

C9/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2010-0062.2A

Z.A.P. DATE: September 6, 2011

SUBDIVISION NAME: Village at Northtown Section 2 Phase 2 Final Plat

AREA: 6.0 acres

LOT(S): 32 total lots

OWNER/APPLICANT: Village at Northtown, LTD (C. Lind) **AGENT:** Cunningham-Allen, Inc. (B. Barry)

ADDRESS OF SUBDIVISION: Harris Ridge Boulevard

GRIDS: N35, N-36, P35, P-36

COUNTY: Travis

WATERSHED: Harris Branch

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: County

MUD: Village at Northtown

PROPOSED LAND USE: Thirty one single family residential lots, one condo lot, and public right-of-way

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets within the subdivision and the subdivision side of John Henry Faulk Drive.

DEPARTMENT COMMENTS: The request is for approval of the Village at Northtown Section 2 Phase 2 Final Plat. The proposed subdivision is composed of 32 lots on 6.0 acres. Water and wastewater will be provided by the Northtown Municipal Utility District.

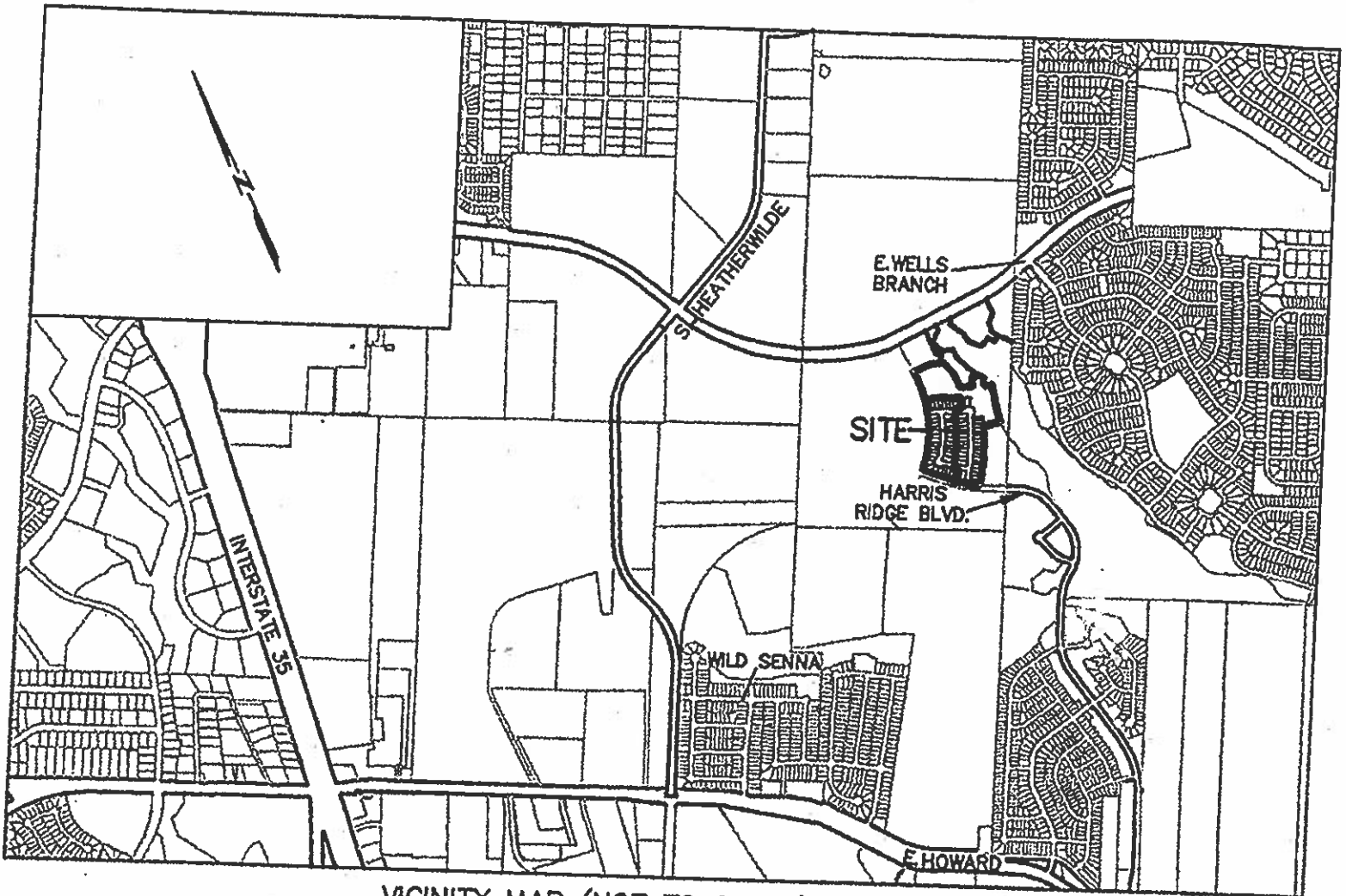
STAFF RECOMMENDATION: The staff recommends approval of the final plat. This plan meets all applicable State, County, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Michael Hettenhausen
Email address: Michael.Hettenhausen@co.travis.tx.us

PHONE: 854-7563

C9/2



VICINITY MAP (NOT TO SCALE)

VILLAGE AT NORTHTOWN SECTION 2, PHASE 2, FINAL PLAT

VERTICAL REFERENCE:
 VERTICAL POSITIONS WERE DETERMINED USING GPS STATIC SURVEY METHODS AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) BY USING GRID CO. BENCHMARKS

TEMP 1:
 "X" CUT ON SIDEWALK +/- 1' WEST OF A FIRE HYDRANT,
 SOUTH EAST OF THE BACK OF CURB AT HEATHERWILDE BOULEVARD, AND
 1/4" SOUTH OF THE CENTERLINE OF HEATHERWILDE BOULEVARD,
 ELEVATION = 775.70'

TEMP 2:
 "X" CUT ON TOP OF CURB IN FRONT OF A FIRE HYDRANT ON THE SOUTHWEST OF HARRIS
 RIDGE BLVD WHERE IT MEETS NORTH PARK'S EAST PROPERTY LINE.
 ELEVATION = 726.89'

TEMP 3:
 "X" CUT ON SW CORNER OF CURB INLET
 SQUARE AT THE INTERSECTION OF OLL-DE-SAC INTERSECTION OF SASSAPARAS TRIL & SALLY LUMM WAY
 ELEVATION = 794.10'



LAND USE TABLE

LAND USE	ATTACHED	NO. OF LOTS	NO. OF BLOCKS
F 10-22	13	3	3
G 2-12	11	3	3
D 7-13,36	8	3	3

LEGEND

- K' IRON REBAR FOUND W/ CAP STAMPED
- CUMMINGHAM ALLEN, INC. (UNLESS STATED)
- ◊ K' IRON REBAR SET W/ CAP STAMPED
- ◊ CUMMINGHAM ALLEN, INC.
- ◊ K' IRON REBAR SET W/ CAP STAMPED
- ◊ CUMMINGHAM ALLEN, INC.
- ◊ PUBLIC UTILITY EASEMENT
- ◊ ELECTRIC EASEMENT
- ◊ RIGHT OF WAY
- ◊ REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- ◊ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- ◊ PROPOSED SIDEWALKS
- ◊ SET CONCRETE MONUMENT WITH ALUMINUM CAP
- ◊ STAMPED "CUMMINGHAM ALLEN INC."
- ◊ BENCHMARK
- ◊ NUMBER

BEARING REFERENCE:
 BEARING REFERENCE COORDINATE SYSTEM OF 1983 CENTRAL ZONE
 (GCS 83) IS USED. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
 SURFACE ADJUSTMENT FACTOR OF 1.000000000.
 (GRID = SURFACE \ SURFACE ADJUSTMENT FACTOR)

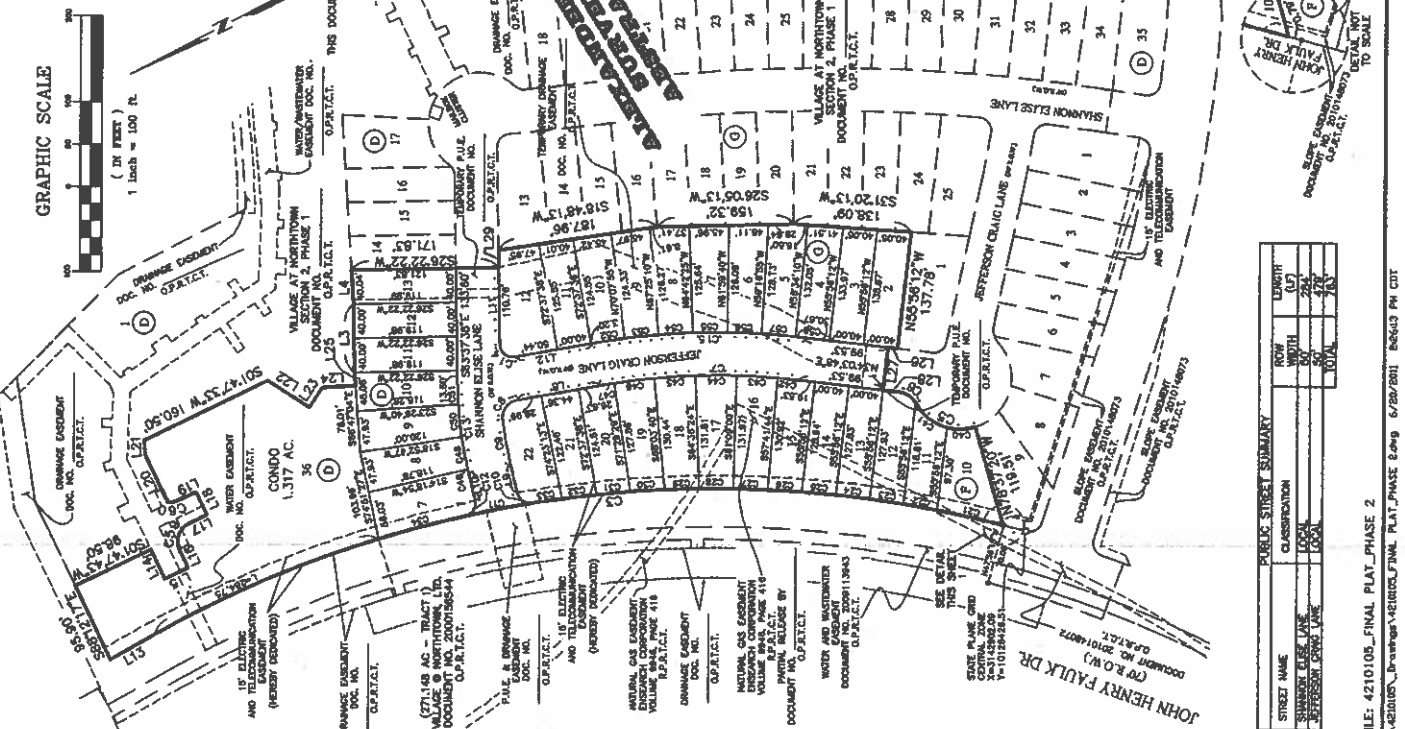
6.008 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY
 NO. 67

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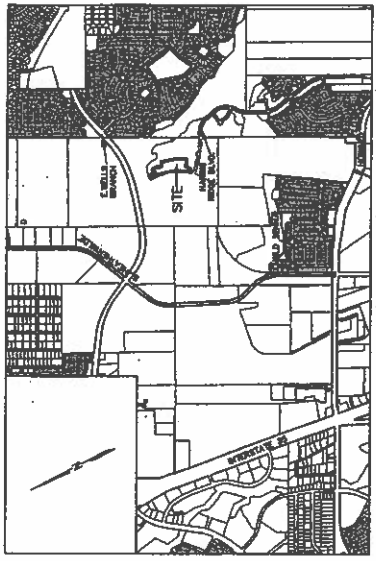
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PUBLIC STREET SUMMARY

STREET NAME	CLASSIFICATION	ROW WIDTH (FT)	RIGHT OF WAY (FT)	TOTAL (FT)
SHANNON ELISE LANE	LOCAL	20	20	40
JEFFERSON BLVD	LOCAL	20	20	40
TOTAL		40	40	80

FILE: 4210105_FINAL_PLAT_PHASE 2
 SA-4210105_VillageAtNorthtownFinal_Plat_Phase 2.dwg 6/28/2011 8:04:03 PM CDT



CURVE TABLE

CURVE NUMBER	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
C01	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C02	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C03	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C04	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C05	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C06	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C07	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C08	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C09	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C10	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C11	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C12	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C13	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C14	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C15	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C16	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C17	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C18	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C19	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C20	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C21	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C22	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C23	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C24	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C25	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C26	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C27	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C28	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C29	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C30	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C31	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C32	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C33	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C34	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C35	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C36	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C37	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C38	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C39	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C40	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C41	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C42	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C43	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C44	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C45	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C46	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C47	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C48	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C49	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C50	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C51	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C52	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C53	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C54	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C55	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C56	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C57	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C58	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C59	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C60	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C61	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C62	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C63	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C64	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C65	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C66	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C67	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C68	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C69	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C70	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C71	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C72	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C73	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C74	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C75	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C76	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C77	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C78	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C79	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C80	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C81	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C82	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C83	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C84	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C85	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C86	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C87	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C88	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C89	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C90	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C91	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C92	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C93	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C94	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C95	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C96	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C97	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C98	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C99	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00
C100	N 00° 00' 00" W	100.00	S 89° 59' 59" E	100.00

CA
 Cummings Allen
 Engineers - Surveyors

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DATE: 06-15-11
 DRAWN BY: DDD
 PROJECT NO.: 4210105
 SHEET 1 OF 2

CG-2010-0062-2A
 SUBMITTAL DATE: JULY 09, 2010

CGJ-2010-0062-2A
 SUBMITTAL DATE: JULY 09, 2010

LOT 1
 BLOCK H
 PARKSIDE SUBDIVISION
 DOCUMENT NO. 200400029
 G.P.R.T.C.T.

LOT 2
 BLOCK F
 PARKSIDE SUBDIVISION
 DOCUMENT NO. 200400029
 D.P.R.T.C.T.

LOT 3
 BLOCK G
 PARKSIDE SUBDIVISION
 DOCUMENT NO. 200400029
 D.P.R.T.C.T.

LOT 4
 BLOCK E
 PARKSIDE SUBDIVISION
 DOCUMENT NO. 200400029
 D.P.R.T.C.T.

LOT 5
 BLOCK D
 PARKSIDE SUBDIVISION
 DOCUMENT NO. 200400029
 D.P.R.T.C.T.

