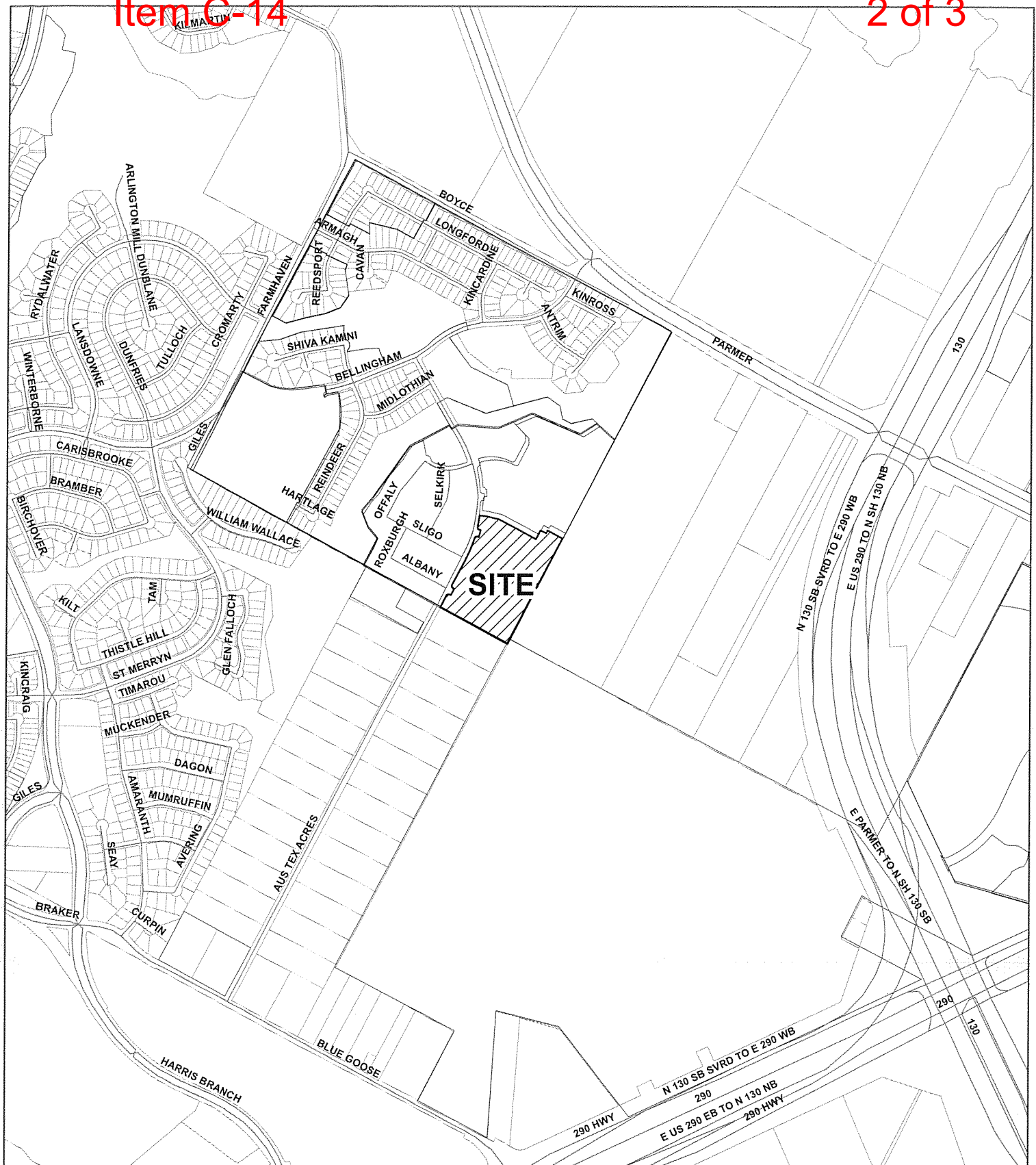


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0130.3A**Z.A.P. DATE:** February 6, 2018**SUBDIVISION NAME:** Bellingham Meadows Phase II Section Three Final Plat**AREA:** 12.156 acres**LOTS:** 76**APPLICANT:** RSI Communities-Texas
(Ryan Mattox)**AGENT:** Cunningham-Allen, Inc.
(Curtis L. Morriss, P.E.)**ADDRESS 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 Three final plat composed 76 lots on 12.156 acres. The applicant proposes to subdivide the property for residential use 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

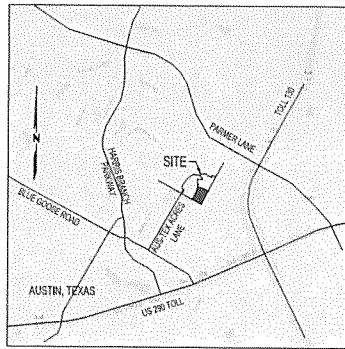


CASE#: C8-2017-0130.3A
ADDRESS: BOYCE LANE & E. PARMER LANE
PROJECT: BELLINGHAM MEADOWS
PHASE II SECTION THREE
CASE MANAGER: CESAR ZAVALA

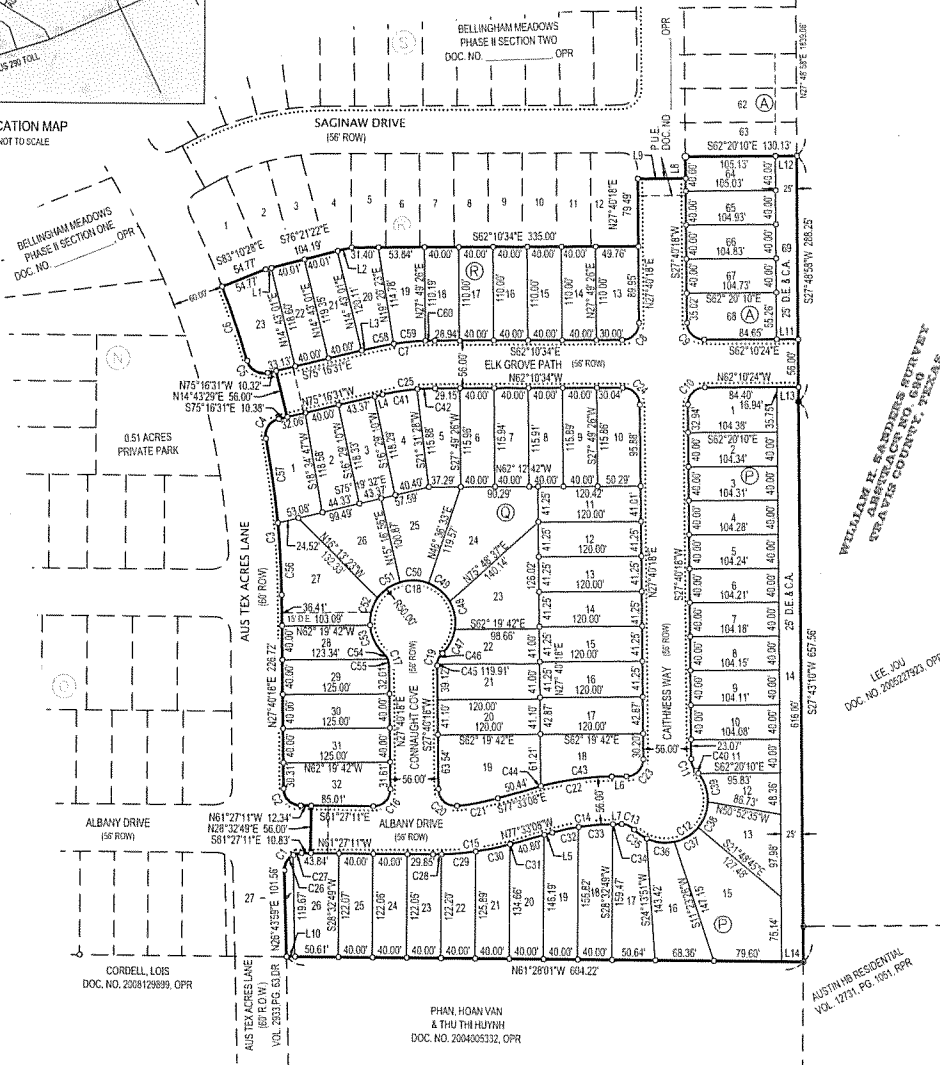
This map has been produced by site plan review for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

BELLINGHAM MEADOWS

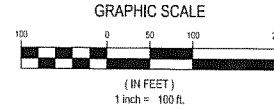
PHASE II SECTION THREE



LOCATION MAP
NOT TO SCALE



F.M. 734
(AKA PARKER LANE)
(ROW VARIES)



BEARING REFERENCE: TEXAS COORDINATE SYSTEM OF 1983 (NAD 83 (2011)), CENTRAL ZONE. GRID NORTH. ALL COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.000781177. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

ELEVATION REFERENCE: BENCHMARK #2 - BELLINGHAM MEADOWS SECTION 1, DOCUMENT NO. 201400058, OPR
BRASS DISC, ON S.W. ROW OF PARKER LANE
ELEVATION = 567.17' GRID COORDINATES: N=10193496.5 E=3159120.2

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 = 577.19' GRID COORDINATES: N=1019717.3 E=3156263.1

1930-42: 12 INCH IRON ROD WITH ALUMINUM CAP STAMPED "CUNNINGHAM-ALLEN INC" - 180' NORTHEAST OF THE SOUTHWEST PROPERTY LINE AND 317' NORTHWEST OF THE SOUTHEAST PROPERTY LINE
ELEVATION = 599.91' GRID COORDINATES: N=10101260.4 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: 12.156 ACRES

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

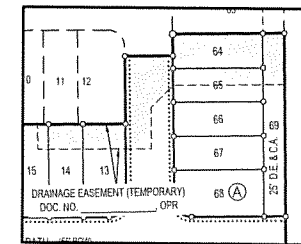
TOTAL NO. OF LOTS: 76
NO. OF BLOCKS: 4
NO. OF SINGLE FAMILY LOTS: 73
STANDARD 18
SMALL 55 (BLOCK A - 64-68)
(BLOCK P-2-12, 19-24)
(BLOCK Q-2-17, 20-22, 28-31)
(BLOCK R-13-22)

NO. OF DRAINAGE EASEMENT LOTS: 2 LOTS 69 BLOCK A & 14 BLOCK P
NO. OF COMMON AREA LOTS: 2 LOTS 69 BLOCK A & 14 BLOCK P
NO. OF PRIVATE PARK LOTS: 0
NO. OF P.U.E., L.E., AND A.E. LOTS: 1 LOT 27 BLOCK P

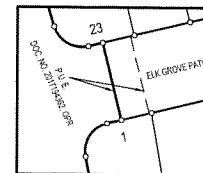
STREET DEDICATION: ALBANY DRIVE
ELK GROVE PATH
CAITHNESS WAY
CONNAUGHT COVE

RIGHT-OF-WAY DEDICATION: 2.652 ACRES 1,398 LINEAR FEET

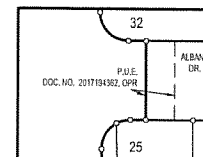
JURISDICTION: CITY OF AUSTIN FULL PURPOSE



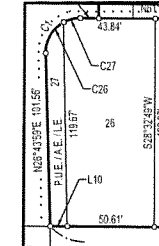
TEMPORARY DRAINAGE
EASEMENT DETAIL
NOT TO SCALE



DETAIL P.U.E.
ELK GROVE PATH
NOT TO SCALE



DETAIL P.U.E.
ALBANY DR.
NOT TO SCALE



DETAIL LOT 26, BLOCK P
NOT TO SCALE

LEGEND

- 12" IRON ROD W/ CAP STAMPED "CUNNINGHAM-ALLEN INC" SET
- 12" IRON ROD WITH CAP FOUND (IS NOTED)
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PROPOSED SIDEWALK
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- C.A. COMMON AREA
- WWE WASTEWATER EASEMENT
- CSD PLASTIC CAP STAMPED "CSD STONEONE"

SUBMITTAL DATE: MARCH 10, 2017

C8-2017-0130.3A



3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946
Austin, Texas 78746-6819 Fax: (512) 327-2973

www.cunningham-allen.com
Firm Registration: TPE# F-284; THPL# 10000900

DATE: 10/20/16 PROJECT NO.: 647.0101
DRAWN BY: JJ SHEET 1 OF 3