

C36
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SUBDIVISION REVIEW SHEET

CASE NO: C8-2010-0037.0A

PC DATE: December 14, 2010

SUBDIVISION NAME: Twilight Mesa Subdivision

AREA: 7.67 Acres

LOTS: (5)

APPLICANT: Charles Winkley and Allen Sonstein

AGENT: Thrower Design (Ron Thrower)

ADDRESS OF SUBDIVISION: 7213-1/2 Twilight Mesa Dr.

GRIDS: B18

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-1-CO

PROPOSED LAND USE: Single Family

VARIANCES: None

SIDEWALKS : Sidewalks are required.

NEIGHBORHOOD PLAN: West Oak Hill

DEPARTMENT COMMENTS:

The request is for approval of the replat of the Twilight Mesa Subdivision. The subdivision is composed of (5) lots on 7.67 acres. COA will provide water service and wastewater service as well as electric service. This is a replat of the current subdivision which is being vacated on this agenda (C8-2008-0088.0A, Winkley Loma Vista). The new plat matches the plat being vacated with the exception of some of the drainage and water quality easements which have been modified.

STAFF RECOMMENDATION:

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

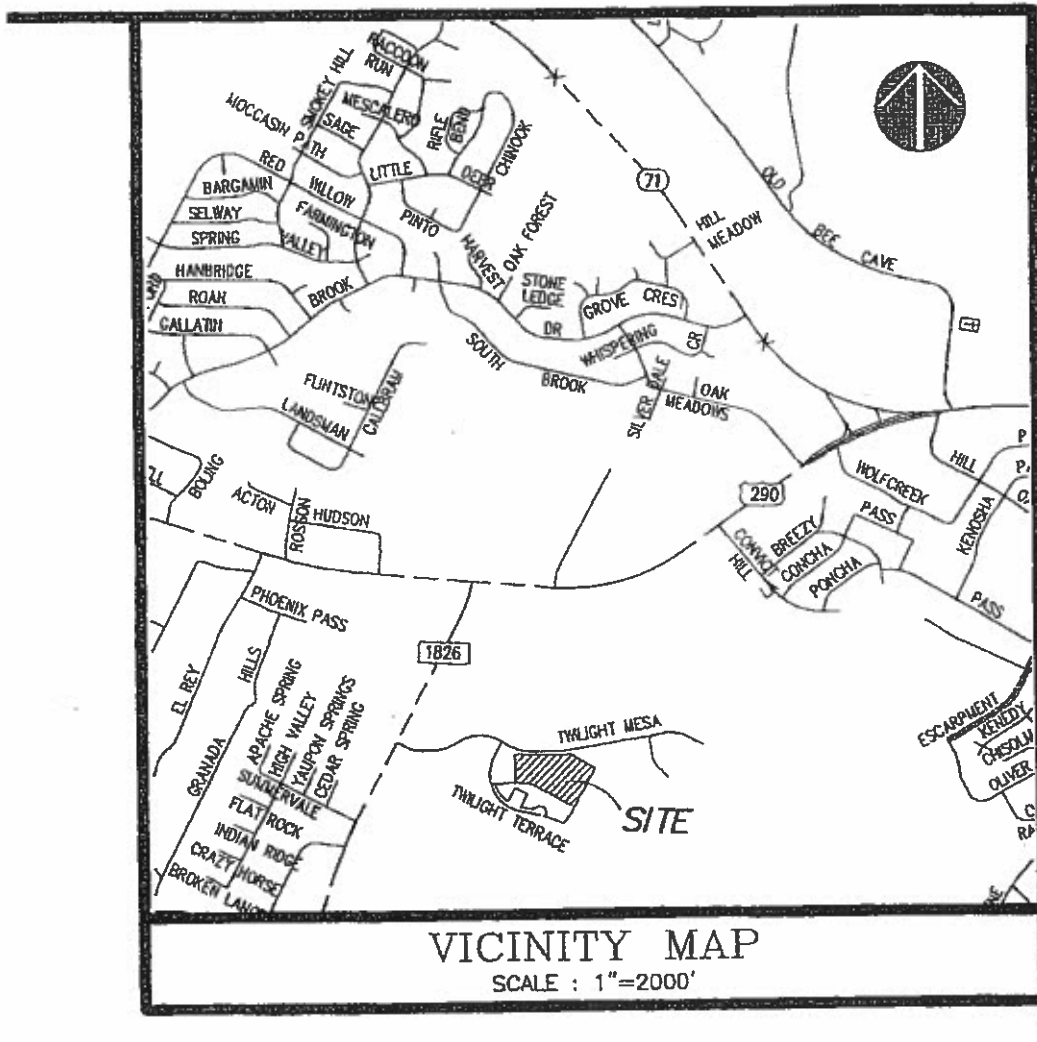
PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren

PHONE: (512) 974-6455

Email: david.wahlgren@ci.austin.tx.us

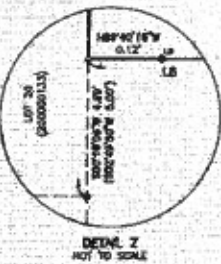
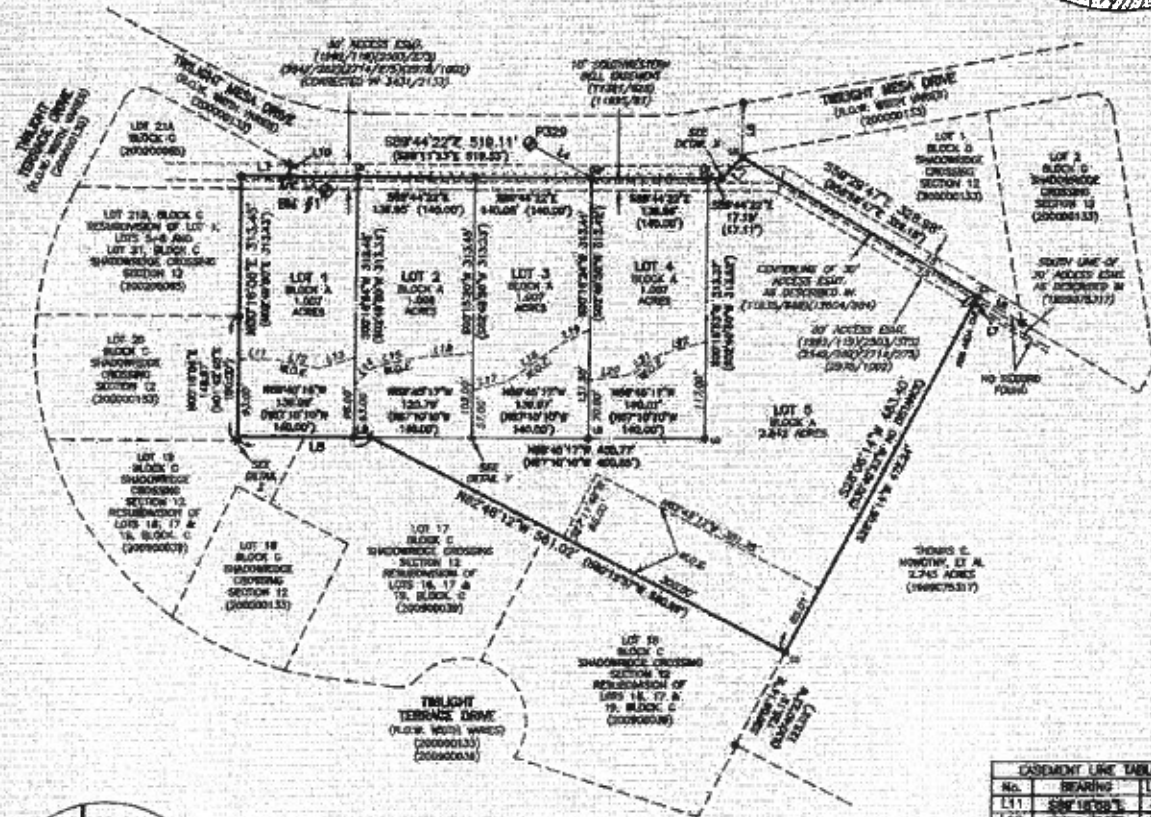
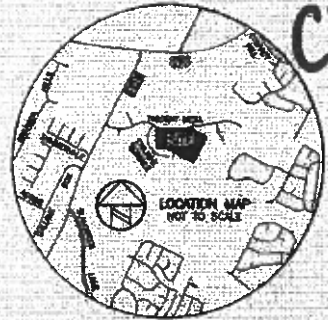
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SCANNED

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TWILIGHT MESA SUBDIVISION CITY OF AUSTIN TRAVIS COUNTY, TEXAS



EASEMENT LINE TABLE		
No.	BEARING	LENGTH
L11	S89°40'20\"E	43.21'
L12	S29°44'22\"E	55.31'
L13	N72°44'34\"E	44.48'
L14	N45°12'10\"E	29.80'
L15	N72°44'34\"E	50.18'
L16	N89°40'20\"E	70.33'
L17	N72°44'34\"E	42.14'
L18	S89°40'20\"E	76.70'
L19	N82°19'18\"E	41.80'
L20	S82°17'22\"E	54.08'
L21	N82°40'14\"E	52.41'
L22	N72°44'34\"E	39.21'

BOUNDARY LINE TABLE			
No.	BEARING	LENGTH	(RECORD)
L1	S89°44'22\"E	55.29'	(88750'40\"E 8880)
L2	S89°44'22\"E	57.85'	
L3	N45°12'10\"E	34.80'	(84749'03\"E 3475)
L4	N81°19'23\"W	35.44'	
L5	N00°51'19\"E	34.48'	
L6	S89°40'20\"E	62.48'	(30635'00\"E 6220)
L7	S29°44'22\"E	33.18'	
L8	N89°40'18\"W	159.28'	(88710'10\"W 15935)
L9	N89°40'18\"W	19.30'	
L10	N00°34'20\"E	45.03'	(807'12'00\"E 1507)

THIS IS A SURFACE CORRECTION.
 CHANGING CONTROL POINT "P-12" SPINDLE WITH CHANGING WASHER STAMPER "73729" SET IN ASPHALT.
 ZONE: CENTRAL ZONE STATE PLANE COORDINATES
 N 1028309.77
 E 309948.69
 SURFACE COORDINATES:
 N 1028309.77
 E 309948.69
 ELEVATION = 632.64'
 VERTICAL DATUM: 1980 OR (GEOID 06)
 COMBINED SCALE FACTOR = 0.99999828
 (FOR SURFACE TO SPD CONVERSION)
 INVERSE SCALE FACTOR = 1.0000017172
 (FOR SPD TO SURFACE CONVERSION)
 SOURCE: NAD83
 ZONE: CENTRAL ZONE, 4203
 MERIDIAN: "1273P"

- LEGEND**
- 1/2" AIRBAR FOUND (OR AS NOTED)
 - ⊕ REBAR WITH "LANDRESSION" CAP FOUND
 - ▲ 600 MSL FOUND
 - ⊙ EXTRA SPINDLE FOUND
 - ⊕ CALCULATED POINT
 - ⊙ CONTROL POINT/BENCHMARK LOCATION
 - ⊕ WATER QUALITY ELEMENT
 - () RECORD INFORMATION
 - ⋯ BENCHMARK LOCATION

BENCHMARK INFORMATION
 BM #11: REBAR, SPINDLE SET IN 12" LINE ONK
 (SEE THIS CH. 4043) APPROXIMATELY 4'
 WEST 50' THENCE OF THE NORTHEAST CORNER
 OF LOT 1, BLOCK A, WINDLEY LAKE VILL.
 ELEVATION = 636.11'
 VERTICAL DATUM: 1980 OR (GEOID 06)

BEARING INFO: Grid azimuths for Texas Central Zone state plane coordinates, 1983/82 NAD83, based on GPS adjustment from the National Geodetic Survey (NGS) Online Positioning User Service (OPUS).

JG
10/12/10

Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping
 3500 Judd Lane
 Austin, Texas 78744
 512-463-1724

PROJECT NO: 040-008
 DRAWING NO: 040-008-PL1
 PLOT DATE: 10/13/10
 PLOT SCALE: 1" = 100'
 DRAWN BY: JG
 SHEET: 01 OF 03