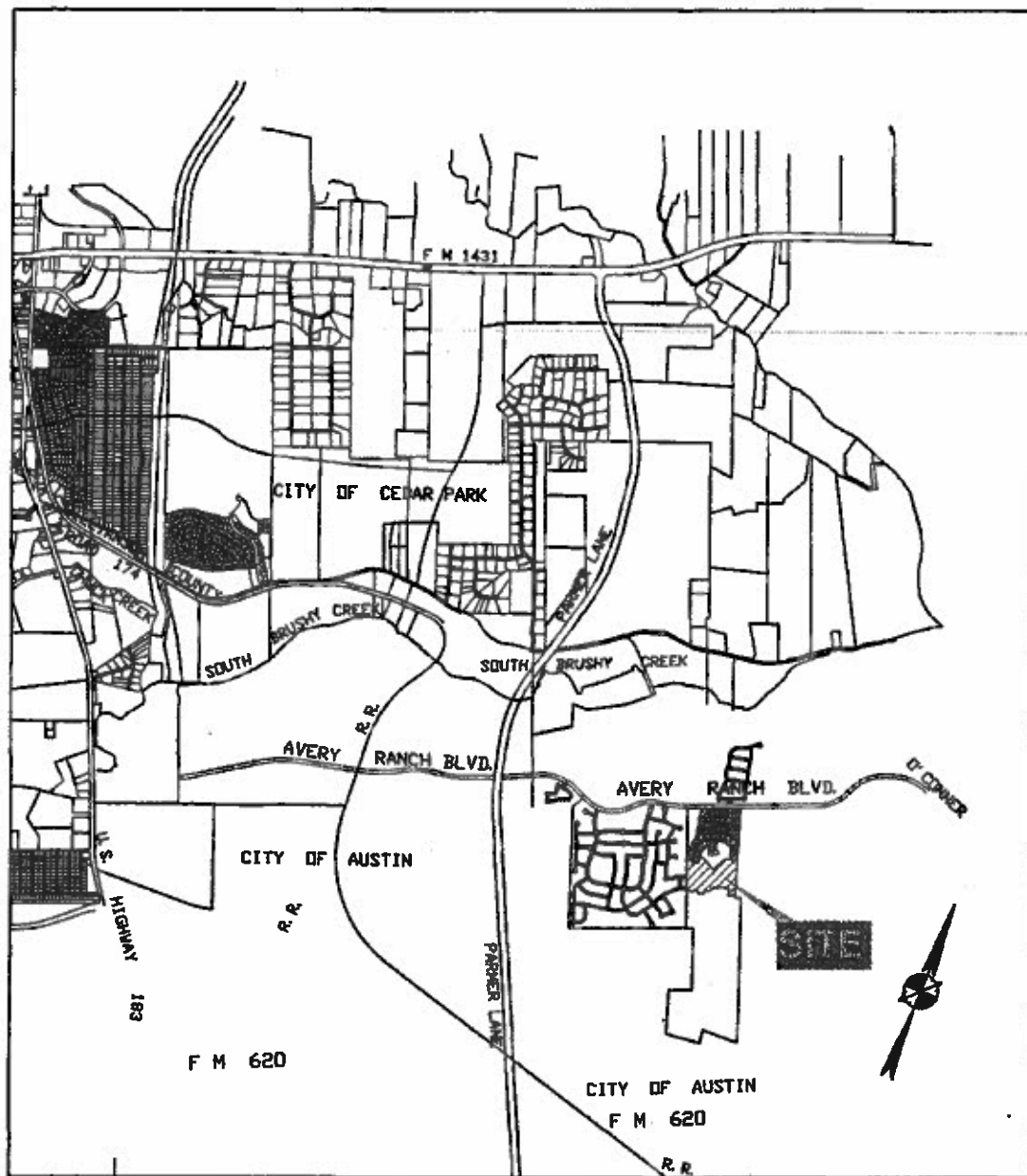
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 974-6455

C9/2



VICINITY MAP
N.T.S.

GRID NUMBER: H42 & H41
MAPSCO PAGE NUMBER: 404

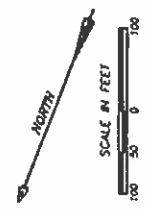
SCANNED



PEARSON PLACE SECTION TWO

PROJECT NAME: PEARSON PLACE	
DRAWING NAME: 018004004-PH 2	
SHEET: 1 of 3	
DATE: 01/11/2008	SCALE: 1" = 40'
DESIGNED BY: J. J. JONES	CHECKED BY: J. J. JONES
DATE: 01/11/2008	SCALE: 1" = 40'
DESIGNED BY: J. J. JONES	CHECKED BY: J. J. JONES

LAND USE SUMMARY: PEARSON PLACE SECTION TWO
TOTAL ACRES: 20.745 ACRES
TOTAL RESIDENTIAL LOTS: 3,400 UNITS PER ACRE
NUMBER OF BLOCKS: 8 BLOCKS
RESIDENTIAL LOTS: 81
OTHER LOTS: 1 LOT (0.0439 ACRES)
OPEN SPACE: 1 LOT (2.157 ACRES)
TOTAL OTHER LOTS: 2 LOT (2.200 ACRES)
SUBMITTAL DATE: 06/28/12
PUBLIC STREET NAME: 100'
WALKWAY: 50'
WALKWAY: 50'
WALKWAY: 50'
WALKWAY: 50'
WALKWAY: 50'
WALKWAY: 50'
TOTAL: 3281.00'



OWNER: PEARSON PLACE AT AVERY RANCH, LTD.
7811 MARCY ROAD 2335
HOUSTON, TEXAS 77055
512-751-1333

SURVEYOR: LANDSERVICES, INC.
355 BOWMAN ROAD, SUITE 100
HOUSTON, TEXAS 77055
512-751-1333

ENGINEER: CEF ONE GROUP, LLC
355 BOWMAN ROAD, SUITE 100
HOUSTON, TEXAS 77055
512-751-1333

- LEGEND
- 1/2" HIGH REBAR TOUND (unless noted otherwise)
 - 1/2" HIGH REBAR W/40' MARKED "LANDSERVICES" SET
 - CALCULATED POINT
 - CRITICAL ENVIRONMENTAL FEATURE
 - CEP
 - DEED RECORDS OF HILLMAN COUNTY, TEXAS
 - OFFICIAL RECORDS OF HILLMAN COUNTY, TEXAS
 - PLAT RECORDS OF HILLMAN COUNTY, TEXAS

