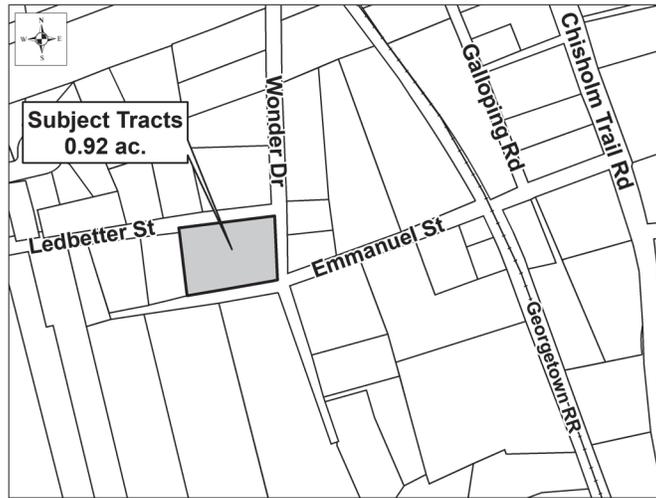


**Wonder Drive Subdivision
PRELIM PLAT PP2107-001**



CASE PLANNER: Matthew Johnson

REQUEST: Preliminary plat approval

ZONING AT TIME OF APPLICATION: SF-2 (Single-family standard lot)

DESCRIPTION: 0.92 acres out of the JM Harrel Survey A-284

CURRENT USE OF PROPERTY:Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION:Residential

ADJACENT LAND USE:

- North: Residential
- South: Residential
- East: Residential
- West: Residential

PROPOSED LAND USE: Single-family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	5	0.818
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.102
Parkland:	0	0
Other:	0	0
TOTALS:	6	0.92

Owner:
Gurijala, Prasad R and Aruna
201 Angus Dr
Cedar Park, TX 78613

Agent:
Rao's Consulting Engineers
Rao Vasamsetti
P.O. Box 592991
San Antonio, TX 78258

Wonder Drive Subdivision
PRELIM PLAT PP2107-001

HISTORY: The subject property is currently unplatted. This plat will serve as the preliminary layout for the creation of five residential standard lots.

DATE OF REVIEW: October 6, 2021

LOCATION: Generally located on the southwest corner of Wonder Dr. and Ledbetter St.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area is residential.

Compliance with the Concept Plan: As proposed, the Preliminary Plat does not require a concept plan due to the limited acreage of the project. A final plat will be required to be approved and recorded prior to building permit approval.

Traffic, Access and Roads: The subject tract has frontage along Wonder Drive and Ledbetter St. Dedication of right-of-way (0.102 ac.) is required along both frontages to help meet the minimum requirements for local streets within the Transportation Criteria Manual. Roadway impact fees will be based upon the final plat date and assessed during building permit application.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. Currently, water and wastewater lines exist along both frontages; however, they are substandard for new development. A Subdivision Improvement Permit (SIP) will be required to provide utility improvements to serve the new development parcels. A final plat cannot be recorded until the SIP has been approved and the improvements are constructed and accepted by the City or fiscal surety is provided.

Drainage: A Flood study was not required for this development. A conveyance study will be required to demonstrate that no adverse impacts will occur downstream by not detaining onsite. The conveyance study shall be reviewed and approved prior to applying for a SIP.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Include Lot 6, ROW, in the boundary line for the extent of the plat within the schematic.
2. Include all line types in the legend.
3. Include all lot and boundary line bearing and distance calls.
4. Add note, "No portion of this tract is encroached by the ultimate 1% annual chance floodplain."
5. Add "To be conveyed by deed to the City of Round Rock" within the lot 6 callout. Revise note 4 to reflect this language.
6. Provide relevant and descriptive benchmarks.
7. Provide chord bearing, length, and delta for the curve at Wonder Drive and Ledbetter Street.
8. Amend Note #4 to state "A ten-foot (10') PUE and sidewalk easement abutting and along the street side property line will be conveyed as depicted for all street side property lots shown hereon."
9. Provide standard building setback note.
10. Cover sheet: revise lots by type from "use residential" to Development".
11. Remove duplicate text and remove nonapplicable information from the cover page.
12. Correct cover page acreage.



Subject Tracts
0.92 ac.

Ledbetter St

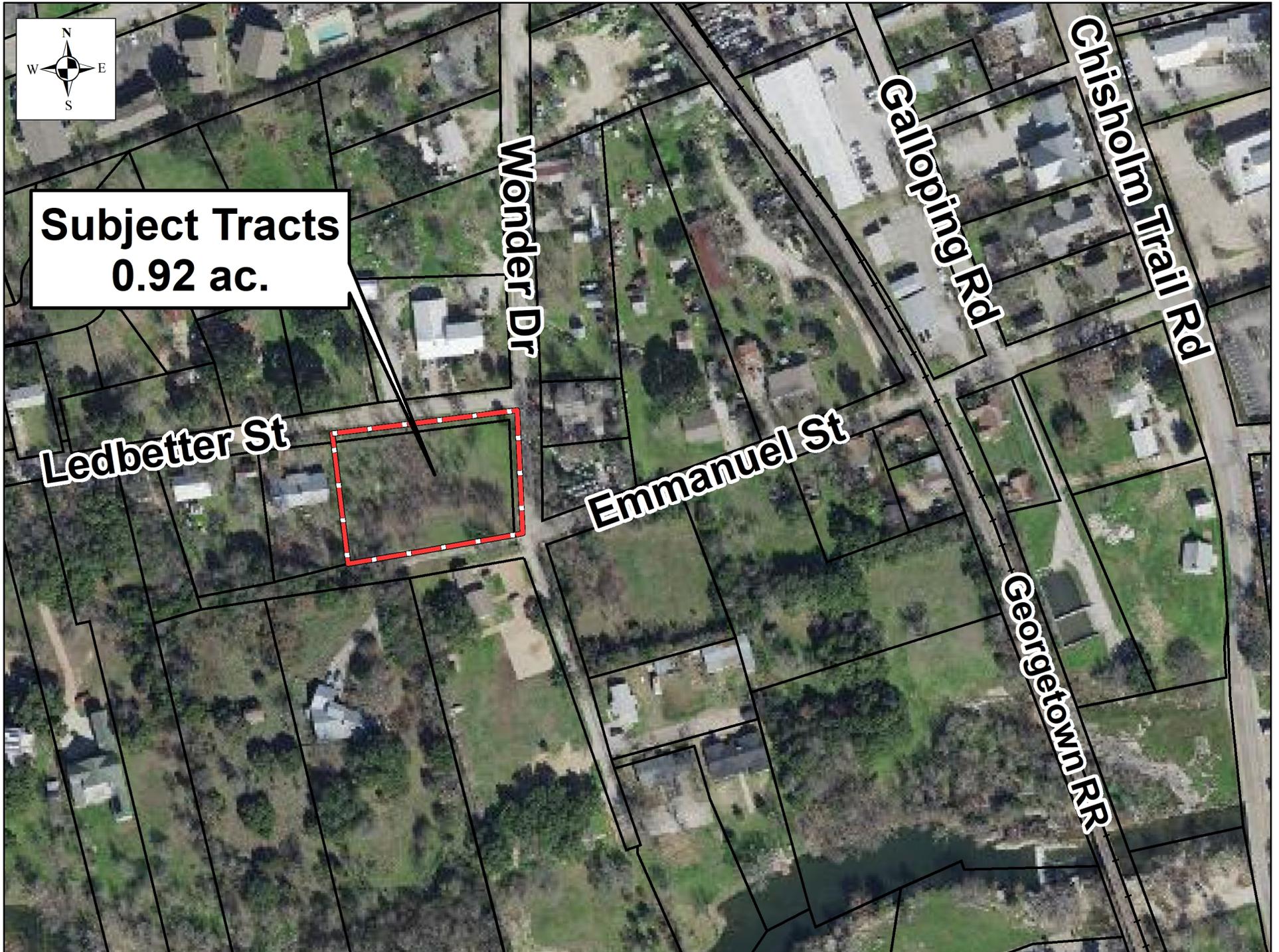
Wonder Dr

Emmanuel St

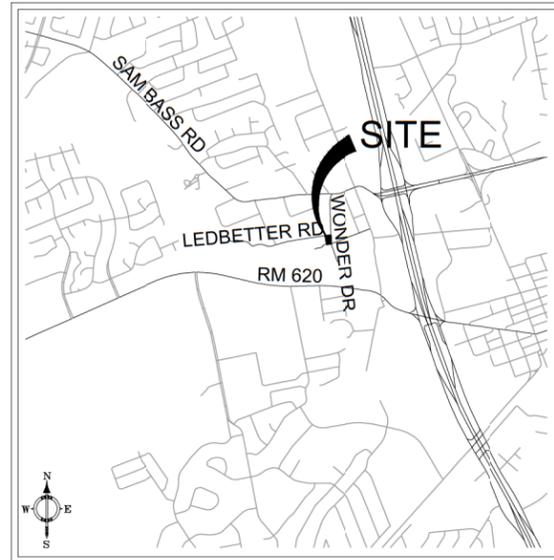
Galloping Rd

Chisholm Trail Rd

Georgetown RR



PRELIMINARY PLAT
OF
WONDER DRIVE SUBDIVISION



LOCATION MAP
NOT TO SCALE

INDEX

- SHEET-1 COVER SHEET
- SHEET-2 PRELIMINARY PLAT

OWNER/DEVELOPER:
PRASAD AND ARUNA GURUJALA
201 ANGUS DRIVE,
CEDAR PARK, TEXAS 78613

SUBMITTAL DATE: 20-JULY-2021

NUMBER OF LOTS: 6
NUMBER OF BLOCKS: 1

LOT SUMMARY TABLE

LOT NUMBER	SQUARE FOOT	USE
LOT 1, BLOCK A	8,189 SQFT	DEVELOPMENT
LOT 2, BLOCK A	7,840 SQFT	DEVELOPMENT
LOT 3, BLOCK A	6,534 SQFT	DEVELOPMENT
LOT 4, BLOCK A	6,534 SQFT	DEVELOPMENT
LOT 5, BLOCK A	6,534 SQFT	DEVELOPMENT
ROW LOT	4,456 SQFT	RIGHT OF WAY

STREET TABLE

STREET NAME	LENGTH (LF)
RIGHT OF WAY DEDICATION	0.102 ACRES

ACREAGE: 0.9491 ACRES
SURVEYOR: WILLIAM F. FOREST, JR. R.P.L.S. 1847
FOREST SURVEYING & MAPPING COMPANY
1002 ASH ST.
GEORGETOWN, TEXAS
PHONE: 512-930-5927
TBPLS FIRM NO. 10002000

NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
CONNECTIVITY INDEX:
SUBMITTAL DATE: JULY 20TH 2021
DATE OF PLANNING AND ZONING COMMISSION REVIEW: OCTOBER 6TH 2021
BENCHMARK DESCRIPTION & ELEVATION WITH VERTICAL DATUM AND GEOID:
NAD83, TEXAS CENTRAL ZONE, (4203),
GEOID12A
NAVD88,
CONVERGENCE: 1° 21' 35.27

BENCHMARK LIST: - NAVD88 - GEOID 12

BM #1: MAG NAIL IN THE CURB INLET ALONG HERO WAY WEST 10183176.34, E: 3074043.57, ELEV = 993.97 FEET

BM#2: MAG NAIL IN THE CURB INLET ALONG HERO WAY WEST N: 10182851.23, E: 3073230.404, ELEV = 997.96 FEET

ACREAGE BY LOT TYPE: "DEVELOPMENT"
PATENT SURVEY: J.M.HARRELL SURVEY, ABSTRACT NO. 284
ENGINEER:

RAO VASAMSETTI, P.E.
RAO'S CONSULTING ENGINEERS, LLC
P.O.BOX 592991
SAN ANTONIO, TX 78258
PHONE: 210-549-7557

NUMBER OF LOTS BY TYPE: USE "RESIDENTIAL"

DATE OF PRINT: October 1, 2021

RAO'S CONSULTING ENGINEERS
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SAN ANTONIO TX 78258
TXPE FIRM#17655
PHONE: 210.549.7557. www.raoengineering.com

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www.forestsurveying.com
TBPLS FIRM NO. 10002000

