

SUBDIVISION REVIEW SHEET

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CASE NO: C8-2011-0001.1A.SH

PC: May 10, 2011

SUBDIVISION NAME: MUELLER SECTION V, BLOCK 59A, RESUBDIVISION OF FINAL PLAT

AREA: 3.342 Acres

LOTS: (8)

APPLICANT: COA Redevelopment Services Office
(Pam Hefner)

AGENT: Bury & Partners, Inc.
(David Miller)

ADDRESS OF SUBDIVISION: 3600 Manor Road

GRIDS: L24, L25

COUNTY: Travis

WATERSHED: Tannehill Branch

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

PROPOSED LAND USE: Single Family, Multifamily, ROW

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

NEIGHBORHOOD PLAN:

RMMA

DEPARTMENT COMMENTS:

The request is for approval of the resubdivision-final plat out of an approved preliminary plan. The subdivision is composed of (8) lots on 3.342 acres from an existing platted lot and includes 0.092 acres of new right-of-way. The subdivision is composed of (1) lot to be resubdivided into (8) lots on 3.342 acres for proposed residential development. The City of Austin will provide water, wastewater and electric service. The developer will be responsible for all costs associated with any required improvements at time of development. Parkland dedication has been satisfied in accordance with the Mueller PUD.

STAFF RECOMMENDATION:

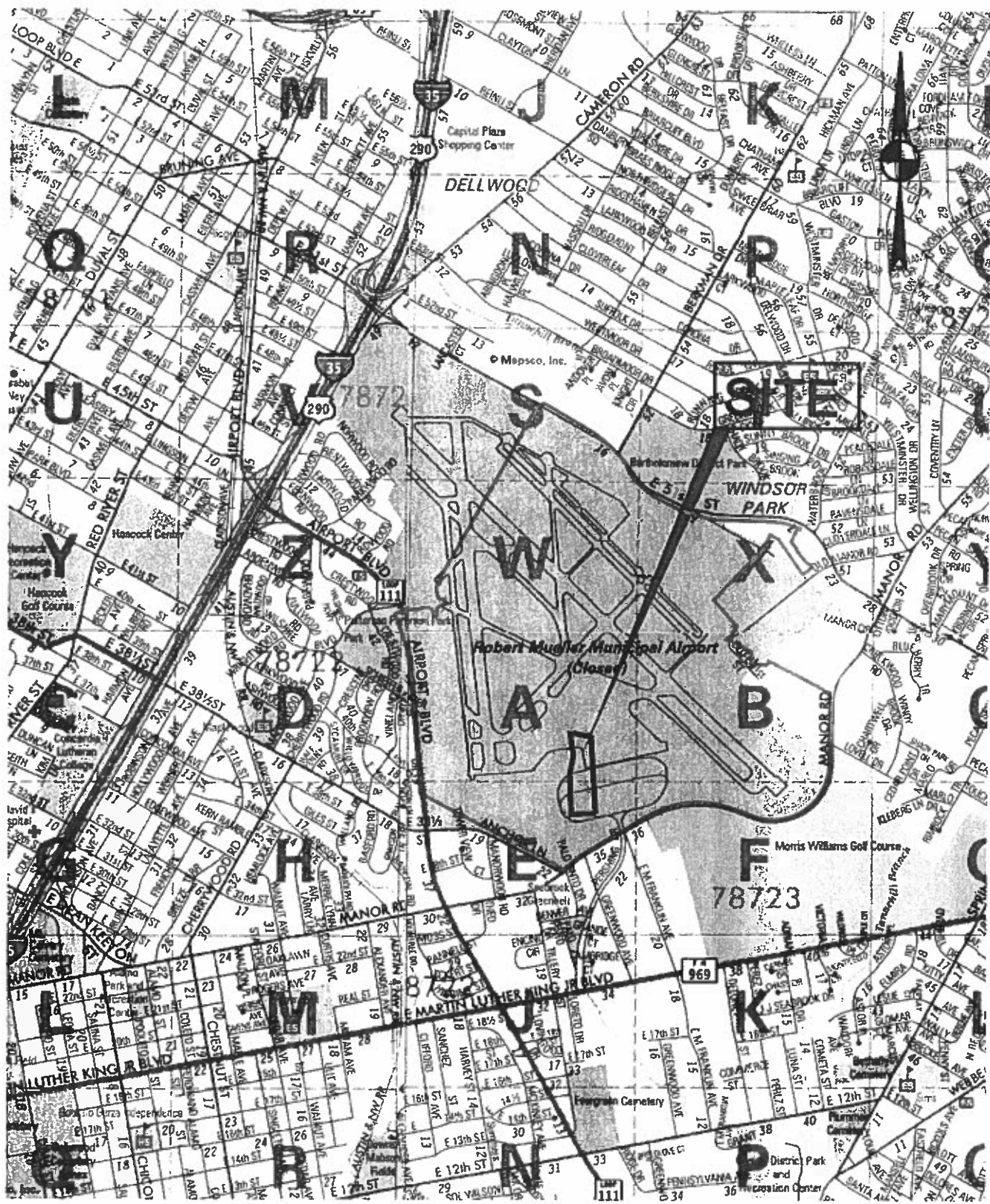
The staff recommends approval of the resubdivision of final plan. The plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786

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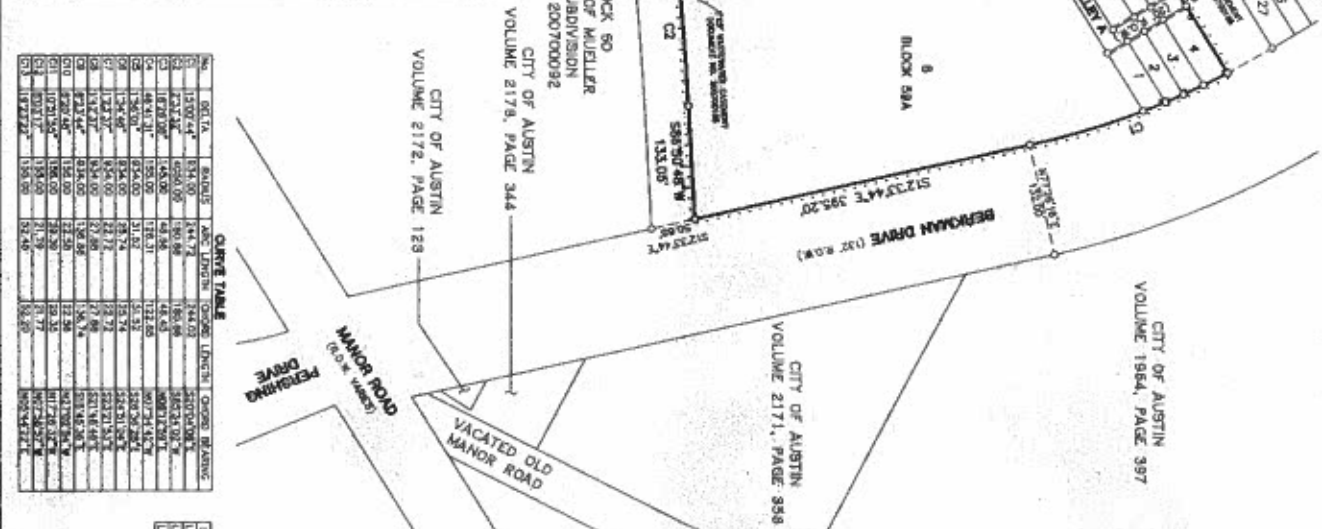
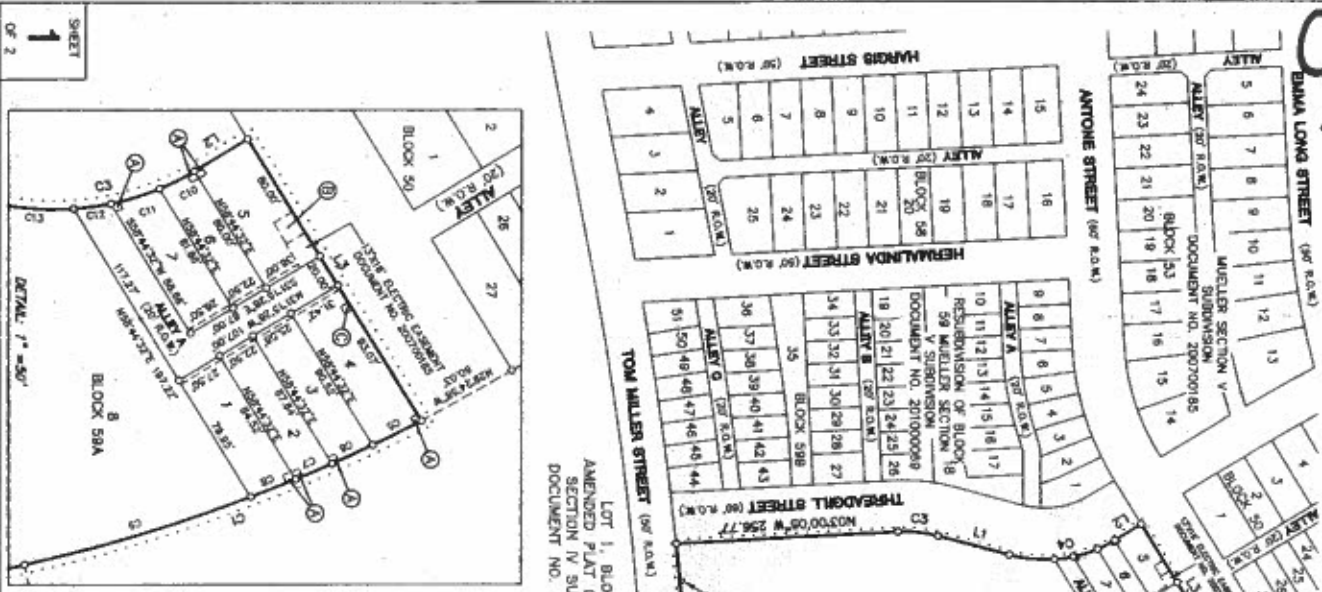


SITE LOCATION MAP

b Bury+Partners
 ENGINEERING SOLUTIONS
 221 West Sixth Street, Suite 600
 Austin, Texas 78701
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RESUBDIVISION OF BLOCK 59A OF RESUBDIVISION OF BLOCK 59 MUELLER SECTION V SUBDIVISION



CURVE TABLE

NO.	BEG. STA.	END STA.	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ANGLE
1	1+00.00	1+10.00	S 89° 58' 00" E	100.00	157.08	100.00
2	1+10.00	1+20.00	S 89° 58' 00" E	100.00	157.08	100.00
3	1+20.00	1+30.00	S 89° 58' 00" E	100.00	157.08	100.00
4	1+30.00	1+40.00	S 89° 58' 00" E	100.00	157.08	100.00
5	1+40.00	1+50.00	S 89° 58' 00" E	100.00	157.08	100.00
6	1+50.00	1+60.00	S 89° 58' 00" E	100.00	157.08	100.00
7	1+60.00	1+70.00	S 89° 58' 00" E	100.00	157.08	100.00
8	1+70.00	1+80.00	S 89° 58' 00" E	100.00	157.08	100.00
9	1+80.00	1+90.00	S 89° 58' 00" E	100.00	157.08	100.00
10	1+90.00	2+00.00	S 89° 58' 00" E	100.00	157.08	100.00
11	2+00.00	2+10.00	S 89° 58' 00" E	100.00	157.08	100.00
12	2+10.00	2+20.00	S 89° 58' 00" E	100.00	157.08	100.00
13	2+20.00	2+30.00	S 89° 58' 00" E	100.00	157.08	100.00
14	2+30.00	2+40.00	S 89° 58' 00" E	100.00	157.08	100.00
15	2+40.00	2+50.00	S 89° 58' 00" E	100.00	157.08	100.00
16	2+50.00	2+60.00	S 89° 58' 00" E	100.00	157.08	100.00
17	2+60.00	2+70.00	S 89° 58' 00" E	100.00	157.08	100.00
18	2+70.00	2+80.00	S 89° 58' 00" E	100.00	157.08	100.00
19	2+80.00	2+90.00	S 89° 58' 00" E	100.00	157.08	100.00
20	2+90.00	3+00.00	S 89° 58' 00" E	100.00	157.08	100.00
21	3+00.00	3+10.00	S 89° 58' 00" E	100.00	157.08	100.00
22	3+10.00	3+20.00	S 89° 58' 00" E	100.00	157.08	100.00
23	3+20.00	3+30.00	S 89° 58' 00" E	100.00	157.08	100.00
24	3+30.00	3+40.00	S 89° 58' 00" E	100.00	157.08	100.00
25	3+40.00	3+50.00	S 89° 58' 00" E	100.00	157.08	100.00
26	3+50.00	3+60.00	S 89° 58' 00" E	100.00	157.08	100.00

EASEMENT NOTES:

- A FIVE (5) FOOT BY FIVE (5) FOOT WATER EASEMENT IS TO BE LOCATED AT THE FRONT LOT CORNER DESIGNATED (A) HEREON. IN THIS SUBDIVISION EASEMENTS WILL GENERALLY CONFORM TO THE EXAMINE BELOW.
- A SIX (6) FOOT BY FIVE (5) FOOT WATER EASEMENT IS TO BE LOCATED AT THE FRONT LOT CORNER DESIGNATED (B) HEREON. IN THIS SUBDIVISION EASEMENTS WILL GENERALLY CONFORM TO THE EXAMINE BELOW.
- A SIX (6) FOOT BY FIVE (5) FOOT WATER EASEMENT IS TO BE LOCATED AT THE FRONT LOT CORNER DESIGNATED (C) HEREON. IN THIS SUBDIVISION EASEMENTS WILL GENERALLY CONFORM TO THE EXAMINE BELOW.

TYPICAL EASEMENTS TYPE (A)

TYPICAL EASEMENTS TYPE (B)

TYPICAL EASEMENTS TYPE (C)

LEGEND

- 0 1/2" R/W AND WITH CAP SET
- SUBJECT
- EASEMENT LINE

RESUBDIVISION OF BLOCK 59A OF RESUBDIVISION OF BLOCK 59 MUELLER SECTION V SUBDIVISION

AN 8-LOT SUBDIVISION CONSISTING OF 1.142 ACRES
 DATE: JANUARY 2011
 PREPARED BY:
Bury+Partners
 ENGINEERING SOLUTIONS
 221 East Sixth Street, Suite 809
 Austin, Texas 78701
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