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SUBDIVISION REVIEW SHEET

CASE NO: C8-2011-0041.0A

PC: July 12, 2011

SUBDIVISION NAME: Lakeshore Phase 1 Replat

AREA: 26.947 Acres

LOTS: (11)

APPLICANT: CRV Shoreline TRS, Inc.
(David Cox)

AGENT: Jones & Carter, Inc..
(James Schissler)

ADDRESS OF SUBDIVISION: 2201-2205 S. Lakeshore Blvd.

GRIDS: K20

COUNTY: Travis

WATERSHED: Town Lake

JURISDICTION: Full Purpose

EXISTING ZONING: PUD-NP

PROPOSED LAND USE: multi-family/mixed use

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:

Riverside

DEPARTMENT COMMENTS:

The request is for approval of the final without preliminary plan, replat. The subdivision is composed of (11) lots on 26.947 acres. The accompanying replat is also on tonight's agenda for your consideration. The site is a former apartment complex that has been demolished. The replat removes one lot and reconfigures the remaining lots. There will be 11 lots, one a drainage easement, one for storm water management, 2 lots for private drives and p.u.e.'s, and the remaining seven lots will be commercial lots for multi-family, and/or mixed use development. The City of Austin will provide electric service, water and water and wastewater service. The developer will be responsible for all costs associated with any required improvements. Parkland dedication requirements may be satisfied at site plan application.

STAFF RECOMMENDATION:

The staff recommends approval of the final without preliminary plan. The plat meets all applicable State and City of Austin LDC requirements.

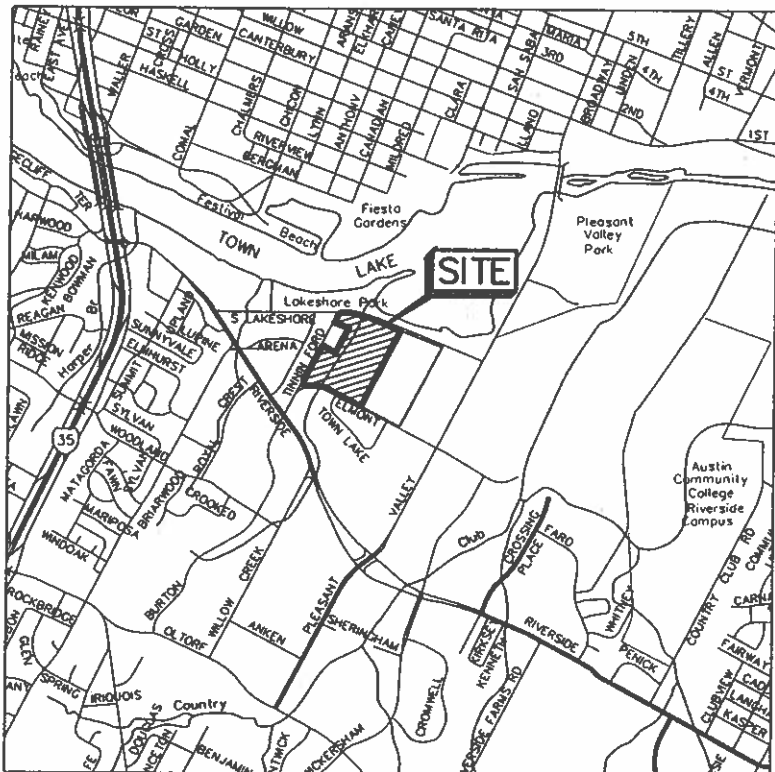
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PLANNING COMMISSION ACTION:

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

PHONE: 974-2786

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LAKESHORE PHASE I
LOCATION MAP

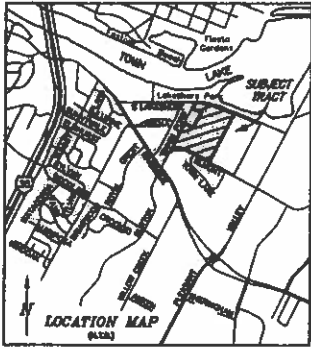
JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9493

SCALE: 1" = 3000'
DATE: 1/17/2011
JOB NO: A637-001

LAKESHORE PHASE I

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

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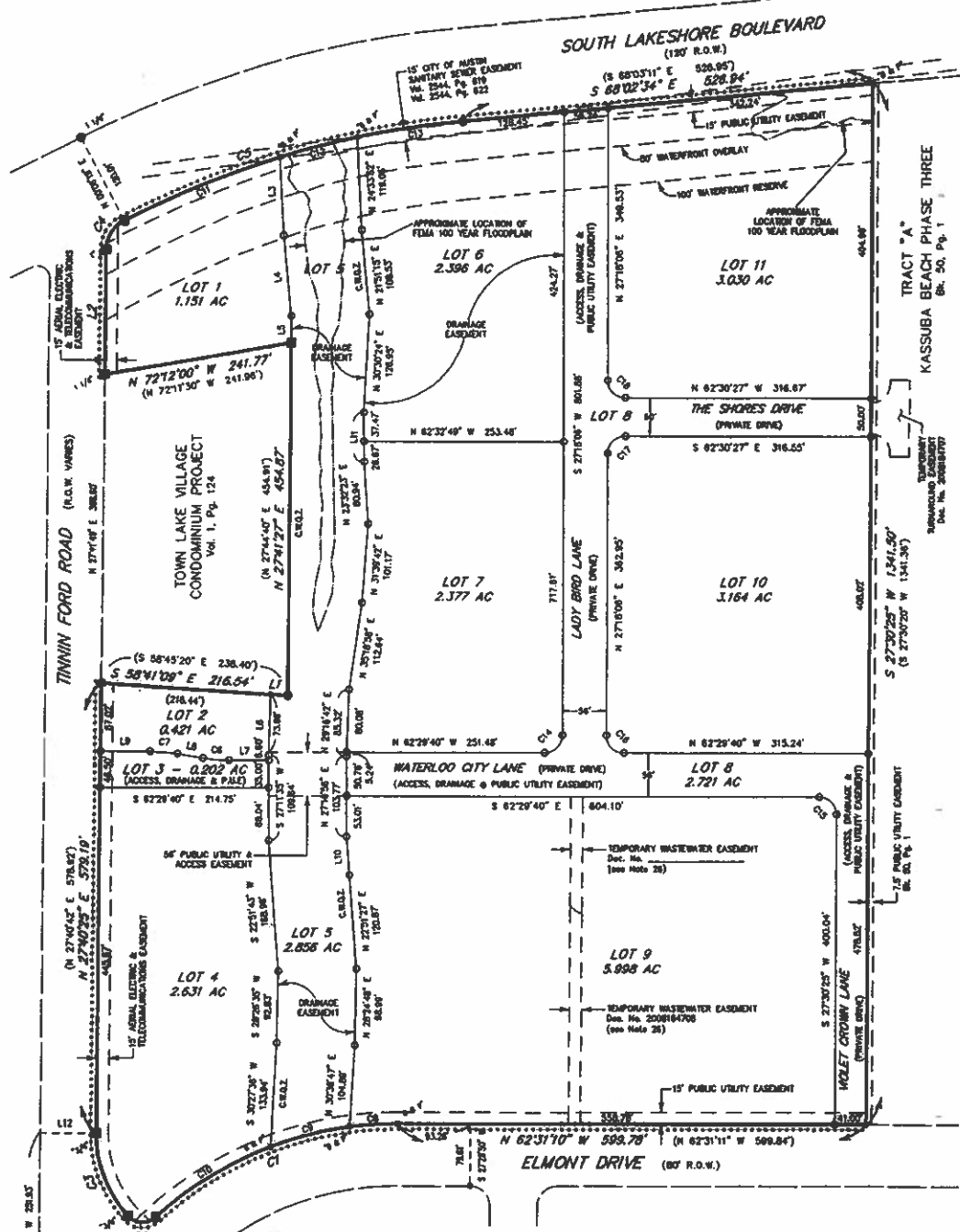
LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND IN CONCRETE (UNLESS NOTED)
- 1" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET W/CAP STAMPED "TERRA FIRMA"
- ✶ BURY & PARADIGMS
- () RECORD INFORMATION (PER DOC. NO. 200800317)
- P.U.E. PUBLIC UTILITY EASEMENT
- C.B.Q.Z. CRITICAL WATER QUALITY ZONE
- SIDEWALK

LINE	BEARING	DISTANCE
L1	N 72°12'00" W	241.77'
L2	N 72°13'30" W	241.96'
L3	N 72°15'00" W	242.15'
L4	N 72°16'30" W	242.34'
L5	N 72°18'00" W	242.53'
L6	N 72°19'30" W	242.72'
L7	N 72°21'00" W	242.91'
L8	N 72°22'30" W	243.10'
L9	N 72°24'00" W	243.29'
L10	N 72°25'30" W	243.48'
L11	N 72°27'00" W	243.67'
L12	N 72°28'30" W	243.86'

CONCRETE NUMBER	DATE	TYPE	DEPTH	LOCATION	REMARKS
C1	2/28/11	1/2" IRON ROD	12"	N 72°12'00" W	LOT 1
C2	2/28/11	1/2" IRON ROD	12"	N 72°13'30" W	LOT 1
C3	2/28/11	1/2" IRON ROD	12"	N 72°15'00" W	LOT 1
C4	2/28/11	1/2" IRON ROD	12"	N 72°16'30" W	LOT 1
C5	2/28/11	1/2" IRON ROD	12"	N 72°18'00" W	LOT 1
C6	2/28/11	1/2" IRON ROD	12"	N 72°19'30" W	LOT 1
C7	2/28/11	1/2" IRON ROD	12"	N 72°21'00" W	LOT 1
C8	2/28/11	1/2" IRON ROD	12"	N 72°22'30" W	LOT 1
C9	2/28/11	1/2" IRON ROD	12"	N 72°24'00" W	LOT 1
C10	2/28/11	1/2" IRON ROD	12"	N 72°25'30" W	LOT 1
C11	2/28/11	1/2" IRON ROD	12"	N 72°27'00" W	LOT 1
C12	2/28/11	1/2" IRON ROD	12"	N 72°28'30" W	LOT 1

LOT ID	DESCRIPTION	LOT ACREAGE
LOT 1	MIXED USE	1.151 ACRES
LOT 2	MIXED USE	0.421 ACRES
LOT 3	PRIVATE DRIVE	0.202 ACRES
LOT 4	MIXED USE	2.631 ACRES
LOT 5	DRAINAGE	2.858 ACRES
LOT 6	W.G. OPEN SPACE	2.396 ACRES
LOT 7	MIXED USE	2.377 ACRES
LOT 8	PRIVATE DRIVE	2.721 ACRES
LOT 9	MIXED USE	5.998 ACRES
LOT 10	MIXED USE	3.184 ACRES
LOT 11	MIXED USE	3.030 ACRES
TOTAL AREA		28.947 ACRES
TOTAL NO. OF LOTS		11



BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000463624.

SHEET 1 OF 2

FILE: J:\Projects\A637\001\Survey\Drawing Files\700\Final Plot.dwg	DATE: March 15, 2011	SCALE: 1"=100'
J:\Projects\A637\001\Survey\Point Files\A637-001-00-700.crd		
JOB NO: A637-001-00-700	DATE: March 15, 2011	SCALE: 1"=100'
DRWING BY: JEC	CHECKED BY: JON	REVISED: June 16, 2011



LAKESHORE PHASE I