

C7
1

SUBDIVISION REVIEW SHEET

CASE NO: C8-2010-0048.0A

PC DATE: August 17, 2010

SUBDIVISION NAME: Resubdivision of Lot 1, Blk A North Park Addition Section 1

AREA: 14.507 Acres

LOTS: (1)

APPLICANT: BR Tech Ridge

AGENT: Garrett-Ihnen Civil Engineers, Inc.
(Aaron Pesek)

ADDRESS OF SUBDIVISION: 305 E Yager Lane

GRIDS: M33

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: MF-3

EXISTING LAND USE: Multifamily

ADMINISTRATIVE WAIVERS: Balance of the Tract

VARIANCES: None

SIDEWALKS : Sidewalks will be provided.

DEPARTMENT COMMENTS:

The request is for approval of the Resubdivision of Lot 1, Blk A North Park Addition Section 1. The resubdivision will be composed of 1 existing lot of 14.49 acres with the addition of .017 acres of raw land from the adjacent tract (on the south side of the lot). Apartments are currently under construction at this time.

STAFF RECOMMENDATION:

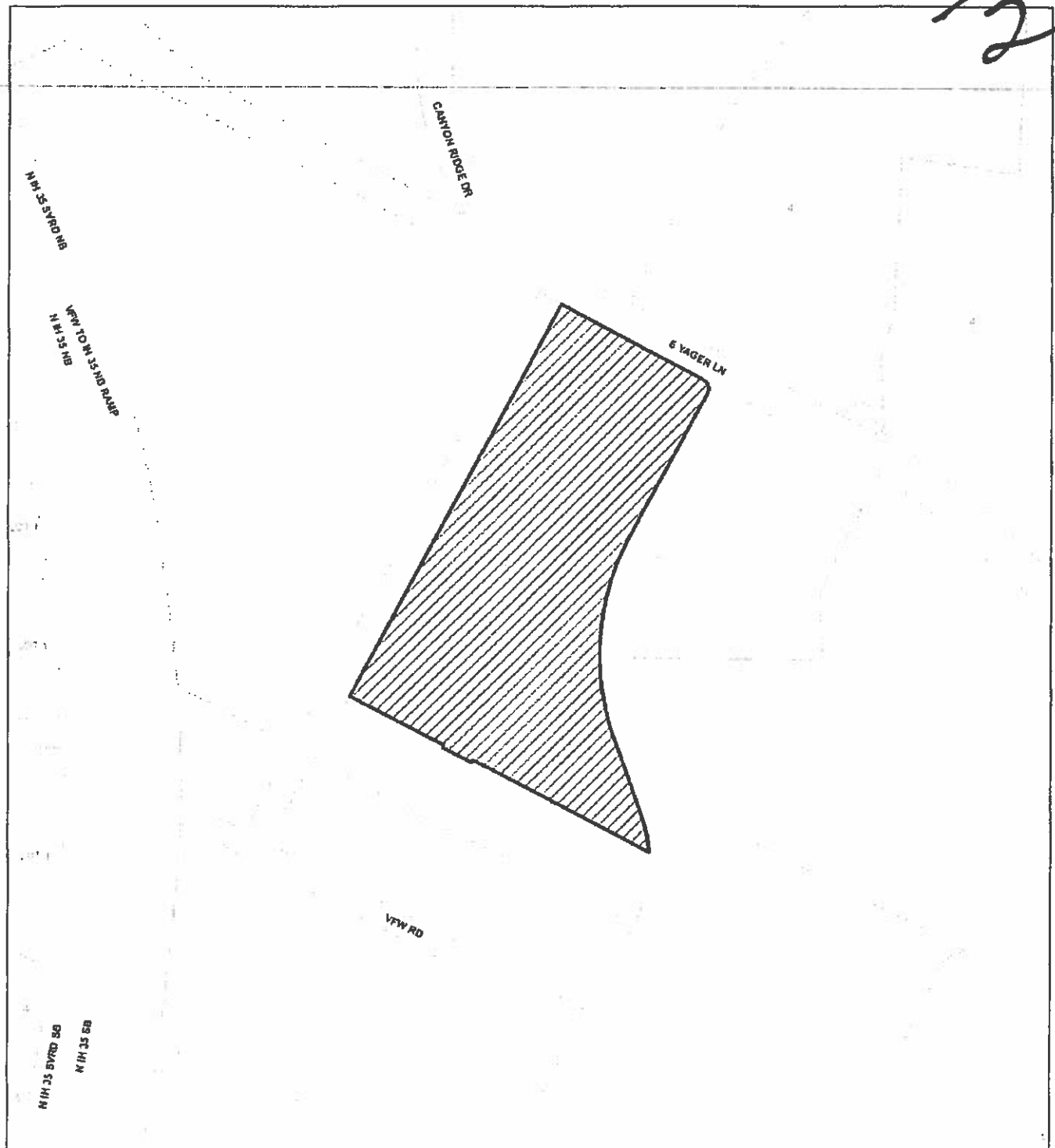
The staff recommends approval of the resubdivision. The plat now meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
David.wahlgren@ci.austin.tx.us

PHONE: (512) 974-6455

CN
2



Subject Tract



Base Map

North Park Addition

CASE#: C8-2010-0048.0A

ADDRESS: 305 E. Yager Lane

MANAGER: David Wahlgren

1" = 400'

OPERATOR: D. SUSTAITA

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

RESUBDIVISION OF LOT 1, BLOCK A, NORTH PARK ADDITION SECTION ONE



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 100'

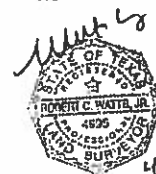
GRAPHIC SCALE

100 50 0 100

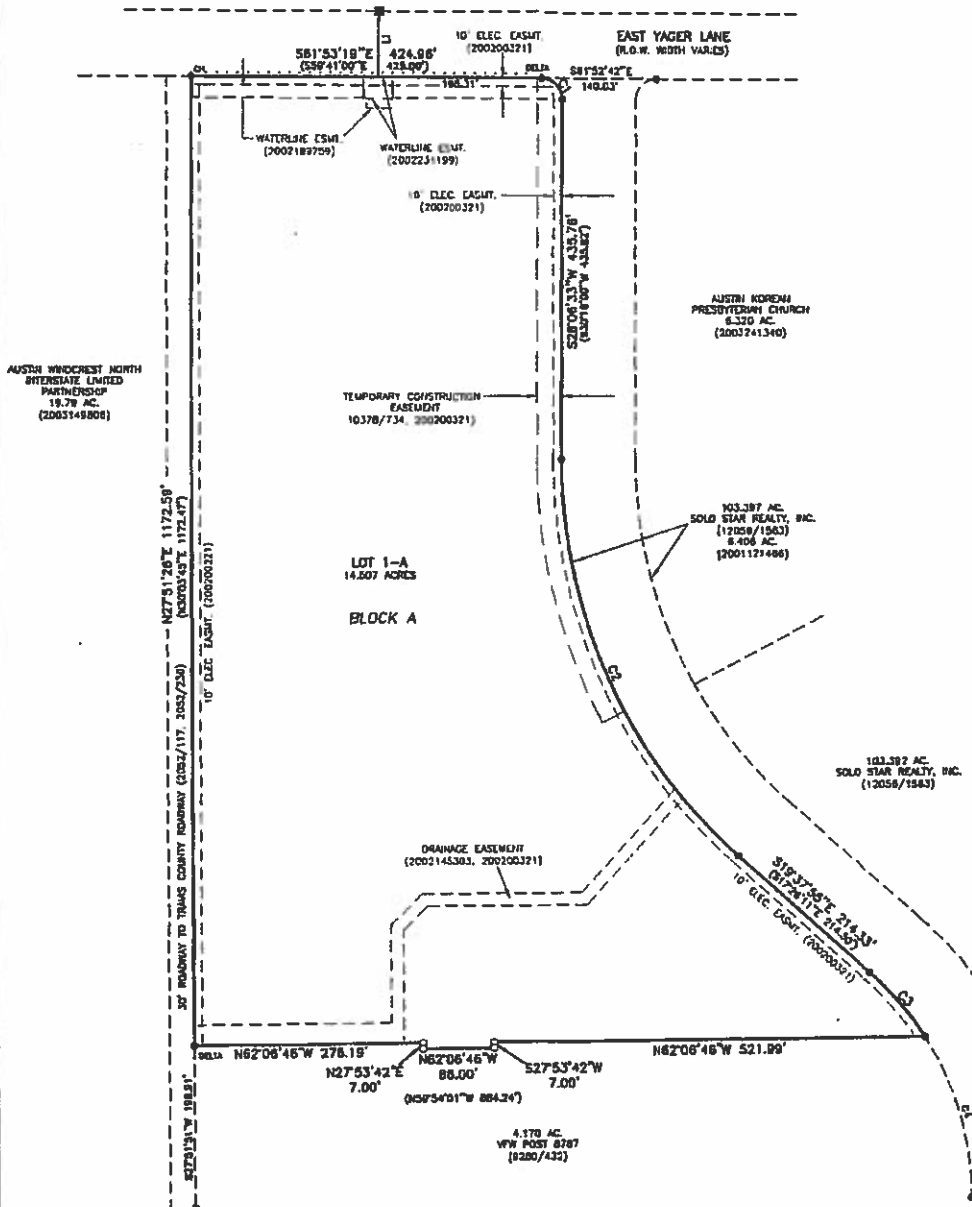
DATE OF SURVEY: 8/9/09
BEARING BASIS IS GRID AZIMUTH FOR THE
TEXAS CENTRAL ZONE, NAD 1983/83 M.A.S.R.

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH DELTA CAP FOUND
- 1/2" REBAR WITH CHAPARRAL CAP FOUND
- 1/2" REBAR WITH CHAPARRAL CAP SET
- CONC. HIGHWAY MON. FOUND
- SIDEWALK LOCATION



4-77-10



LINE TABLE		
NO.	BEARING	LENGTH
L1	N28°08'41"E	79.02'

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD CHORD)
C1	90°13'58"	25.00'	25.10'	38.37'	35.43'	S16°30'46"E	(S14°41'08"E 35.36')
C2	47°45'07"	855.15'	289.89'	548.02'	530.33'	S04°14'17"W	(S04°28'24"W 530.37')
C3	15°48'30"	375.00'	52.06'	103.47'	103.14'	S11°44'17"E	(S09°31'30"E 103.28')
C4	31°38'31"	375.00'	108.28'	207.18'	204.48'	N12°13'18"E	

SCANNED Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.:
252-001
DRAWING NO.:
252-001-PL2
PLOT DATE:
04/27/10
PLOT SCALE:
1"=100'
DRAWN BY:
RCW
SHEET
1 OF 2

CB-XX-XXXXXX