SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0105.SH

P.C DATE: November 13, 2018

SUBDIVISION NAME: Austin Gardens

AREA: 3.4 acres

LOT: 26

APPLICANT: Interlocal Investments, LLC

AGENT: Perales Engineering
(Jerome Perales, P.E.)

ADDRESS OF SUBDIVISION: 5606 Harold Court & 5605 Hudson St.

WATERSHED: Fort Branch

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP (Urban Home)

NEIGHBORHOOD PLAN: M.L.K. - 183

PROPOSED LAND USE: Residential

DEPARTMENT COMMENTS: The request is for the approval of the Austin Gardens Preliminary Plan consisting of 26 lots on 3.4 acres. The applicant proposes to subdivide the property into a 26 lot subdivision for residential uses. The preliminary plan follows the allowed neighborhood plan Urban Home use.

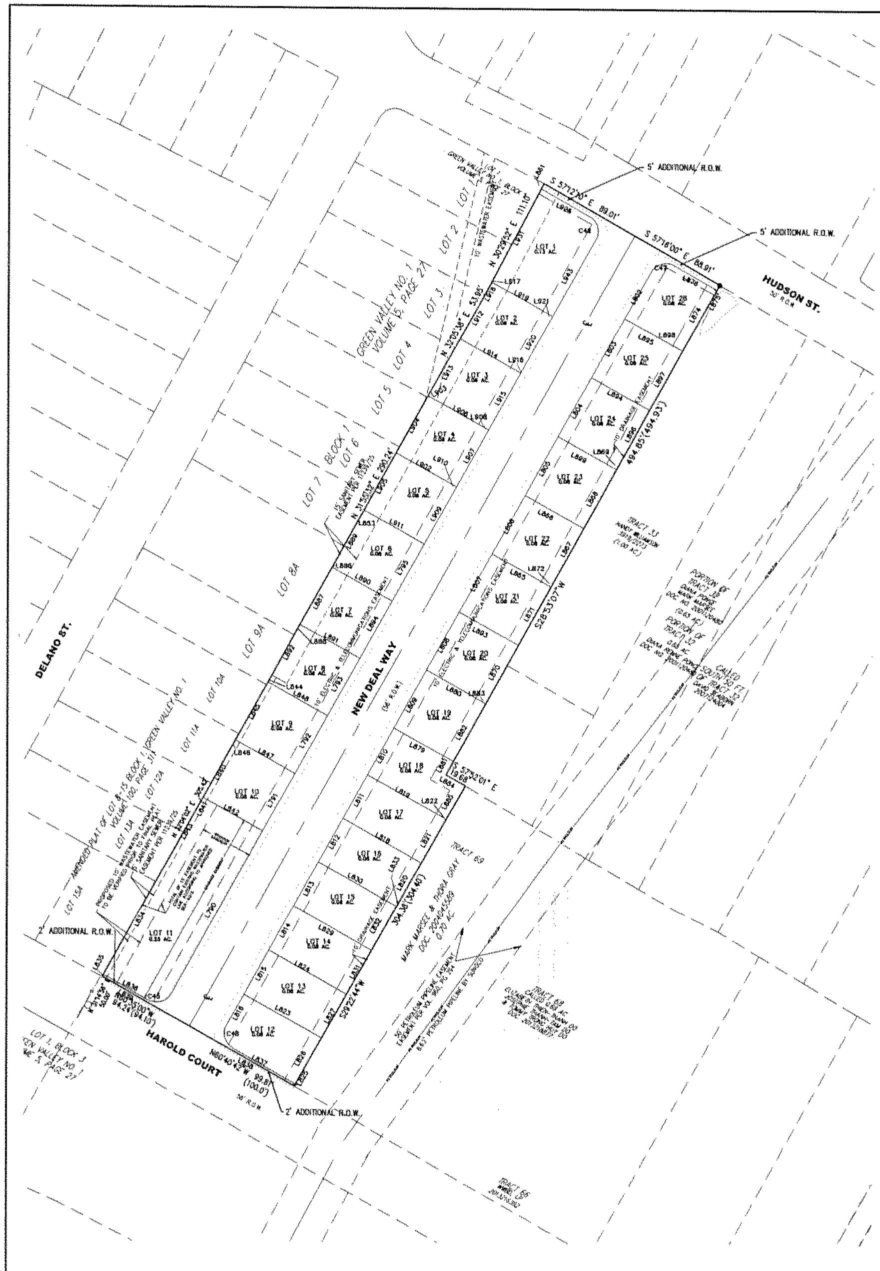
STAFF RECOMMENDATION: Staff recommends approval of the preliminary plan, the subdivision meets applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov



Line #	Length	Direction
L790	164.35'	N29° 05' 10.38"E
L791	58.34'	N29° 05' 10.38"E
L792	58.34'	N29° 05' 10.38"E
L793	58.17'	N29° 05' 10.38"E
L794	57.93'	N29° 05' 10.38"E
L795	57.83'	N29° 05' 10.38"E
L802	47.25'	S29° 05' 10.38"W
L803	59.83'	S29° 05' 10.38"W
L804	59.62'	S29° 05' 10.38"W

Line #	Length	Direction
L805	59.39'	S29° 05' 10.38"W
L806	59.19'	S29° 05' 10.38"W
L807	58.98'	S29° 05' 10.38"W
L808	58.78'	S29° 05' 10.38"W
L809	58.64'	S29° 05' 10.38"W
L810	47.33'	S29° 05' 10.38"W
L811	44.14'	S29° 05' 10.38"W
L812	44.26'	S29° 05' 10.38"W
L813	44.40'	S29° 05' 10.38"W
L814	44.52'	S29° 05' 10.38"W
L815	44.65'	S29° 05' 10.38"W
L816	31.54'	S29° 05' 10.38"W
L818	79.20'	S60° 40' 41.79"E
L819	79.42'	S60° 40' 41.79"E
L820	41.88'	N29° 22' 43.65"E
L821	44.14'	N29° 22' 43.65"E
L822	3.81'	N29° 22' 43.65"E
L823	78.29'	N60° 40' 41.79"W
L824	78.52'	S60° 40' 41.79"E
L825	1.92'	N29° 22' 43.65"E

Line #	Length	Direction
L866	59.03'	N60° 40' 41.79"W
L867	59.60'	N28° 53' 07.48"E
L868	59.40'	N28° 53' 07.48"E
L869	9.38'	N28° 53' 07.48"E
L870	51.85'	N28° 53' 07.48"E
L871	58.98'	N28° 53' 07.48"E
L872	8.59'	N28° 53' 07.48"E
L873	32.88'	S60° 14' 44.36"E
L874	53.88'	N28° 53' 07.48"E
L875	5.00'	N28° 53' 07.48"E
L876	43.02'	N60° 14' 44.36"W
L877	89.03'	N60° 11' 25.47"W
L878	56.10'	S60° 14' 44.36"E
L879	59.86'	N60° 40' 41.79"W
L880	59.65'	N60° 40' 41.79"W
L881	13.42'	N28° 53' 07.48"E
L882	58.64'	N28° 53' 07.48"E
L883	6.93'	N28° 53' 07.48"E
L884	19.69'	N60° 46' 20.17"W
L885	30.13'	N29° 22' 43.65"E

Line #	Length	Direction
L826	46.55'	N29° 22' 43.65"E
L827	44.65'	N29° 22' 43.65"E
L828	0.82'	N29° 22' 43.65"E
L829	78.74'	N60° 40' 41.79"W
L830	78.97'	S60° 40' 41.79"E
L831	43.70'	N29° 22' 43.65"E
L832	44.40'	N29° 22' 43.65"E
L833	2.38'	N29° 22' 43.65"E
L834	118.96'	S29° 05' 10.38"W
L835	2.00'	S29° 05' 10.38"W
L836	44.92'	N60° 36' 35.72"W
L837	63.13'	N60° 36' 35.72"W
L838	99.81'	S60° 40' 41.79"E
L839	94.24'	S60° 34' 59.92"E
L840	56.71'	S29° 05' 10.38"W
L841	1.72'	S29° 05' 10.38"W
L842	60.00'	S60° 54' 49.62"E
L843	58.43'	S29° 05' 10.38"W
L844	7.61'	S29° 05' 10.38"W
L845	58.34'	S29° 05' 10.38"W

Line #	Length	Direction
L846	1.63'	S29° 05' 10.38"W
L847	60.00'	S60° 54' 49.62"E
L848	60.00'	S60° 54' 49.62"E
L853	0.18'	S28° 59' 24.64"W
L861	5.09'	S27° 34' 56.70"W
L865	59.24'	N60° 40' 41.79"W
L866	1.59'	S28° 59' 24.64"W
L867	57.93'	S28° 59' 24.64"W
L888	1.26'	S28° 59' 24.64"W
L889	56.28'	S28° 59' 24.64"W
L890	60.46'	S60° 54' 49.62"E
L891	60.39'	S60° 54' 49.62"E
L892	49.30'	S28° 38' 27.06"W
L893	59.45'	N60° 40' 41.79"W
L894	58.62'	N60° 40' 41.79"W
L895	58.41'	N60° 40' 41.79"W
L896	50.24'	N28° 53' 07.48"E
L897	59.83'	N28° 53' 07.48"E
L898	8.10'	N28° 53' 07.48"E
L899	58.83'	N60° 40' 41.79"W

Line #	Length	Direction
L902	60.68'	N60° 54' 49.62"W
L903	1.33'	S28° 59' 24.64"W
L904	57.85'	S28° 59' 24.64"W
L905	57.73'	S28° 59' 24.64"W
L906	60.77'	S60° 54' 49.62"E
L908	0.54'	N29° 05' 10.38"E
L909	57.73'	N29° 05' 10.38"E
L911	60.58'	S60° 54' 49.62"E
L912	44.65'	S29° 00' 31.03"W
L913	56.32'	S29° 00' 31.03"W
L914	60.65'	S60° 54' 49.62"E
L915	57.11'	N29° 05' 10.38"E
L916	0.45'	N29° 05' 10.38"E
L917	2.08'	S27° 34' 56.70"W
L918	12.82'	S27° 34' 56.70"W
L919	61.25'	N60° 54' 49.62"W
L920	57.02'	N29° 05' 10.38"E
L925	46.67'	N60° 14' 44.36"W
L931	91.13'	S27° 34' 56.70"W
L943	77.17'	N29° 05' 10.38"E

Curve Table

Curve #	Length	Radius	Delta	Chord
C45	23.641	15.000	090.3039	N74° 14' 17.33"E
C46	23.387	15.000	089.3319	N15° 34' 46.99"W
C47	23.737	15.000	090.6681	S74° 25' 13.01"W
C49	23.387	15.000	089.3319	N15° 34' 46.99"W

NOTES:

BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

ROADWAY SURFACE IS TO BE CONCRETE.

PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: HAROLD COURT, NEW DEAL WAY, HUDSON STREET. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF THE CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH THE REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.

VEHICULAR ACCESS IS PROHIBITED TO HUDSON STREET FROM LOTS 1 & 26.

ALL LOTS ON THE EAST SIDE OF NEW DEAL WAY: CONSTRUCTION WITHIN 50 TO100 FEET OF PIPELINE MUST BE A INIMUM OF VA CONSTRUCTION TYPE (1-HOUR RATED BEARING WALLS, FLOOR CONSTRUCTION, AND ROOF.) EXTERIOR SURFACES SHALL BE OF NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIAL APPROVED BY THE FIRE CHIEF; ROOFING MUST BE A MINIMUM OF CLASS B OR C AND MUST BE COMPATIBLE WITH RATED ROOF ASSEMBLY. OPENINGS SHALL BE OF SOLID CORE DOORS, TINTED DOUBLE PANE WINDOWS, OR DOUBLE PANE LOW "E" GLAZING. CONSTRUCTION WITHIN 100 TO 200 FEET OF THE PIPELINE MUST BE MINIMUM TYPE 5B CONSTRUCTION AND OPENINGS IN ACCORDANCE WITH THE IBC. EXTERIOR SURFACES SHALL BE OF NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIAL APPROVED BY THE FIRE CHIEF. ROOFING MUST BE A MINIMUM OF CLASS B OR C AND COMPATIBLE WITH IBC ROOF ASSEMBLY. MEASUREMENTS ARE FROM THE CENTERLINE OF THE PIPELINE EASEMENT SHOWN ON THIS PLAN.

STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF WAY WITH THE FINAL PLAT. LDC-25-6-171(a)

LOT 11 – OPEN SPACE LOT/AREA WILL BE MAINTAINED BY THE H.O.A. OR OTHER GROUP.

TOTAL SITE AREA = 3.40 AC
NET SITE AREA = 3.30 AC
IMPERVIOUS COVER OF RIGHT OF WAY = 0.37 AC
IMPERVIOUS COVER OF SUBDIVISION IMPROVEMENTS = 1.43 AC

TOTAL IMPERVIOUS COVER OF ROW AND SUBDIVISION IMPROVEMENTS

Lot Size Summary Table

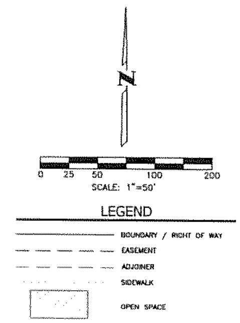
SUBTOTAL NUMBER OF LOTS = 25

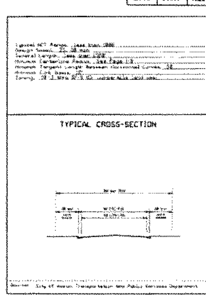
TOTAL NUMBER OF LOTS = 27

Lot Impervious Cover Summary Table

62500

Lot Summary Table





STREET TABLE

R.O.W. WIDTH	PAVEMENT WIDTH	CURB TYPE	CURB BASIS	SIDEWALK
56'	36' F-F	STANDARD CURB & GUTTER	10'	5' CONC. SIDEWALK 2' FROM R.O.W.

FOR CITY USE ONLY:

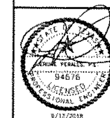
PRELIMINARY SUBDIVISION APPROVAL Sheet ___ of ___

FILE NUMBER: C8-2017-0105.SH APPLICATION DATE: 6-8-17
APPROVED BY ZONING & PLATTING COMMISSION ON: ________
UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62) ________ 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 ________

PERALES ENGINEERING, L.L.C.
Land Development and Environmental Consulting Services
T.P.S.E. # F-12013



AUSTIN GARDENS
5603 HUDSON ST, AUSTIN, TX 78721

PRELIMINARY PLAN

DATE: 7/24/2018
DRAWN BY: KRS
DESIGNER: JRP, AR
REVIEWER: JRP
PROJECT No.: 078.001

SHEET 3 OF 5

C8-2017-0105.SH

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CASE#: C8-2017-0105.SH
ADDRESS: 5605 HUDSON ST & 5606 HAROLD CT
PROJECT: AUSTIN GARDENS
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.