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## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2012-0015.0A

**Z.A.P. DATE:** March 6, 2012

**SUBDIVISION NAME:** Gerald T. Cook Subdivision

**AREA:** 6

**LOT(S):** 4

**OWNER/APPLICANT:** (Keith L. Bodenhamer)

**AGENT:** (Keith L. Bodenhamer)

**ADDRESS OF SUBDIVISION:** 17214 Rocky Ridge Road

**GRIDS:** WY35

**COUNTY:** Travis

**WATERSHED:** Lake Travis

**JURISDICTION:** 5-Mile ETJ

**EXISTING ZONING:** SF

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** SF

**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 Gerald T. Cook Subdivision. The proposed plat is composed of 4 lots on 6 acres.

**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION / ZONING AND PLATTING ACTION:**

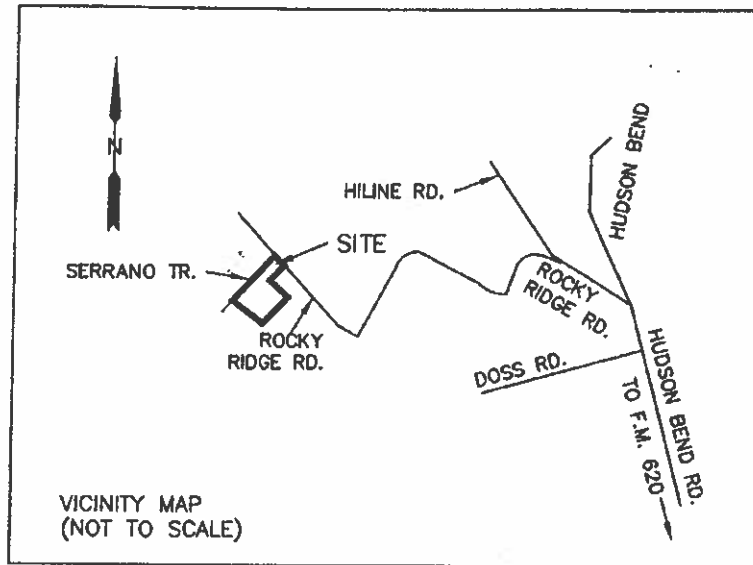
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# RALD T. COOK SUBDIVISION SECTION 2

AC. (CMA=31,781 SQ.FT.)  
AC. (CMA=45,834 SQ.FT.)  
AC. (CMA=112,983 SQ.FT.)  
AC. (CMA=26,653 SQ.FT.)  
AC. (CMA= 223,455 SQ.FT.)

LEGEND  
● 1/2" REBAR FOUND  
○ 1/2" REBAR SET,  
CAPPED HARRIS GRANT  
CMA CALCULATED MAP AREA

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CURVE	RADIUS'	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	33.76'	29.89'	N 86°54'27" E	96°42'11"
C2	55.00'	153.19'	108.26'	S 48°52'18" W	159°35'15"
C3	30.00'	36.26'	34.10'	N 03°49'38" E	69°15'37"
C4	8662.24'	25.06'	25.06'	N 44°46'09" W	00°09'57"

## GENERAL NOTES:

1) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, GERALD T. COOK SUBDIVISION SECTION 2, PLAT BOOK 90, PG. 138, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.