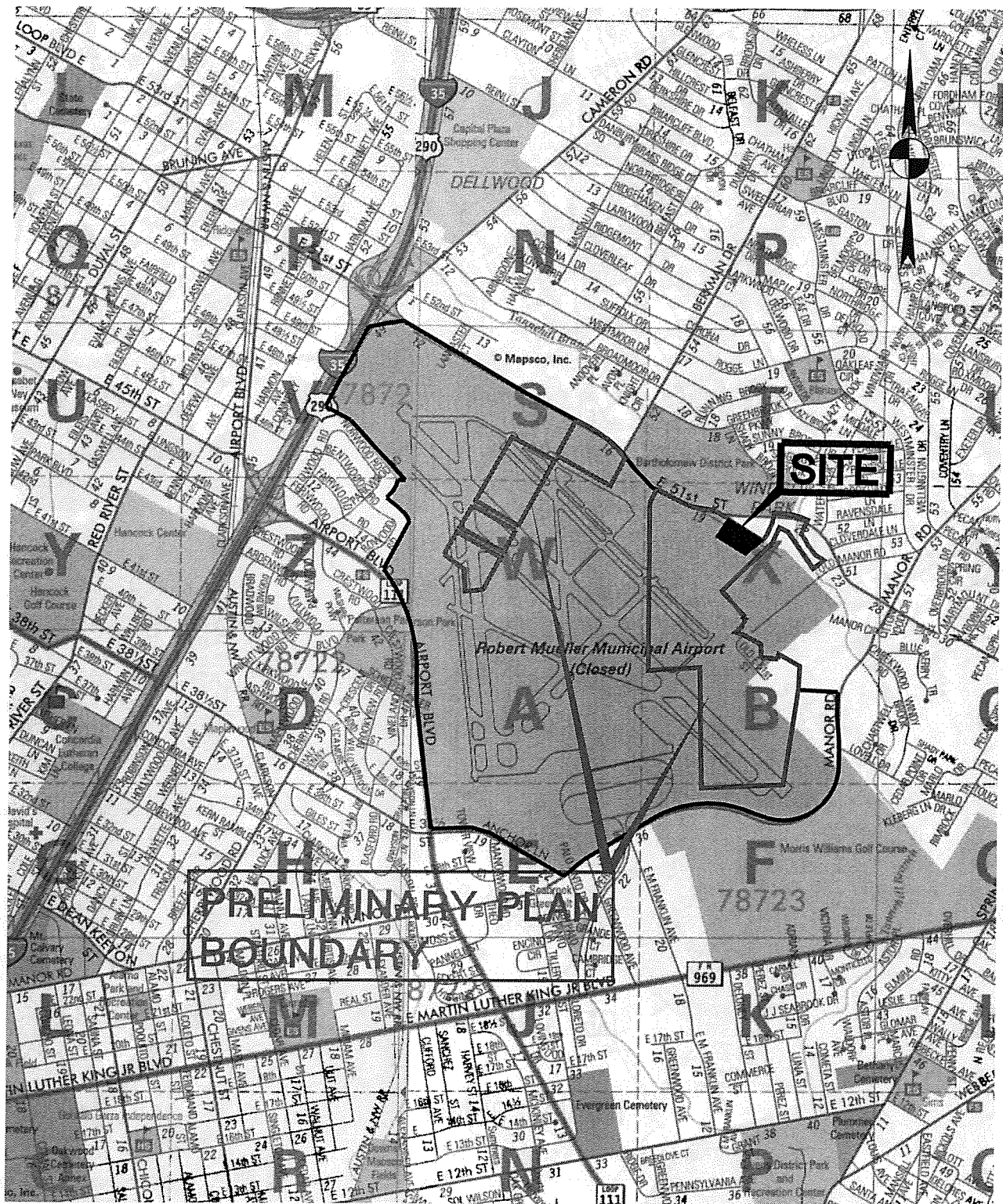


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-04-0043.08.3A.SH**P.C. DATE:** September 26, 2017**SUBDIVISION NAME:** Mueller Section 10-B**AREA:** 4.332 acres**LOT(S):** 12**OWNER/APPLICANT:** (Pam Hefner)**AGENT:** Stantec Inc.
(Jose M. Farias, P.E.)**ADDRESS OF SUBDIVISION:** 3600 Manor Road**GRIDS:** ML24**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full-Purpose**EXISTING ZONING:** PUD**MUD:** N/A**NEIGHBORHOOD PLAN:** RMMA**DISTRICT:** 9**PROPOSED LAND USE:** single-family, commercial, right-of-way**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 Mueller Section 10-B. The proposed plat is composed of 12 lots and associated right-of-way on 4.332 acres. The proposed use is residential and commercial in accordance with the PUD zoning. The developer is also final platting the associated right-of-way for the proposed alley. The City of Austin will provide all utilities. 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



Stantec

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TBPE # F-6324 TBPLS # F-10194230
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**MUELLER SECTION 10B
SITE LOCATION MAP**

DATE: 10/19/2016

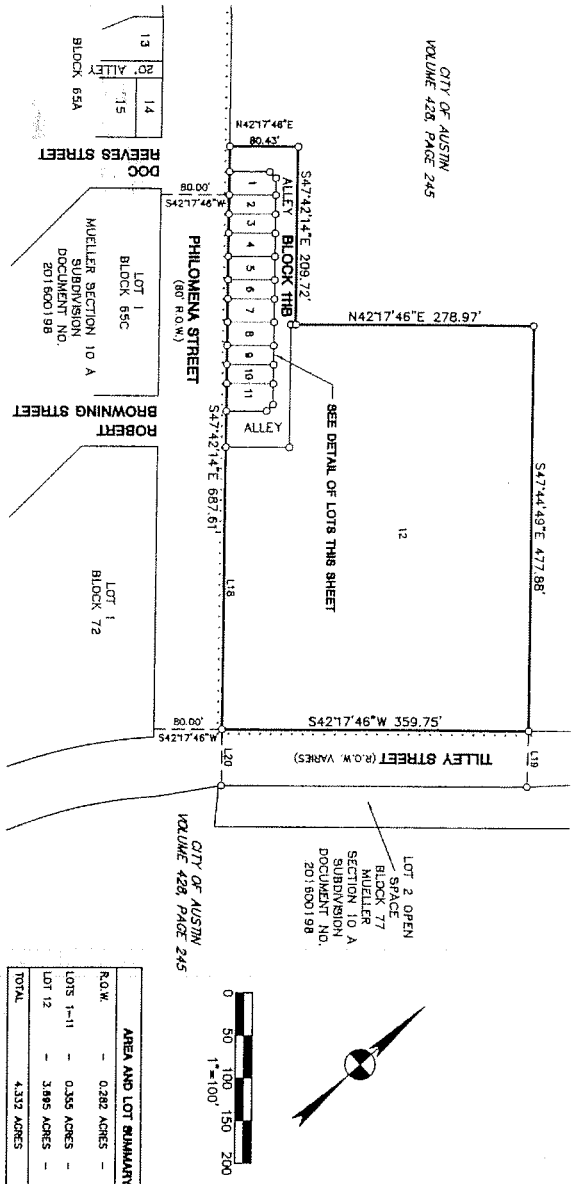
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DRAWN BY: CMA

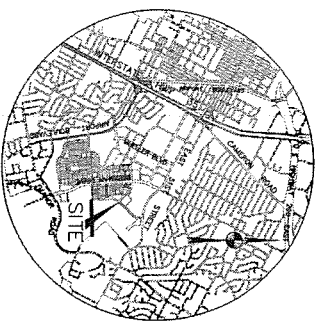
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PROJECT No. 222010353- SECTION 10B

MUELLER SECTION 10 B SUBDIVISION

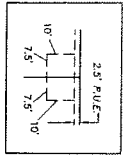


AREA AND LOT SUMMARY	
RO.W.	- 0.282 ACRES - N/A
LOTS 1-11	- 0.355 ACRES - 11 LOTS
LOT 12	- 3.985 ACRES - 1 LOT
TOTAL	4.332 ACRES 12 LOTS



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N42°17'46"E	47.50'
L2	N67°18'22"E	10.61'
L3	S47°21'14"E	20.00'
L4	S47°21'14"E	22.50'
L5	S47°21'14"E	32.50'
L6	S47°21'14"E	47.28'
L7	S47°21'14"E	10.84'
L8	S47°21'14"E	24.74'
L9	S47°21'14"E	55.00'
L10	S47°21'14"E	42.50'
L11	S47°21'14"E	75.00'
L12	S47°21'14"E	144.07'
L13	S47°21'14"E	25.43'
L14	S47°21'14"E	29.68'
L15	S47°21'14"E	20.00'
L16	S47°21'14"E	332.91'
L17	S47°21'14"E	65.00'
L18	S47°21'14"E	65.00'
L19	S47°21'14"E	65.00'
L20	S47°21'14"E	65.00'

EASEMENT DETAIL:
1. AN ELECTRIC/TELECOMMUNICATION EASEMENT CONFORMING TO THE EXAMPLE BELOW SHALL BE LOCATED AT THE LOT CORNERS DESIGNATED (A) HEREON.



BEARING BASIS:
IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83, ZONE 14N, USING LOT OR POINT PROVIDED ON CONTROL MONUMENTS ADJACENT-TO.

LEGEND

- 1/2" IRON ROD WITH "STANTEC" CAP SET
- 1/2" IRON ROD WITH "CAP FOUND"
- OPEN SPACE
- PUBLIC UTILITY EASEMENT
- SIDEWALK



MUELLER SECTION 10 B SUBDIVISION
A 12 LOT SUBDIVISION
CONSISTING OF 4.332 ACRES
DATE: OCTOBER 2016
PREPARED BY:

221 West South Street, Suite 600
Austin, Texas 78701
Tel: (512) 328-0011 Fax: (512) 328-0325
TBE # F-4324 TBP,LS # P-10104230
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