

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0253.1A**PC DATE:** September 18, 2018**SUBDIVISION NAME:** Chapman Estates Final Plat**AREA:** 37.83**LOT(S):** 93**OWNER/APPLICANT:** KB Home Lone Star, Inc. (John Zinsmeyer)**AGENT:** Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)**ADDRESS OF SUBDIVISION:** Between Old Manor Road and Lazy Creek Drive**GRIDS:** N26, N27**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-2**DISTRICT:** 1**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

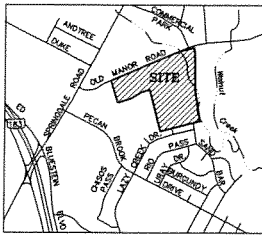
DEPARTMENT COMMENTS: The request is for approval of the Chapman Estates final plat. The proposed plat is composed of 93 lots on 37.83 acre proposed for single-family residential use. There are 89 single-family lots and several easement open space lots. Access will be taken from Old Manor Road and Crystal Brook Drive. Water, wastewater and electric will be provided by the City of Austin. The applicant is responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the final plat. This plan meets all applicable State and City of Austin LDC requirements.

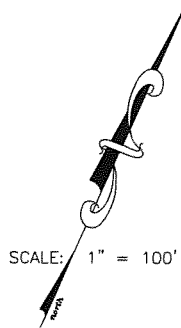
ZONING AND PLATTING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-mail:** don.perryman@austintexas.gov

[illegible]

CHAPMAN ESTATES SUBDIVISION



LOCATION MAP N.T.S.



LEGEND

- CAPPED IRON ROD SET
- IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ◎ IRON PIPE FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- C.E.F. CRETIC ENVIRONMENTAL FEATURE
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- 1 LOT NUMBER
- ① BLOCK DESIGNATION
- SIDEWALK
- CEF SETBACK

DATE: AUGUST 24, 2018

DEVELOPER:
KB HOME LONE STAR, INC.
10800 PECAN PARK BLVD., STE. 200
AUSTIN, TEXAS 78750
(512) 651-8100 phone
(512) 795-6181 fax

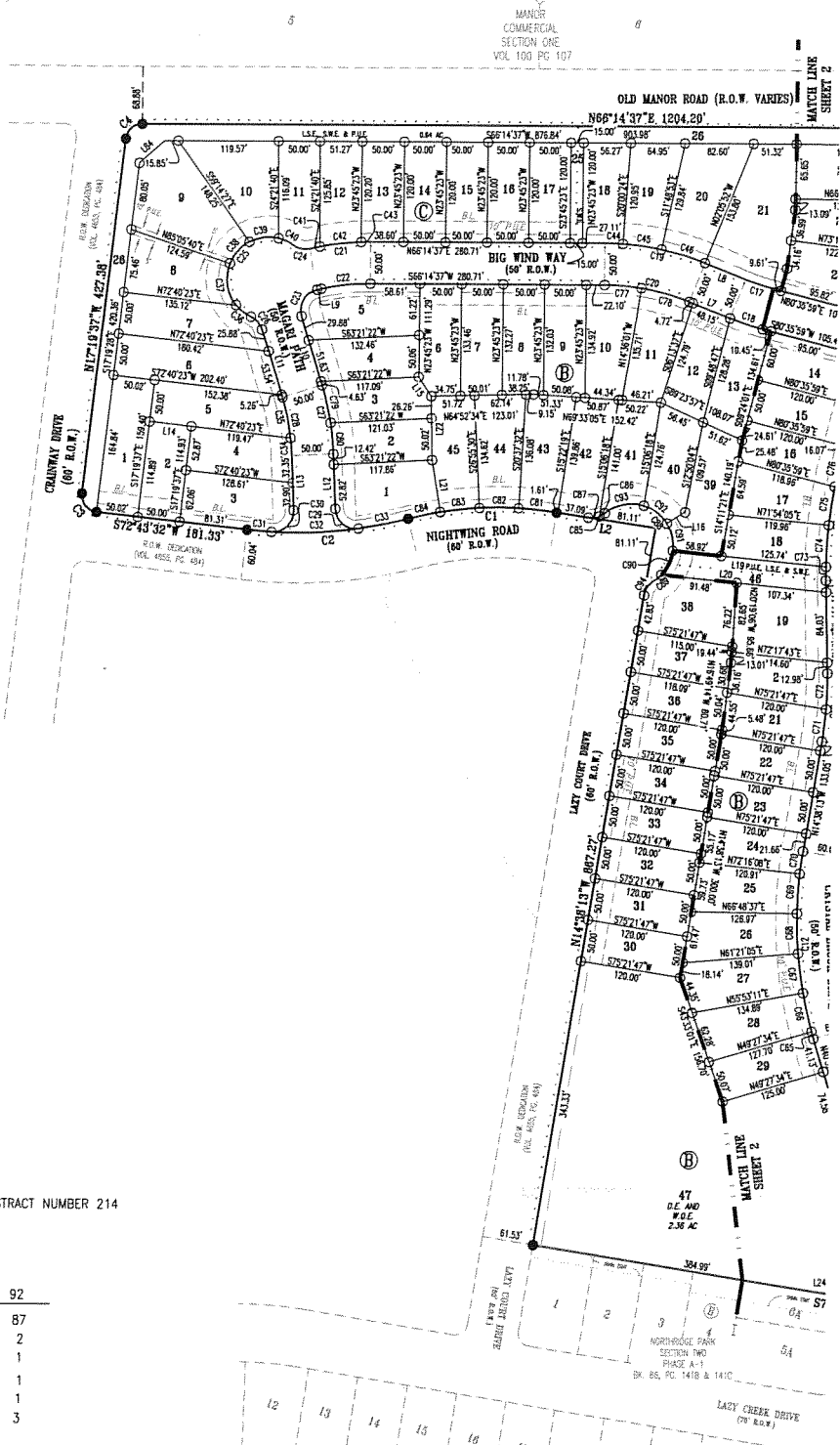
ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160
FAX (512) 280-5165

TOTAL ACREAGE: 37.734 ACRES
SURVEY: HOWELL T. DAVIS SURVEY NUMBER 30, ABSTRACT NUMBER 214
F.E.M.A. MAP NO. 48453C 0460 K
TRAVIS COUNTY, TEXAS DATED: JANUARY 6, 2016

TOTAL OF LOTS :	92
NO. OF SINGLE FAMILY LOTS:	87
NO. OF L.S.E. & S.W.E. & P.U.E. LOTS:	2
NO. OF WATER QUALITY & D.E. LOTS:	1
NO. OF PARKLAND LOTS:	1
NO. OF S.W.E. LOTS:	1
NO. OF BLOCKS:	3

AREA OF PARKLAND:	17.50 ACRES
AREA OF UNENCUMBERED PARKLAND:	2.85 ACRES
AREA OF PARKLAND ENCUIMBERED:	12.23 ACRES
AREA OF PARKLAND WITHIN 25-YEAR FLOODPLAIN:	2.42 ACRES

RIGHT-OF-WAY LINEAR FOOTAGE		
BIG WIND WAY	50' ROW	740'
CRYSTAL BROOK DRIVE	VARIABLE ROW	1,422'
MAGARI PATH	50' ROW	311'
TOTAL	3.350 ACRES = ROW	2,473'



SHEET NO. 2 OF 6 (RH)

Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

CASE # C8-2017-0253.1A

PATH-J:\4969\SURVEY\PLAT-CHAPMAN ESTATES SUBDIVISION

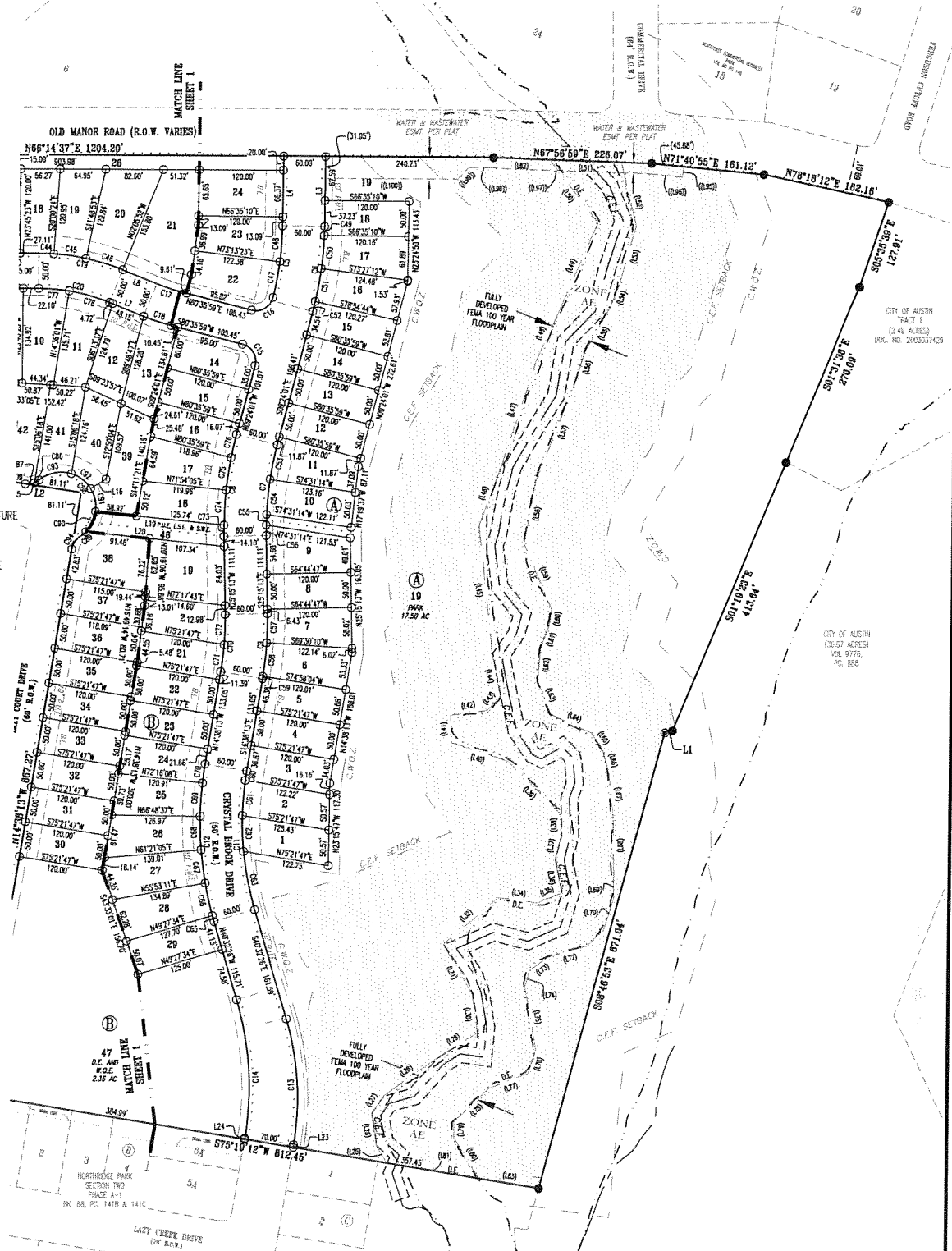
CHAPMAN ESTATES SUBDIVISION

SCALE: 1" = 100'

LEGEND

- CAPPED IRON ROD SET
- IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- IRON PIPE FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- SIDEWALK

CEP SETBACK



SHEET NO. 3 OF 6



Carlson, Brigrance & Doering, Inc.

FIRM ID #13791 REG. # 10024000

Civil Engineering Surveying
 5501 West Williams Canyon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

CASE # C8-2017-0253.1A

PATH-J:\4969\SURVEY\PLAT-CHAPMAN ESTATES SUBDIVISION