

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0130**Z.A.P. DATE:** October 3, 2017**SUBDIVISION NAME:** Bellingham Meadows Plan Preliminary Plan**AREA:** 50.698 acres**LOTS:** 257**APPLICANT:** RSI Communities-Texas
(Angelica Andersson)**AGENT:** Cunningham-Allen, Inc.
(Curtis L. Morriss, P.E.)**ADDRESS OF SUBDIVISION:** Boyce Lane & E. Parmer Lane**WATERSHED:** Gilleland Branch**COUNTY:** Travis**EXISTING ZONING:** I-SF-4A**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Single Family**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan, the plan meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Bellingham Meadows Preliminary Plan composed 257 lots on 50.698 acres. The applicant proposes to subdivide the property for residential uses, ponds, open space, and roads. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala
E-mail: cesar.zavala@austintexas.gov**PHONE:** 512-974-3404

*PHASE II (A SMALL LOT SUBDIVISION)
PRELIMINARY PLAN*



DATE: JANUARY 4, 2013

OWNER:

RSI COMMUNITIES - TEXAS, LLC
ATTN: ANGELICA ANDERSSON
810 HESTAS CROSSING, SUITE 235
ROUND ROCK, TEXAS 78681
PHONE: (512) 953-4133

ENGINEER AND SURVEYOR:

CURTIS L. MORRISS, P.E.
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
PHONE: (512) 327-2946
FAX: (512) 327-2973

TOTAL ACREAGE: 50.698 ACRES

FEMA MAP NO: 48453C0480 H, DATED SEPTEMBER 26, 2008
SURVEY: WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT # 690

TOTAL NO. OF LOTS: 257
NO. OF BLOCKS: 10

NO. OF SMALL SINGLE FAMILY LOTS: 151 (60.4%)
 NO. OF STAND. SINGLE FAMILY LOTS: 99 (39.6%)
 NO. OF TOTAL SINGLE FAMILY LOTS: 250

NO. OF P.U.E., L.E., & A.E. LOTS: 2
NO. OF PARK, L.E., & S.W.E. LOTS: 1
NO. OF GREENBELT, WATER QUALITY ESMT.,
DRAIN. ESMT., P.U.E., L.E., A.E., &
DRAIN. ACCESS ESMT. LOTS: 2
DRAIN. ACCESS ESMT & COMMON AREA. LOTS: 2

OPEN SPACE AND EASEMENT ACREAGE: 5.44 ACRES

NOTES:
10' FRONT P.U.E.

ADMINISTRATIVE VARIANCES:

- 1) AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42(B)(6) TO ALLOW CUT ABOVE THE ALLOWABLE 4 FEET ASSOCIATED WITH A WATER QUALITY POND.
- 2) AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42(B)(6) TO ALLOW CUT ABOVE ALLOWABLE 4 FEET ASSOCIATED WITH A WATER QUALITY POND.
- 3) AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42(B)(7) TO ALLOW CUT ABOVE THE ALLOWABLE 4 FEET UP TO 8 FEET WITHIN THE DDZ.
- 4) AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42(B)(7) TO ALLOW FILL ABOVE THE ALLOWABLE 4 FEET UP TO 8 FEET WITHIN THE DDZ.

ENGINEERS CERTIFICATION:

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES AND TRAVIS COUNTY.

WITNESS MY HAND THIS _____ DAY OF _____, 2016.

CURTIS L. MORRIS P.E. NO. 86337

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 2

FILE NUMBER: C8-2017-0130 APPLICATION DATE: JUNE 1, 2017

APPROVED ON _____ UNDER SECTION _____

OF CHAPTER _____ OF THE CITY

EXPIRATION DATE (LDC 30- -62)
CASE MANAGER CESAR ZAVALA

PROJECT EXPIRATION DATE (ORD.#20140612-084, Pt. 7; 6-23-14)

J. Rodney Gonzales, Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____ APPROVED ON _____

PRELIMINARY EXTENDED ON _____ UNTIL _____

Final plat must be recorded by the Project Expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all

required Building Permits or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

DATE: 10/14/2016

PROJECT No. _____

647.0101
GREEN A.F.S.

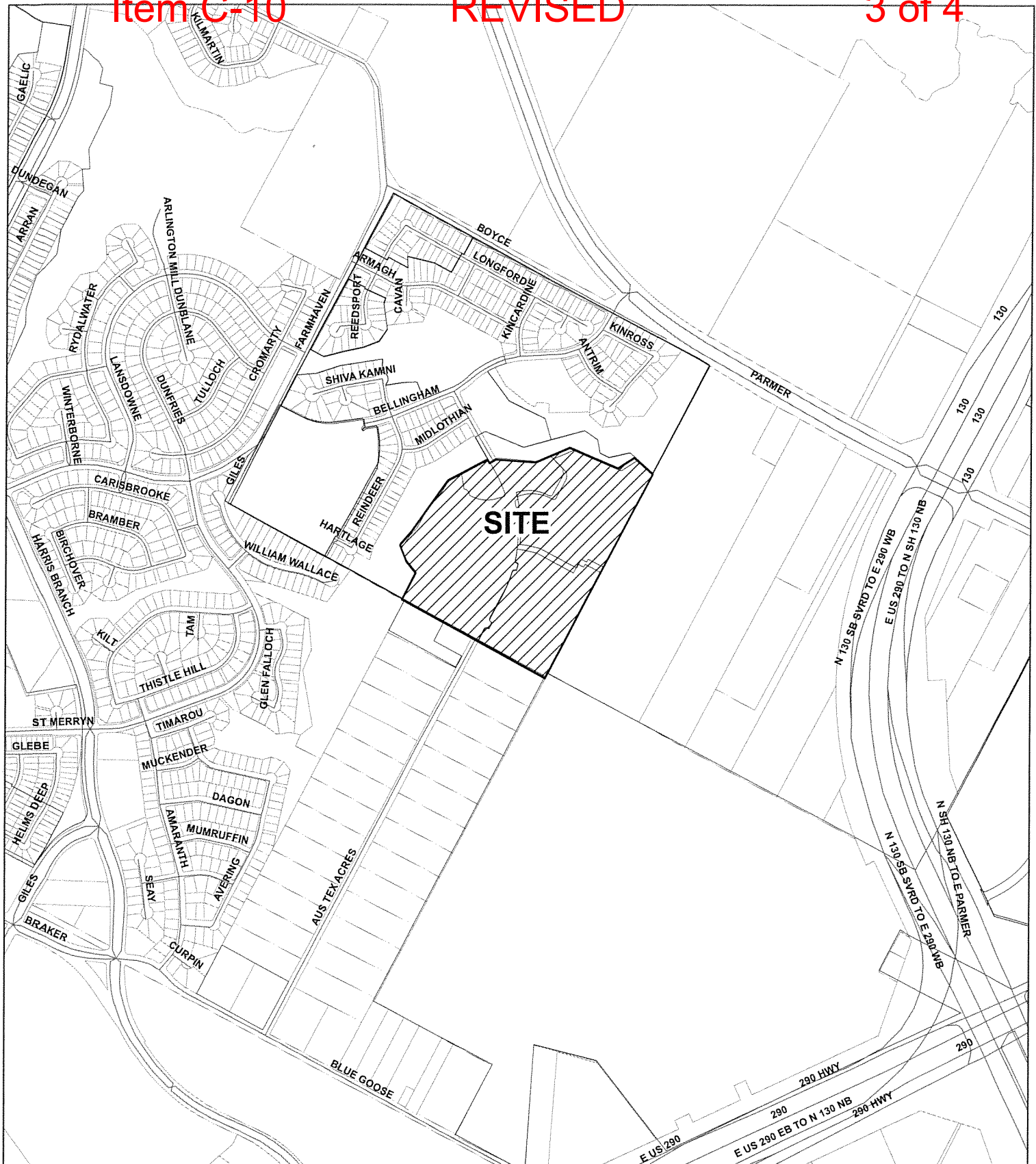
CREW & F.B.

DRAWN BY:

PMT

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1 OF



CASE#: C8-2017-0130
ADDRESS: BOYCE LANE & E. PARMER LANE
PROJECT: BELLINGHAM MEADOWS PRELIMINARY
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.

