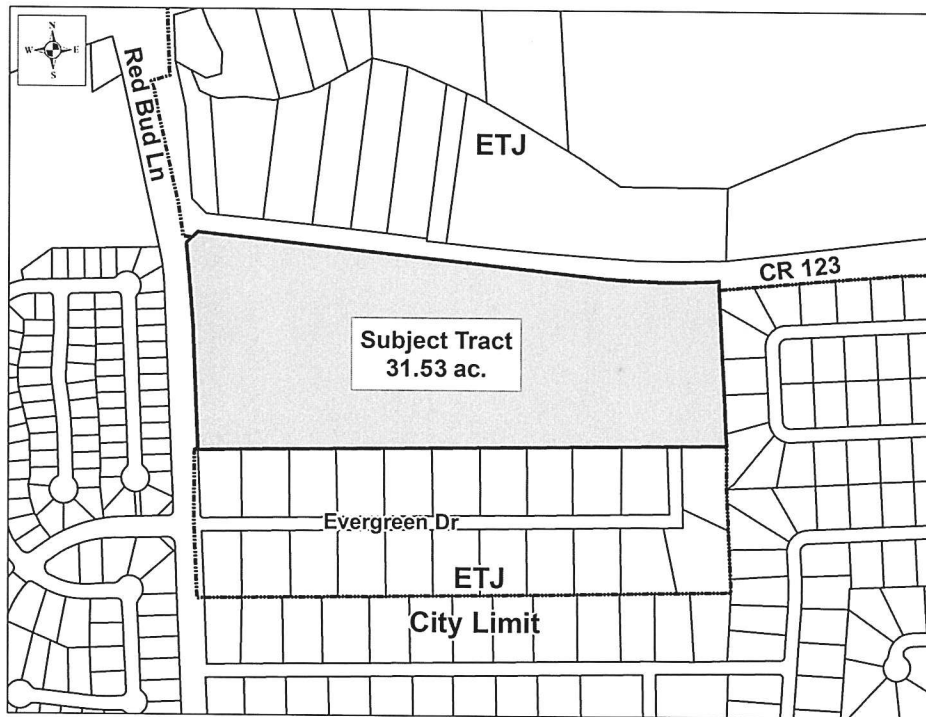


Arden Park Preliminary Plat
PRELIM PLAT PP1609-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the Preliminary Plat

ZONING AT TIME OF APPLICATION: Planned Unit Development (PUD) No. 108

DESCRIPTION: 31.53 acres out of the McNutt, R. Sur.

CURRENT USE OF PROPERTY: agriculture

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: ETJ - light industrial and commercial

South: ETJ - Greenfields Subdivision - large lot single family

East: SF-1 (Single Family - large lot) - Oak Bluffs Estates subdivision

West: SF-2 (Single Family - standard lot) - Forest Bluff subdivision

PROPOSED LAND USE: single family detached homes

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	119	21.16
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	6	3.57
ROW:	2	6.80
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	127	31.53

Owner:
Pulte Homes of Texas, L.P.
Stephen Ashlock
9401 Amberglen, Ste. 150
Austin, TX 78729

Agent
KBGE
Brian Estes
105 W. Riverside Dr., Ste. 110
Austin, TX 78704

**Arden Park
PRELIMINARY PLAT PP1609-001**

HISTORY: The property was zoned as Planned Unit Development (PUD) No. 108, providing for lots with a minimum of 10K square feet and 6K square feet, in October 2016. A large area was set aside to allow for public drainage improvements to address existing offsite flooding issues.

DATE OF REVIEW: March 1, 2017

LOCATION: Southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is zoned as Planned Unit Development (PUD) No. 108, for residential use. The 10K square foot minimum lots are located along the majority of the southern boundary of the property, where they will abut the one acre lots located in the Greenfields subdivision. An area reserved for public drainage conveyance will be located along the majority of the eastern boundary of the property and a small portion of the southern boundary. The exterior finish of the homes will consist of at least 75% stone, simulated stone, brick or stucco, with no more than 50% consisting of stucco. Up to 25% of the exterior finish may be fiber cement siding, excluding flat, unarticulated panels. Wood shingles, wood siding and architectural steel or metal may only be used as accent features. An alternative wall finish of 100% stucco is allowed only in conjunction with a tile roof. Upgraded garage doors which include window panels, faux wood, wood cladding or decorative hardware are required.

Plat: The preliminary plat contains 119 residential lots and six open space lots. It includes right-of-way dedication along CR 123 and dedication of land along the eastern boundary for public drainage facilities.

Traffic, Access and Roads: The proposed subdivision has three points of ingress and egress: along County Road (CR) 123 to the north, along Red Bud Lane to the west and a connection to Evergreen Drive to the south, the street that serves the Greenfields subdivision and stubs out to the property. A traffic impact analysis (TIA) was prepared for the development and the anticipated traffic generated by the project will not cause the need for any roadway improvements. Red Bud Lane is maintained by the City, while CR 123 and Evergreen Drive are Williamson County roads. The City has plans for turning lane improvements on Red Bud Lane where it intersects the south side of State Highway 79. In addition, a traffic signal is being designed on Red Bud Lane at its intersection with Forest Ridge Boulevard/Evergreen Drive. This signal is being installed because traffic at the intersection meets warrants without this development.

Water and Wastewater Service: The site will be served by the City of Round Rock. A release of from the service area of the City of Hutto is pending.

Drainage: The property drains to the south and east and is conveyed to the north underneath CR 123 to Brushy Creek.

Additional Considerations: ***A recommendation for approval of this preliminary plat is subject to approval of the flood study that has been prepared by the applicant. The study was under review by the City's floodplain administrator at the time of this report. There is no statutory requirement for action by the Commission since the applicant submitted a waiver acknowledging that the plat would not be considered until all outstanding issues have been addressed.***

RECOMMENDED MOTION:

Staff recommends approval of the preliminary plat, subject to the following conditions:

1. Approval by the City of the flood study prepared for the site.



Red Bud Ln

ETJ

CR 123

**Subject Tract
31.53 ac.**

Evergreen Dr

ETJ

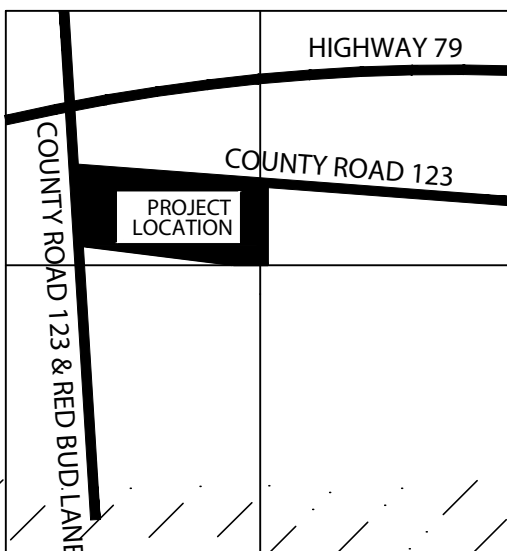
City Limit

PRELIMINARY PLAT OF ARDEN PARK

LEGEND

- BENCHMARK
- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- 1/2-INCH IRON ROD WITH "KBGE" CAP SET
- CALCULATED POINT

FEMA 100-YEAR FLOODPLAIN



NOT TO SCALE
LOCATION MAP



21.363 ACRES
(REMAINDER)
JOE S. KOTRLA
VOL. 1285, PG. 151

LOCATION OF 100-YEAR
FLOOD PLAIN, ELEV= 637.00'
PER FEMA PANEL
48491C0515E

POINT FALLS IN RIM OF
TELECOM MANHOLE

BLOCK A
OAK BLUFF
ESTATES - PHASE
2
CAB. F, SL. 253

BLOCK 4
HERBRY DEDICATED
TO CITY OF
ROUND ROCK
FOR PUBLIC
DRAINAGE FACILITIES

ARDEN PARK

JOB NUMBER ~ 387-002

PLAT BY: KBGE

105 West Riverside Drive, Ste 110, Austin, Texas 78704
T (512) 439-0400 www.kbge-eng.com
TBPE No.F-12802

SUBMITTAL DATE: 02/23/17
DATE OF PLANNING AND ZONING
COMMISSION REVIEW: 03/01/17

SHEET:

1 OF 3

ACREAGE

RESIDENTIAL	21.16 AC	67%
OPEN SPACE	03.57 AC	12%
R.O.W. (CITY OF ROUND ROCK)	05.44 AC	17%
R.O.W. (WILLIAMSON COUNTY)	01.35 AC	04%

(LENGTH OF PROPOSED NEW STREETS - 4522 LF)

TOTAL= 31.53 AC

NUMBER OF LOTS

RESIDENTIAL LOTS	119
OPEN SPACE LOTS	6
R.O.W. (CITY OF ROUND ROCK)	1
R.O.W. (WILLIAMSON COUNTY)	1
BLOCKS	4

(A) PROPOSED 22' DRAINAGE AND STORM SEWER
EASEMENT TO CITY OF ROUND ROCK.

(B) PROPOSED 15' WASTEWATER EASEMENT TO
CITY OF ROUND ROCK.

BLOCK ONE
GREENFIELDS
CAB. D, SL. 166

OWNER:

PULTE GROUP
9401 AMBERGLEN
AUSTIN, TEXAS 78729
CONTACT: MARK MILHAIOFF

BENCHMARK:

COTTON SPINDEL SET IN THE INTERSECTION OF RED BUD LANE
AND COUNTY ROAD 123, NEAR THE NORTH END OF THE NOSE OF THE MEDIAN ISLAND.
ELEVATION: 645.64'

ENGINEER:

KBGE
105 W RIVERSIDE DRIVE
AUSTIN, TEXAS 78704
CONTACT: BRIAN ESTES

SURVEYOR:

KBGE
105 W RIVERSIDE DRIVE
AUSTIN, TEXAS 78704
CONTACT: MARK MERCADO

PRELIMINARY PLAT OF ARDEN PARK

PLAT NOTES

1. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL FLOODPLAIN
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCE, 2010 EDITION, AS AMENDED, AND PUD #108
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
4. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
5. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCE, 2010 EDITION, AS AMENDED, AND PUD #108.
6. THE NEIGHBORHOOD BOX UNIT WILL BE LOCATED ON LOT 14--A (BLOCK 3).
7. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS OF GREATER THAN 29 DWELLING UNITS.
8. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
9. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREIN.
10. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD #108 AS APPROVED BY THE CITY COUNCIL ON OCTOBER 13, 2016.
11. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
12. ALL DIRECT VEHICULAR INGRESS OR EGRESS FOR PLATTED LOTS SHALL BE PROHIBITED FROM CR 123.

BLOCK '1'		
LOT	SQUARE FEET	ACRES
1-A	37236	0.85
1	6240	0.14
2	6240	0.14
3	6240	0.14
4	6593	0.15
5	7299	0.17
6	7647	0.18
7	7054	0.16
8	9841	0.23
9	12582	0.29
10	6584	0.15
11	7325	0.17
12	7191	0.17
13	7324	0.17
14	6891	0.16
15	6898	0.16
16	6906	0.16
17	6914	0.16
18	6921	0.16
19	6929	0.16
20	6937	0.16
21	6944	0.16
22	6950	0.16
23	6956	0.16
24	11691	0.27
25	12079	0.28
26	10002	0.23
27-A	17379	0.40
27	8332	0.19
28	7145	0.16
29	9210	0.21
30	9062	0.21
31	8876	0.20
32	8690	0.20
33	7415	0.17
34	6331	0.15
35	6788	0.16
36	6366	0.15
37	6246	0.14
38	7313	0.17
39	8343	0.19
40	7816	0.18
41	7290	0.17
42	6763	0.16
43	6500	0.15
44	6852	0.16
45	7960	0.18
46	7972	0.18
47	7918	0.18
48	6905	0.16
49	6533	0.15
50	7174	0.16
51	10455	0.24

BLOCK '3'		
LOT	SQUARE FEET	ACRES
1-A	10349	0.24
1	11387	0.26
2	10680	0.25
3	10716	0.25
4	10710	0.25
5	10704	0.25
6	10697	0.25
7	10691	0.25
8	10685	0.25
9	10679	0.25
10	10673	0.25
11	10672	0.25
12	11131	0.26
13	12734	0.29
14-A	53624	1.23
14	7670	0.18
15	7563	0.17
16	7362	0.17
17	7261	0.17
18	7745	0.18
19	7306	0.17
20	6240	0.14
21	6612	0.15
22	7357	0.17
23	8339	0.19
24	7782	0.18
25	8262	0.19
26	8328	0.19
27	6754	0.16
28	6411	0.15
29	6240	0.14
30	6240	0.14
31	6240	0.14
32	7306	0.17
33	7306	0.17
34	6240	0.14
35	6678	0.15
36	6500	0.15
37	6448	0.15
38	6448	0.15
39	6448	0.15

BLOCK '4'		
LOT	SQUARE FEET	ACRES
1	7487	0.17
2	6437	0.15
3	6479	0.15
4	6520	0.15
5	6561	0.15
6	6603	0.15
7	6691	0.15
8	6941	0.16
9	7204	0.17
10	6982	0.16
11	6767	0.16
12	9662	0.22
13-A	8440	0.19
13	7029	0.16
14	6114	0.14
15	6183	0.14
16	6266	0.14
17	6349	0.15
18	28575	0.66

ROAD AREAS		
	SQUARE FEET	ACRES
ROUND ROCK		
	237066	5.44
WILLIAMSON COUNTY		
	58878	1.35
TOTAL		
	295944	6.79

TOTAL AREA		
	SQUARE FEET	ACRES
	1373442	31.53

BLOCK '2'		
LOT	SQUARE FEET	ACRES
1	8122	0.19
2	6456	0.15
3	6869	0.16
4	6811	0.16
5	7044	0.16
6	9596	0.22
7	8728	0.20
8	6950	0.16
9	6620	0.15
10	6611	0.15
11	6456	0.15
12	8122	0.19

OWNER:
PULTE GROUP
9401 AMBERGLEN
AUSTIN, TEXAS 78729
CONTACT: MARK MILHAUOFF

ENGINEER:
KBGE
105 W RIVERSIDE DRIVE
AUSTIN, TEXAS 78704
CONTACT: BRIAN ESTES

SURVEYOR:
KBGE
105 W RIVERSIDE DRIVE
AUSTIN, TEXAS 78704
CONTACT: MARK MERCADO

ARDEN PARK

JOB NUMBER ~ 387-002

PLAT BY: KBGE

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TBPE No.F-12802

SUBMITTAL DATE: 02/23/17
DATE OF PLANNING AND ZONING
COMMISSION REVIEW: 03/01/17

SHEET:

2 OF 3

MARK ANTONIO MERCADO
RPLS NO. 6350
KBGE SURVEYING
105 W. RIVERSIDE STE. 110
AUSTIN, TX 78704

FILE: S:\387 - PLUTE HOMES\002 - REDBUD\351-001 PRELIM PLAT 2017-02-23.DWG PLOTTED BY: ETAN HOPKIN PLOTTED ON: 02/23/17 10:05:09 AM

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	334.91'	4550.00'	04°13'02"	N04°39'55"W	334.83'
C2	39.27'	25.00'	90°00'00"	N45°44'29"W	35.36'
C3	40.10'	25.00'	91°54'11"	N45°12'36"E	35.94'
C4	23.75'	475.00'	2°51'53"	S87°24'21"E	23.75'
C5	19.71'	475.00'	2°22'38"	S84°47'06"E	19.71'
C6	39.27'	25.00'	90°00'00"	S38°35'47"E	35.36'
C7	46.54'	525.00'	5°04'44"	S03°51'51"W	46.52'
C8	18.93'	525.00'	2°03'58"	S00°17'30"W	18.93'
C9	39.27'	25.00'	90°00'00"	S44°15'31"W	35.36'
C10	39.27'	25.00'	90°00'00"	S38°36'08"E	35.36'
C11	8.43'	375.00'	1°17'17"	N00°09'45"W	8.43'
C12	38.72'	375.00'	5°54'58"	S03°26'22"W	38.70'
C13	21.03'	25.00'	48°11'23"	N30°29'33"E	20.41'
C14	49.90'	50.00'	57°10'51"	N25°59'49"E	47.85'
C15	34.50'	50.00'	39°31'54"	S22°21'34"E	33.82'
C16	47.05'	50.00'	53°54'47"	N69°04'54"W	45.33'
C17	31.20'	50.00'	35°45'14"	S66°05'06"W	30.70'
C18	21.03'	25.00'	48°11'23"	S72°18'10"W	20.41'
C19	66.17'	225.00'	16°51'04"	N80°49'59"E	65.94'
C20	15.87'	175.00'	5°11'44"	N75°00'19"E	15.86'
C21	35.60'	175.00'	11°39'20"	N83°25'51"E	35.54'
C22	22.14'	325.00'	3°54'10"	N87°18'26"E	22.13'
C23	76.49'	325.00'	13°29'05"	N78°36'48"E	76.31'
C24	68.18'	325.00'	12°01'09"	N65°51'41"E	68.05'
C25	81.89'	325.00'	14°26'13"	N52°38'01"E	81.67'
C26	48.33'	325.00'	8°31'13"	N41°09'18"E	48.29'
C27	48.33'	325.00'	8°31'13"	N32°38'04"E	48.29'
C28	48.33'	325.00'	8°31'13"	N24°06'51"E	48.29'
C29	48.33'	325.00'	8°31'13"	N15°35'38"E	48.29'
C30	28.00'	325.00'	4°56'09"	N08°51'56"E	27.99'
C31	39.27'	25.00'	90°00'00"	N51°23'52"E	35.36'
C32	39.27'	25.00'	90°00'00"	S38°36'08"E	35.36'
C33	30.77'	25.00'	70°31'44"	S41°39'43"W	28.87'
C34	6.55'	50.00'	7°30'01"	S73°10'35"W	6.54'
C35	62.47'	50.00'	71°35'03"	S33°38'03"W	58.48'
C36	71.07'	50.00'	81°26'40"	N42°52'48"W	65.24'
C38	71.07'	50.00'	81°26'40"	N55°40'31"E	65.24'
C39	7.47'	50.00'	8°33'20"	N10°40'31"E	7.46'
C40	39.27'	25.00'	90°00'00"	N51°23'52"E	35.36'
C41	39.27'	25.00'	90°00'00"	S38°36'08"E	35.36'
C42	11.81'	425.00'	1°35'31"	S05°36'06"W	11.81'
C43	41.63'	425.00'	5°36'44"	N01°59'58"E	41.61'
C44	28.50'	275.00'	5°56'15"	S09°21'59"W	28.48'
C45	82.02'	275.00'	17°05'18"	S20°52'45"W	81.71'
C46	82.02'	275.00'	17°05'18"	S37°58'03"W	81.71'
C47	102.47'	275.00'	21°21'00"	S57°11'12"W	101.88'
C48	82.02'	275.00'	17°05'18"	S76°24'21"W	81.71'
C49	20.68'	275.00'	4°18'31"	S87°06'15"W	20.67'
C50	39.27'	25.00'	90°00'00"	N45°44'29"W	35.36'
C51	11.95'	475.00'	1°26'28"	N00°01'15"W	11.95'
C52	47.29'	475.00'	5°42'15"	N03°33'06"E	47.27'
C53	39.27'	25.00'	90°00'00"	N51°24'13"E	35.36'
C54	17.18'	25.00'	39°22'57"	S63°54'18"E	16.85'
C55	13.59'	25.00'	31°08'46"	S28°38'26"E	13.42'
C56	58.70'	50.00'	67°15'47"	S46°41'57"E	55.39'
C57	41.75'	50.00'	47°50'46"	N75°44'47"E	40.55'
C58	18.15'	50.00'	20°47'49"	N41°25'29"E	18.05'
C59	35.40'	50.00'	40°34'02"	N10°44'34"E	34.67'
C60	35.40'	50.00'	40°34'02"	N29°49'28"W	34.67'
C61	29.22'	50.00'	33°29'18"	N66°51'08"W	28.81'
C62	39.40'	525.00'	4°17'58"	N85°44'46"W	39.39'
C63	8.64'	525.00'	0°56'33"	N88°22'01"W	8.64'
C64	13.20'	25.00'	30°15'18"	N73°42'39"W	13.05'
C65	7.83'	25.00'	17°56'05"	N49°36'58"W	7.79'
C66	50.71'	50.00'	58°06'36"	N69°42'13"W	48.56'
C67	32.55'	50.00'	37°18'14"	S62°35'22"W	31.98'
C68	35.40'	50.00'	40°34'02"	S23°39'14"W	34.67'
C69	45.64'	50.00'	52°18'05"	S22°46'49"E	44.07'
C70	11.52'	25.00'	26°24'05"	S35°43'49"E	11.42'
C71	9.51'	25.00'	21°47'17"	S11°38'08"E	9.45'
C72	31.92'	25.00'	73°08'56"	S35°49'59"W	29.79'
C73	51.47'	175.00'	16°51'04"	S80°49'59"W	51.28'
C74	162.65'	50.00'	186°22'46"	N38°36'08"W	99.85'
C75	53.44'	425.00'	7°12'15"	N02°47'44"E	53.40'
C76	47.15'	375.00'	7°12'15"	N02°47'44"E	47.12'
C77	164.31'	50.00'	188°16'57"	S45°12'36"W	99.74'
C78	48.03'	525.00'	5°14'31"	N86°13'02"W	48.02'
C79	43.46'	475.00'	5°14'33"	N86°13'01"W	43.45'
C80	218.63'	50.00'	250°31'44"	N41°40'05"E	81.65'
C81	218.63'	50.00'	250°31'44"	N48°20'17"W	81.65'
C82	397.71'	275.00'	82°51'43"	N47°49'43"E	363.94'
C83	470.01'	325.00'	82°51'40"	N47°49'42"E	430.11'
C84	58.82'	200.00'	16°51'04"	N80°49'59"E	58.61'
C85	58.82'	200.00'	16°51'05"	N80°49'59"E	58.61'
C86	45.75'	500.00'	5°14'31"	S86°13'02"E	45.73'
C87	67.42'	505.71'	7°38'18"	N03°05'59"E	67.37'
C88	433.86'	300.00'	82°51'42"	N47°49'43"E	397.03'
C89	50.30'	400.00'	7°12'15"	N02°47'44"E	50.26'
C90	30.77'	25.00'	70°31'44"	S48°19'55"E	28.87'

PRELIMINARY PLAT OF ARDEN PARK

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°15'31"E	33.47'
L2	S72°24'27"W	79.32'
L3	S00°44'29"E	425.00'
L4	N88°50'18"W	138.26'
L5	N83°35'47"W	539.85'
L6	S06°24'13"W	148.63'
L7	S00°44'29"E	181.57'
L8	S89°15'31"W	692.52'
L9	S06°24'13"W	25.00'
L10	N06°23'52"E	56.87'
L11	S06°23'52"W	147.02'
L12	N83°36'08"W	580.77'
L13	N06°23'52"E	339.56'
L14	N83°36'08"W	25.00'
L15	N06°23'52"E	176.87'
L16	N00°48'24"W	187.54'
L17	S24°15'32"W	26.46'

ARDEN PARK
JOB NUMBER ~ 387-002

PLAT BY: KBGE
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