

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0130.2A

Z.A.P. DATE: February 6, 2018

SUBDIVISION NAME: Bellingham Meadows Phase II Section Two Final Plat

AREA: 15.084 acres

LOTS: 91

APPLICANT: RSI Communities-Texas
(Ryan Mattox)

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 final plat, the plat meets all applicable State and City of Austin Land Development Code requirements.

DEPARTMENT COMMENTS: The request is for the approval of the Bellingham Meadows Phase II Section Two final plat composed 91 lots on 15.084 acres. The applicant proposes to subdivide the property for residential use, open space, and roads. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

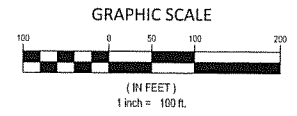
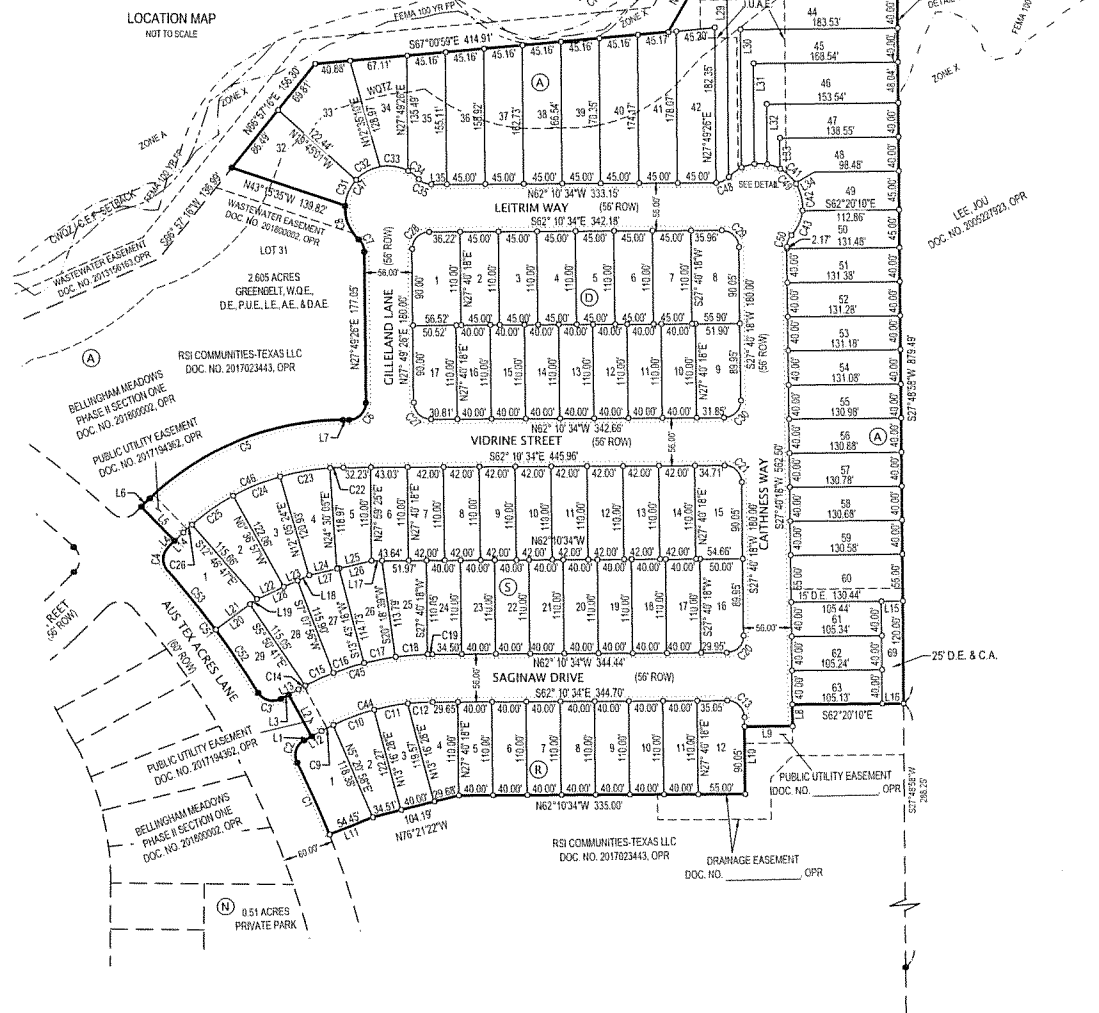
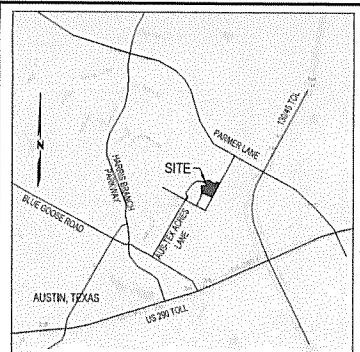
E-mail: cesar.zavala@austintexas.gov



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.

BELLINGHAM MEADOWS

PHASE II SECTION TWO

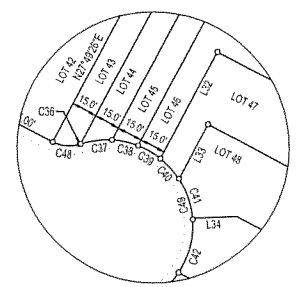
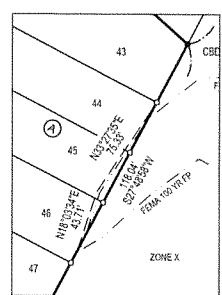
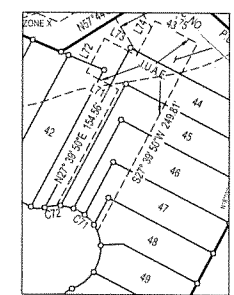


BEARING REFERENCE: TEXAS COORDINATE SYSTEM OF 1983 (NAD 83), CENTRAL ZONE. GRID NORTH. ALL COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.000378177. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

ELEVATION REFERENCE: BENCHMARK #2 - BELLINGHAM MEADOWS SECTION 1, DOCUMENT NO. 201400056, OPR. BRASS DISC, ON S.W. ROW OF PARKER LANE. ELEVATION = 567.17. GRID COORDINATES: N=10103496.5 E=31559120.2

TEMPORARY BENCHMARKS:
BENCHMARK #1 - BELLINGHAM MEADOWS SECTION ONE SQUARE CUT IN TOP OF CONCRETE STORMSEWER INLET, ± 20' SOUTHWEST OF CONCRETE DRIVE ON WILLIAM WALLACE WAY. ELEVATION = 577.10. GRID COORDINATES: N=10101717.3 E=3156263.1

1930-42: 1/2 INCH IRON ROD WITH ALUMINUM CAP STAMPED "CUNNINGHAM-ALLEN INC." 180' NORTHEAST OF THE SOUTHWEST PROPERTY LINE AND 317' NORTHEAST OF THE SOUTHEAST PROPERTY LINE. ELEVATION = 599.91. GRID COORDINATES: N=10101290.4 E=3157735.9



OWNERS: RSI COMMUNITIES-TEXAS LLC
810 HESTERS CROSSING ROAD, SUITE 235
ROUND ROCK, TEXAS 78681

SURVEYOR: CUNNINGHAM/ALLEN, INC.
3103 BEE CAVE RD, SUITE 202
AUSTIN, TX 78746

ENGINEER: CUNNINGHAM/ALLEN, INC.
3103 BEE CAVE RD, SUITE 202
AUSTIN, TX 78746

AREA: 15.084 ACRES

SURVEY: WILLIAM SANDERS SURVEY NO. 54, ABSTRACT NO. 690

TOTAL NO. OF LOTS: 91
NO. OF BLOCKS: 4
NO. OF SINGLE FAMILY LOTS: 90
STANDARD: 23
SMALL: 67 (BLOCK A-48-59 61-63)
(BLOCK D-2-7 9-17)
(BLOCK R-2-11)
(BLOCK S-2-14, 16-28)

NO. OF DRAINAGE EASEMENT LOTS: 1 LOT 69
NO. OF OPEN SPACE LOTS: 1 LOT 69
NO. OF PRIVATE PARK LOTS: 0
NO. OF P.U.E., L.E. AND A.E. LOTS: 0

STREET DEDICATION: LEINTRIM WAY
SAGUAW DRIVE
GILLELAND LANE
CAITHNESS WAY
VIDRINE STREET

RIGHT-OF-WAY DEDICATION: 3.303 ACRES 2,580 LINEAR FEET

JURISDICTION: CITY OF AUSTIN FULL PURPOSE

LEGEND

- 1/2" IRON ROD W/ CAP STAMPED "CUNNINGHAM-ALLEN INC" SET
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- BL BUILDING LINE
- GWQZ CRITICAL WATER QUALITY ZONE
- WQZ WATER QUALITY TRANSITION ZONE
- PROPOSED SIDEWALK
- FEMA FLOODPLAIN
- GWQZ
- WQZ
- GWQZ/CEF SETBACK
- D.E. DRAINAGE EASEMENT
- J.U.A.E. JOINT USE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- C.A. COMMON AREA
- W.W.E. WASTEWATER EASEMENT
- CBD PLASTIC CAP STAMPED "CBD SETSTONE"

SUBMITTAL DATE: JANUARY 05, 2017 C8-2017-0130.2A

<p>Cunningham/Allen Engineers - Surveyors</p>	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com		Tel: (512) 327-2946 Fax: (512) 327-2973
	Firm Registration: TBP# F-284; TBP# S# 10000900 DATE: 10/2016 PROJECT NO.: 647.031 DRAWN BY: JJ SHEET 1 OF 3		