SUBDIVISION REVIEW SHEET

CASE NO.: C8-2015-0092.1A

Z.A.P. DATE: December 20, 2016

SUBDIVISION NAME: The Enclave at Arch Hill Subdivision Final Plat

AREA: 5.96 acres

LOTS: 19

APPLICANT: Haven Blue Development (Andrea Mangan)

AGENT: Site Specifics, Inc. (B.J. Cornelius)

ADDRESS OF SUBDIVISION: 11914 Archhill Dr.

GRIDS: F37

COUNTY: Travis

WATERSHED: Bull Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-1

PROPOSED LAND USE: Single Family / Pond / Open Space / Right-of-Way

DEPARTMENT COMMENTS: The request is for the approval of The Enclave at Arch Hill Subdivision composed of 19 lots on 5.96 acres. The applicant proposes to subdivide the property into a 19 lot subdivision for residential use.

The final plat follows the preliminary plan approved by the Zoning and Platting Commission on August 18, 2015.

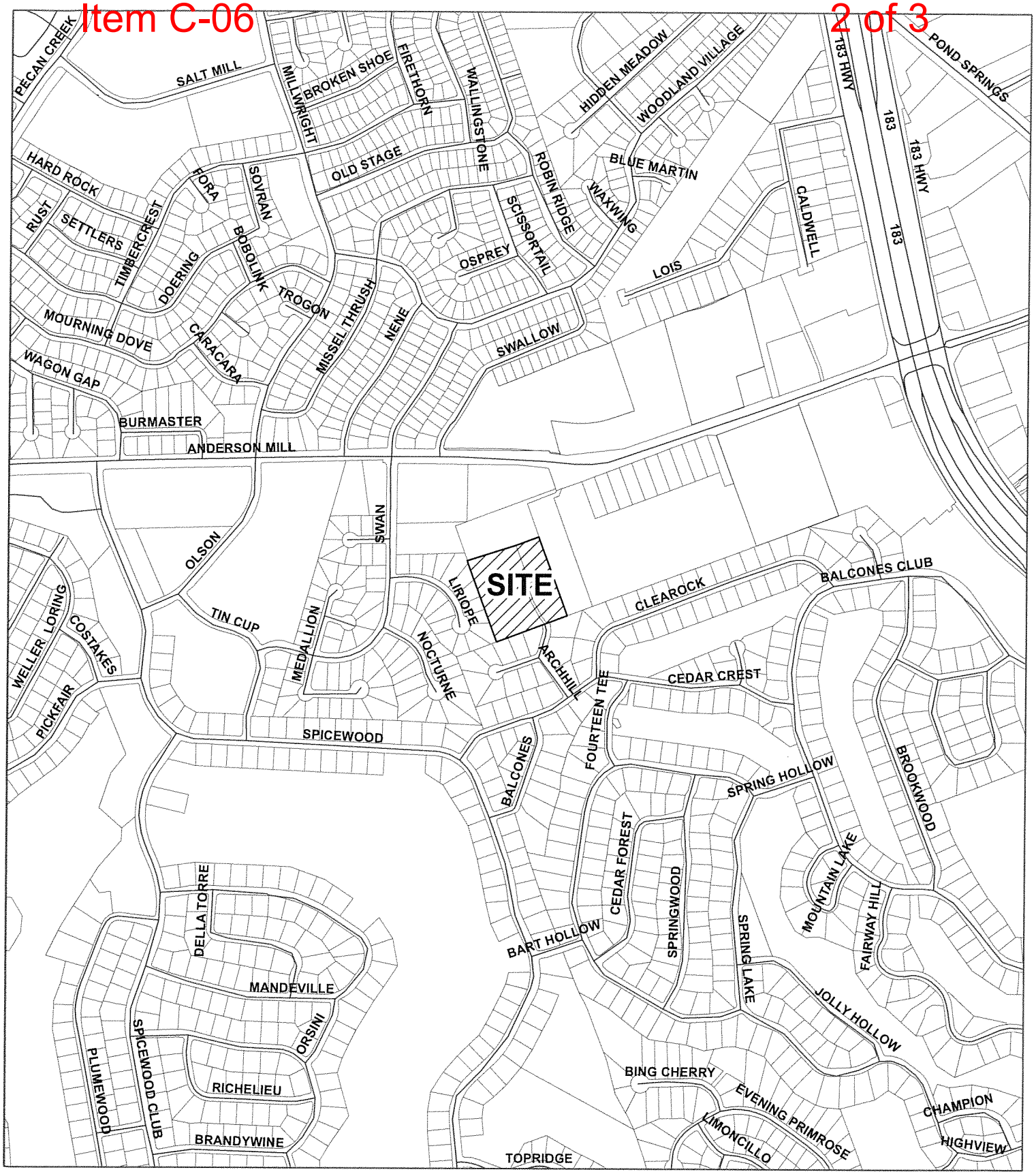
STAFF RECOMMENDATION: Staff recommends approval of the subdivision, the plat meets applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas



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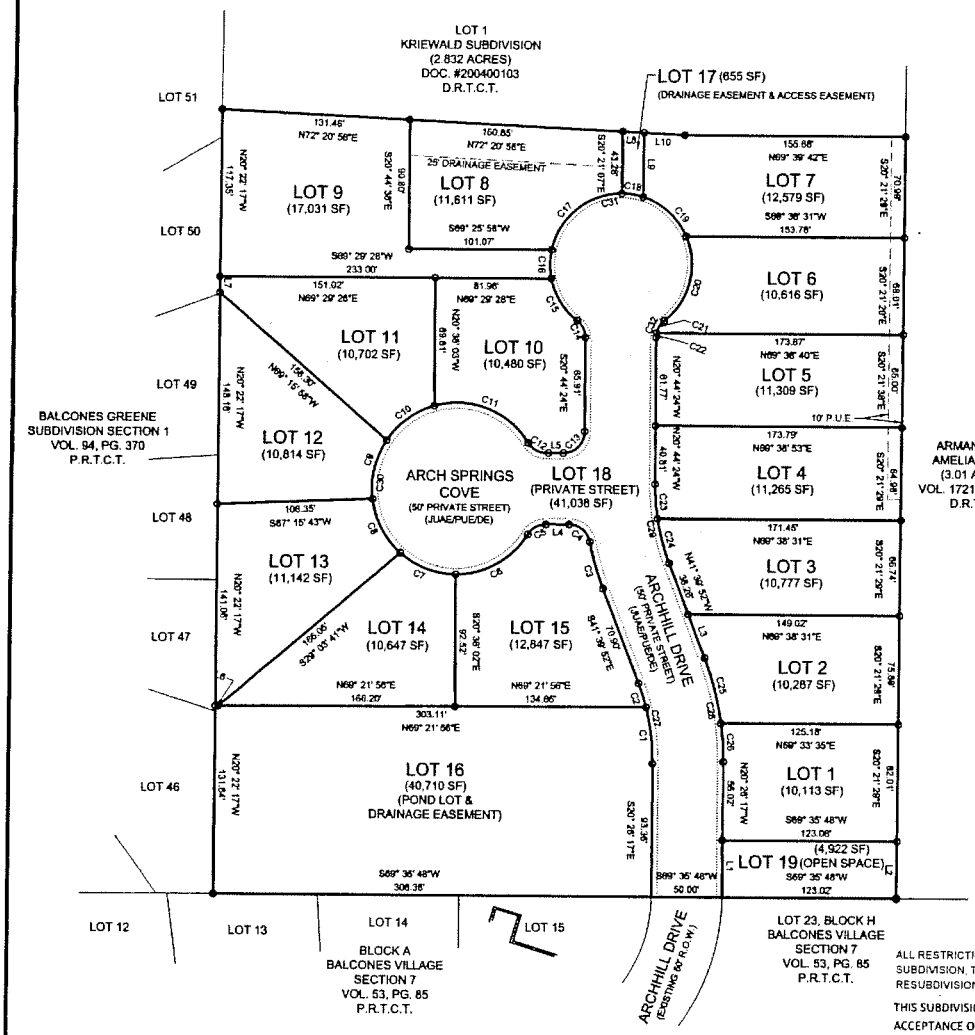
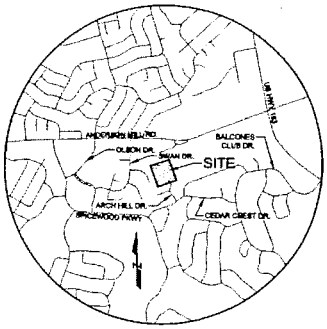
CASE#: C8-2015-0092.1A
ADDRESS: 11914 ARCHHILL
PROJECT: THE ENCLAVE AT ARCH HILL SUBDIVISION
CASE MANAGER: CESAR ZAVALA

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.

THE ENCLAVE AT ARCH HILL SUBDIVISION, FINAL PLAT





LEGEND	
●	1/2" IRON ROD FOUND
●	60D NAIL FOUND
O	1/2" IRON ROD SET
	CL PROPOSED SIDEWALK
JUAE	JOINT USE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
B.L.	BUILDING LINE
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS

HORIZONTAL DATUM:

TEXAS STATE PLANE COORDINATES
NAD '83 (CENTRAL ZONE 4203)

ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISIONS, SPOONTS SUBDIVISION, TUCKER SUBDIVISION AND SAVAGE SUBDIVIVION SHALL APPLY TO THIS RESUBDIVISION PLAT

THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVSON IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20___, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC#. _____ ___, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STREET INFORMATION

STREET	LOT WIDTH	PAVEMENT WIDTH	SIDEWALK WIDTH (ON EACH SIDE)	CUL DE SAC RADIUS	CURB	GUTTER
ARCHHILL DRIVE	50'	30'	4'	50'	YES	YES
ARCH SPRINGS COVE	50'	30'	4'	60'	YES	YES

LOT TABLE

LOT	SQUARE FEET	ACRES	LOT USE
1	10,113	0.232	SINGLE FAMILY
2	10,287	0.236	SINGLE FAMILY
3	10,777	0.247	SINGLE FAMILY
4	11,265	0.259	SINGLE FAMILY
5	11,309	0.260	SINGLE FAMILY
6	10,616	0.244	SINGLE FAMILY
7	12,579	0.289	SINGLE FAMILY
8	11,611	0.267	SINGLE FAMILY
9	17,031	0.391	SINGLE FAMILY
10	10,480	0.241	SINGLE FAMILY
11	10,702	0.246	SINGLE FAMILY
12	10,814	0.248	SINGLE FAMILY
13	11,142	0.256	SINGLE FAMILY
14	10,647	0.244	SINGLE FAMILY
15	12,847	0.295	SINGLE FAMILY
16	40,710	0.935	PONDS
17	655	0.015	ACCESS
18	41,045	0.942	PRIVATE STREET
19	4,922	0.113	OPEN SPACE
TOTAL	259,552	5.958	

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD
C1	39.95'	155.00'	S27° 48' 19"E 39.84'
C2	17.47'	155.00'	S36° 26' 07"E 17.46'
C3	34.23'	205.00'	S36° 52' 53"E 34.19'
C4	20.59'	15.00'	S71° 26' 09"E 19.01'
C5	15.12'	15.00'	N40° 23' 05"E 14.49'
C6	60.56'	60.00'	N40° 26' 14"E 58.05'
C7	43.20'	60.00'	N59° 59' 34"E 42.27'
C8	43.55'	60.00'	S48° 35' 18"E 42.60'
C9	42.95'	60.00'	S7° 17' 16"E 42.04'
C10	42.54'	60.00'	S33° 31' 58"W 41.66'
C11	76.66'	60.00'	N59° 33' 15"W 71.55'
C12	16.58'	15.13'	N64° 21' 54"W 15.77'
C13	23.56'	15.00'	S24° 15' 36"W 21.21'
C14	13.62'	15.00'	S48° 45' 00"E 13.16'
C15	35.53'	50.00'	S52° 24' 11"E 34.79'
C16	20.24'	50.00'	S20° 26' 56"E 20.10'
C17	68.50'	50.00'	S30° 23' 53"W 63.27'

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD
C18	15.23'	50.00'	S76° 22' 37"W 15.18'
C19	42.58'	50.00'	N68° 30' 43"W 41.28'
C20	85.81'	50.00'	N6° 25' 29"W 81.16'
C21	10.37'	15.00'	N11° 28' 07"E 10.17'
C22	3.25'	15.00'	N14° 32' 29"W 3.24'
C23	24.30'	155.00'	N25° 13' 55"W 24.28'
C24	32.30'	155.00'	N35° 41' 39"W 32.24'
C25	47.31'	205.00'	N35° 03' 28"W 47.21'
C26	27.00'	205.00'	N24° 40' 24"W 26.98'
C27	57.42'	155.00'	S31° 03' 05"E 57.10'
C28	74.31'	205.00'	N31° 17' 06"W 73.90'
C29	56.61'	155.00'	N31° 12' 06"W 56.29'
C30	309.49'	60.00'	S26° 43' 18"E 84.00'
C31	247.87'	50.00'	N59° 15' 36"E 61.54'
C32	13.62'	15.00'	S5° 18' 12"W 13.18'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N29° 26' 17"W	40.00'
L2	S20° 21' 29"E	40.00'
L3	N41° 36' 52"W	32.64'
L4	N69° 15' 36"E	18.10'
L5	S69° 15' 36"W	10.34'
L6	N69° 21' 56"E	2.25'
L7	N20° 22' 17"W	11.23'
L8	N72° 20' 58"E	15.02'
L9	N20° 21' 07"W	44.87'
L10	N72° 20' 58"E	28.88'

FLUGEL LAND
SURVEYING
FIRM NO. 10193837

WUEST GROUP
ENGINEERING & DESIGN

FIRM # F-15324
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