C12
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0163.0A **Z.A.P. DATE**: March 6, 2012

SUBDIVISION NAME: Plat of ot 1 C of Resub. of lot 1 Block "B" Double Creek Village

AREA: 14.347 **LOT(S)**: 2

OWNER/APPLICANT: Haviland Lake Partners, L.P c/o HF2M (Jeffrey Drinkard) **AGENT**: Jones & Carter, Inc. (James Schissler)

ADDRESS OF SUBDIVISION: 11330 Farrah Lane

GRIDS: MF11 **COUNTY**: Travis

WATERSHED: Onion Creek **JURISDICTION**: Full-Purpose

EXISTING ZONING: MF-2 **MUD**: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Commercial Multi-Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

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

DEPARTMENT COMMENTS:

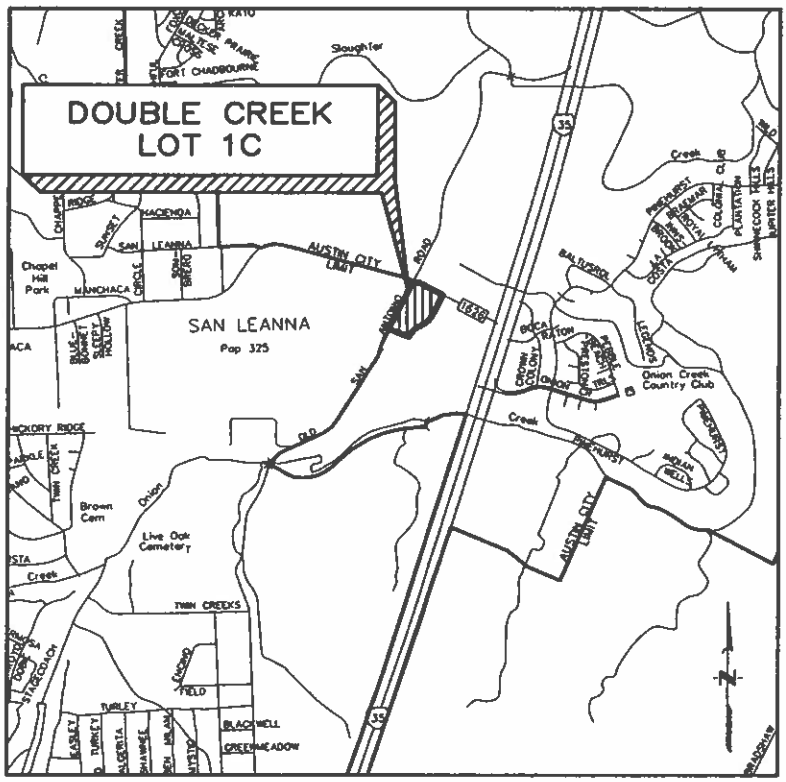
The request is for approval of the resubdivision of Lot 1C, Block B of Double Creek Village Block "B". The proposed plat is composed of 2 lots on 14.347 acres. The applicant proposes to resubdivide an existing lot into two lots for commercial/multi-family use. All utilities will be provided by the City of Austin. Parkland dedication requirements may be satisfied prior to site plan approval. The developer will be responsible for all costs of any required improvements.

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

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Don Perryman **PHONE**: 974-2786
e-mail: don.perryman@autintexas.gov

C12
2



SCANNED

MERIDIAN/SILVERADO ONION CREEK

VICINITY MAP

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: NTS
DATE: 10/27/2011
JOB NO: A537-010

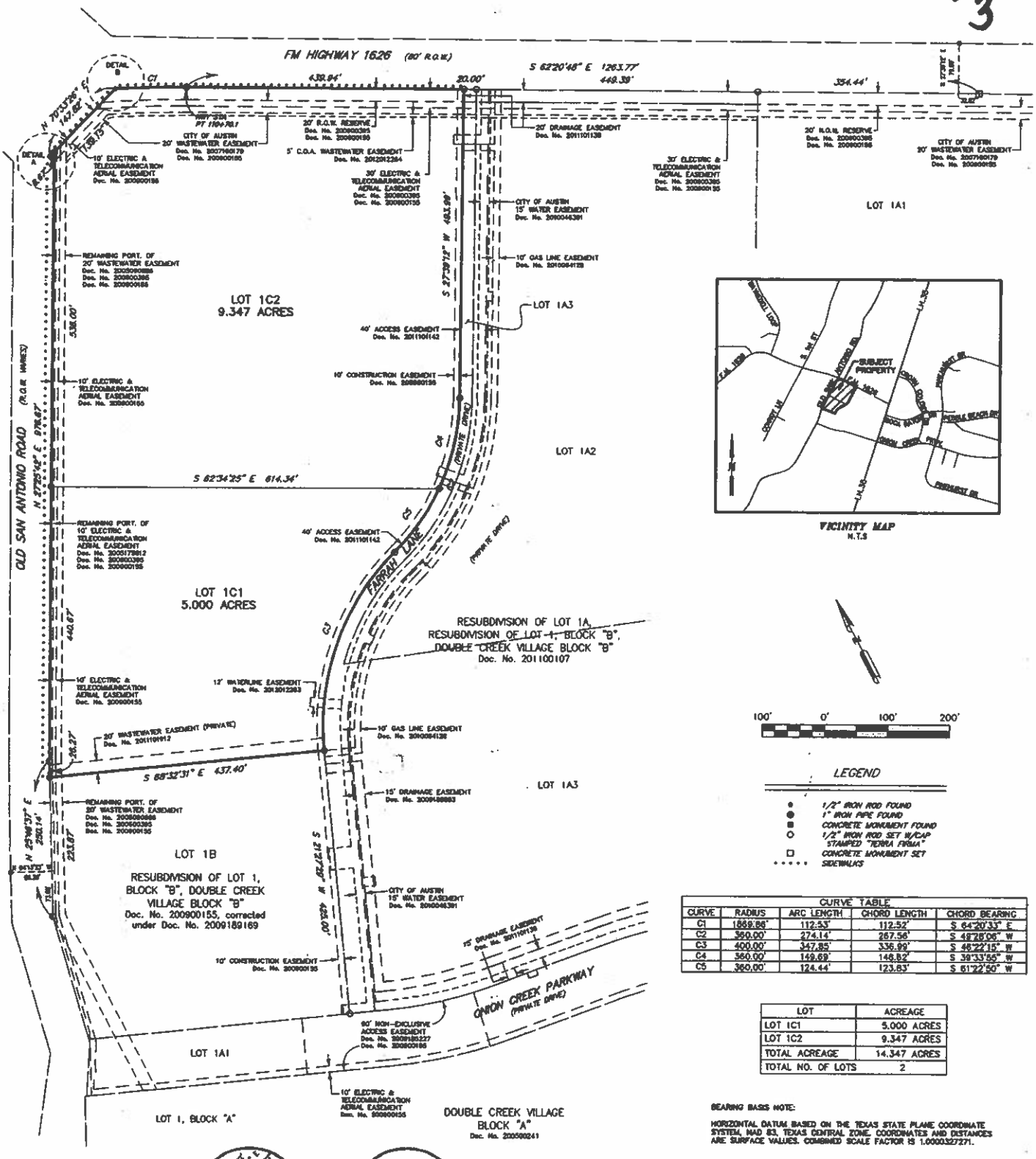
J:\Projects\A537 DD&G Double Creek\010 - Lot 1C Block B\Civil\Exhibits\VMAP LOT1C.dwg

RESUBDIVISION OF LOT 1C, RESUBDIVISION OF LOT 1, BLOCK "B", DOUBLE CREEK VILLAGE BLOCK "B"

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

October 27, 2011

C12/3



VICINITY MAP
N.T.S

100' 0' 100' 200'

LEGEND

- 1/2" IRON ROD FOUND
- 1" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET W/CAP STAMPED "TERRA FIRMA"
- CONCRETE MONUMENT SET
- SIDEWALKS

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1869.86'	112.53'	112.52'	S 64°20'33" E
C2	360.00'	274.14'	267.56'	S 49°28'06" W
C3	400.00'	347.85'	336.99'	S 46°22'15" W
C4	360.00'	149.69'	148.82'	S 39°33'55" W
C5	360.00'	124.44'	123.83'	S 61°22'50" W

LOT	ACREAGE
LOT 1C1	5.000 ACRES
LOT 1C2	9.347 ACRES
TOTAL ACREAGE	14.347 ACRES
TOTAL NO. OF LOTS	2

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000327271.

SHEET 1 OF 2

FILE: J:\Projects\A537\010\Survey\Drawing Files\551\A537-010-Final Plot.dwg
J:\Projects\A537\010\Survey\Point Files\A537-010-00-551.crd

JOB NO:	0A537-010-00-551	DRAWN BY:	MSC
DATE:	October 27, 2011	CHECKED BY:	JON
SCALE:	1"=100'	REVISED:	January 27, 2012

RESUBDIVISION OF LOT 1C, RESUBDIVISION OF LOT 1, BLOCK "B", DOUBLE CREEK VILLAGE BLOCK "B"

terra firma LAND SURVEYING

JONES & CARTER, Inc.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1701 DIRECTORS BLVD, STE. 400 AUSTIN, TEXAS 78744
(512) 441-8493 (Phone)
(512) 445-2288 (Fax)

CASE# C8-2011-0163.0A