SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0108 **P.C. DATE:** December 11, 2018

SUBDIVISION NAME: Mount Moriah

AREA: 6.378 acres **LOTS:** 5

APPLICANT: Greater Mount Moriah Primitive Baptist Church **AGENT:** LJA Engineering, Inc. (Danny Miller, P.E.)

ADDRESS OF SUBDIVISION: 4907 Springdale Rd.

WATERSHED: Fort Branch **JURISDICTION:** Full Purpose

EXISTING ZONING: GR-CO-NP

NEIGHBORHOOD PLAN: Pecan Springs - Springdale

PROPOSED LAND USE: Civic / Commercial / Open Space

DEPARTMENT COMMENTS: The request is for the approval of the Mount Moriah Preliminary Plan consisting of 5 lots on 6.378 acres. The applicant proposes to subdivide the property into a 5 lot subdivision for civic and commercial uses.

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

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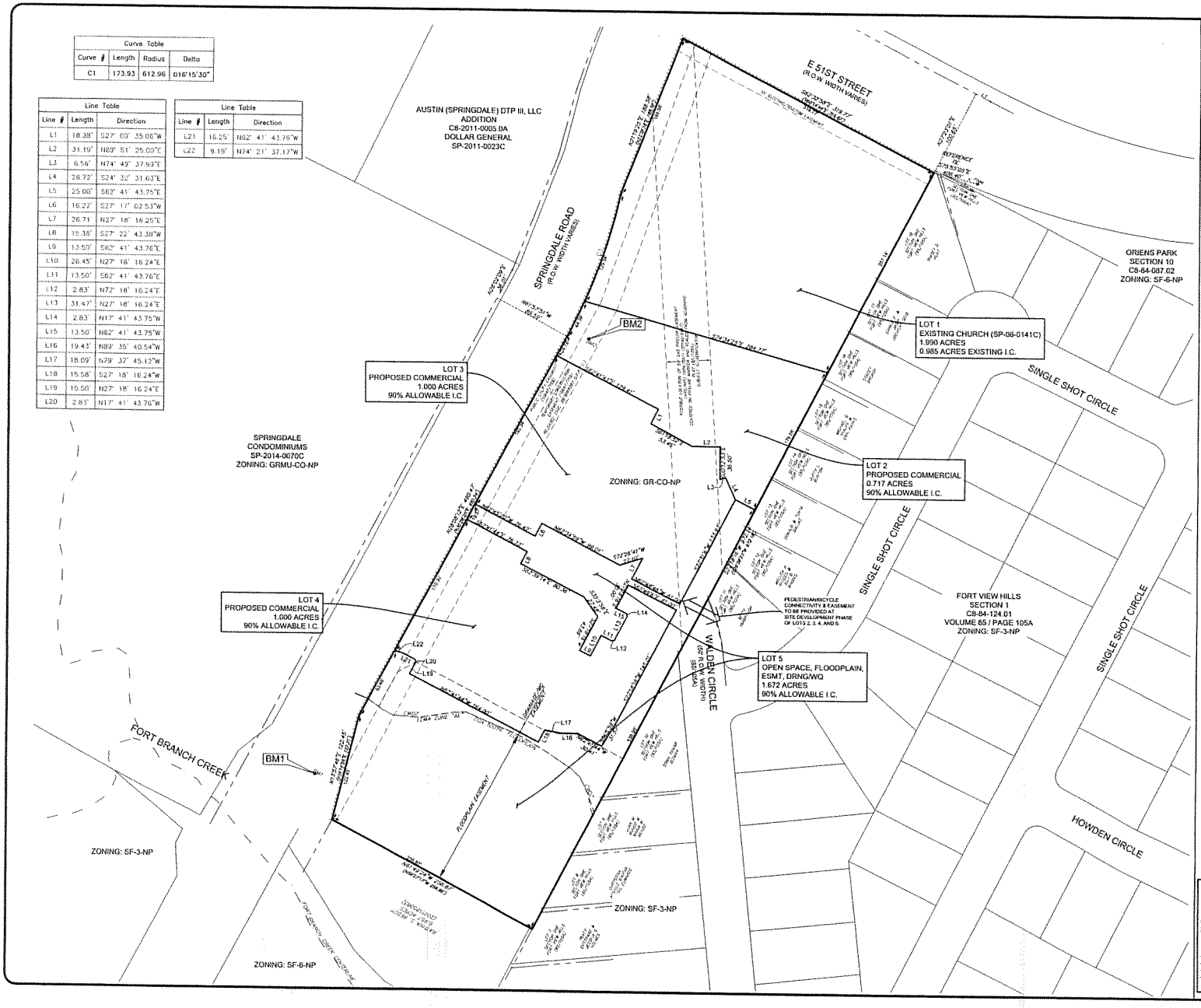
CASE#: C8-2018-0108
ADDRESS: 4907 SPRINGDALE RD.
PROJECT: MOUNT MORIAH
CASE MANAGER: CESAR ZAVALA

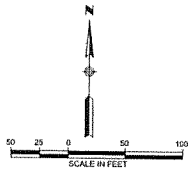
This map has been produced by site plan review for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

Curve Table			
Curve #	Length	Radius	Delta
C1	173.93	612.96	016°15'30"

Line Table		
Line #	Length	Direction
L1	18.38'	S27° 03' 35.06"W
L2	31.19'	N89° 51' 25.03"E
L3	6.56'	N74° 49' 37.93"E
L4	28.72'	S24° 32' 31.63"E
L5	25.00'	S62° 41' 43.75"E
L6	16.22'	S27° 17' 02.53"W
L7	26.71'	N27° 18' 16.25"E
L8	15.38'	S27° 22' 43.38"W
L9	13.50'	S62° 41' 43.76"E
L10	26.45'	N27° 18' 16.24"E
L11	13.50'	S62° 41' 43.76"E
L12	2.83'	N72° 18' 16.24"E
L13	31.47'	N27° 18' 16.24"E
L14	2.83'	N17° 41' 43.75"W
L15	13.50'	N62° 41' 43.75"W
L16	19.43'	N89° 35' 40.54"W
L17	18.09'	N79° 37' 45.12"W
L18	15.58'	S27° 18' 16.24"W
L19	15.50'	N27° 18' 16.24"E
L20	2.83'	N17° 41' 43.76"W

Line Table		
Line #	Length	Direction
L21	16.25'	N62° 41' 43.76"W
L22	9.19'	N74° 21' 37.17"W





LEGEND

PROPOSED	EXISTING	
		CONCRETE SIDEWALK
		DECOMPOSED GRANITE WALKWAY
		PROPERTY BOUNDARY
		FIRE LANE
		ACCESSIBLE ROUTE
		SIDEWALK RAMP
		HANDICAPPED PARKING SPACE & SIDEWALK RAMP
		CROSSWALK
	ST	STORM SEWER LINE
	WW	WASTEWATER LINE
	WL	WATER LINE
		WATER VALVE
		FIRE HYDRANT
		WASTEWATER MANHOLE
		STORMSEWER MANHOLE
		1/2" REBAR FOUND (OR AS NOTED)
		1/2" REBAR WITH CAP FOUND
		1/2" REBAR WITH CHAPARRAL CAP SET
		WATER METER
		UTILITY POLE
	OH	OVERHEAD UTILITIES
		ELEC. UTILITY
		ELEC. MANHOLE
		LIGHT POLE
		TELEPHONE UTILITY
		UNDERGROUND FIBER OPTIC MARKER
		TELEPHONE MANHOLE
		UNDERGROUND GAS MARKER
		CHAIN LINK FENCE

BENCHMARK INFORMATION:

BM #1: SQUARE CUT ON INLET ALONG THE EAST SIDE OF SPRINGDALE ROAD APPROX. 690' SOUTH OF THE INTERSECTION OF SPRINGDALE ROAD AND EAST 51ST STREET, AND APPROX. 11' WEST OF A 20" AMERICAN ELM TREE. (TAG #23501).

ELEVATION = 527.59'

BM #2: SQUARE CUT ON CONCRETE DRAINAGE STRUCTURE APPROX. 622' SOUTH OF THE INTERSECTION OF SPRINGDALE ROAD AND EAST 51ST STREET, AND APPROX. 48' EAST OF THE BACK OF CURB ALONG THE EAST SIDE OF SPRINGDALE ROAD.

ELEVATION = 556.52'

VERTICAL DATUM: NAVD 88 (GEOID 09)

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

PRELIMINARY SUBDIVISION APPROVAL SHEET 3 of 3
FILE NUMBER: C8-2018-0108 APPLICATION DATE: 11 JULY 2018
APPROVED BY PLANNING COMMISSION ON
UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62) CASE MANAGER: S

FOR:
J. Rodney Gonzales, Director, Development Services Department
Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

MOUNT MORIAH SUBDIVISION
4907 SPRINGDALE ROAD
PRELIMINARY PLAN

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME: SP-01-PRELIMINARY

STATE OF TEXAS
S. DANNY MILLER
82725
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
5316 Highway 290 West
Suite 150
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4703
FRN-F-1386

JOB NUMBER: A360-0401

SP01

SHEET NO. 03 OF 03 SHEETS